Pend Oreille County
BOARD OF EQUALIZATION
Post Office Box 5018 • Newport, WA 99156-5018 • (509)447-2712
Office Hours: Mon. - Fri., 8:00 a.m. to 4:30 p.m.

July 30, 2020

The meeting of the Pend Oreille County Board of Equalization resumed at 1:00 p.m. Present were BOE members Chair Bob Sanborn, Margie Fedderly, and Carl Jackson; Clerk Crystal Zieske and assistant Christine Rahoun.

The Board heard appeals as summarized below:

BOE-2020-13, Parcel No. 8589/443001549036, Thompson, Keith & Betty.
The Appellants were not present.

Lead Appraiser Nathan Longly was present via phone conference. He provided evidence of over 20 photos and detailed information, describing why the subject parcel is valued higher than Appellant's suggested $337K comp, and a bit closer to the Appellant's $575K comp. He summarized the difference in quality and condition between the three parcels, to substantiate the current value.

After carefully reviewing the evidence presented, the Board has determined since Appellant did not provide evidence that the valuation was not correct, its value stands as evaluated by the Assessor. Motion was made by Carl Jackson that the Assessor's value for Thompson, Keith & Betty's property of $484,269 is sustained and that the Appellant did not present clear, cogent, or convincing evidence on his behalf. Motion was seconded by Margie Fedderly. Motion carried unanimously.

Assessment:	Land	$284,419
	Improvements	$199,850
		$484,269
Decision:	Sustained –	
	Land	$284,419
	Improvements	$199,850
		$484,269

BOE-2020-14, Parcel No. 3939/433209240001, Nielsen, David W. & Alice K.
David W. Nielsen was present. Lead Appraiser Nathan Longly was present via phone conference.

Appellant had complaints about property being reevaluated every year since his purchase, struggling to pay his taxes, and not qualifying for the senior discount. He maintains that the property was appraised by Golden Chrysalis Prop., a "head-hunter agency" at $20,355.40 on

5/22/2020 as they are "wanting to purchase." No documented comparables were provided by the Appellant. He states that the property does not have a water source, and it must be hauled in.

Lead Appraiser Nathan Longly provided a list of comparables from mid-county with shop/garage on acreage, including nine properties in the 10-20 acre range, with sale prices from $100,000 to $249,900. He stated that due to living in a travel trailer and not an actual home (stick built or mobile home), Appellant doesn't qualify for Department of Revenue's Senior Discount program.

After reviewing the appeal information, the Board has determined since Appellant did not provide any evidence that the valuation was not correct, its value stands as evaluated by the Assessor. Motion was made by Margie Fedderly to sustain the Assessor's value for David & Alice Nielson for a total of $71,500, which is $38,500 for land and $33,000 for structures, due to no clear, cogent, or convincing evidence presented by the Appellant. Motion was seconded by Carl Jackson. Motion carried unanimously.

Assessment:	Land	$38,500
	Improvements	$33,000
		$71,500

Decision:	Sustained –	
	Land	$38,500
	Improvements	$33,000
		$71,500

Having completed the hearings for the day, Chair Bob Sanborn recessed until the August 5, 2020 meeting in which the appeals for the 2020 assessments will continue to be heard.

By: Bob Sanborn 9-01-20
Bob Sanborn, Chair

Attest: Crystal Zieske
Crystal Zieske, Clerk