



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.

BOARD ORDER

PROPERTY OWNER: SPRECHER LIVING TRUST/MARK A. SPRECHER

[REDACTED]

PARCEL/ACCOUNT NUMBER: 15398-453031520001

PROPERTY LOCATION:

[REDACTED]

PETITION NUMBER: BOE 2019-13

ASSESSMENT YEAR: 2019

TAXES PAYABLE IN: 2020

The Board of Equalization for Pend Oreille County Washington was duly convened on September 26, 2019, and hereby orders the property listed above be placed on the Assessment Roll for Pend Oreille County Washington as follows:

ASSESSED VALUE:

Land	\$ 207,750
Improvements	\$ _____
ASSESSED VALUE	\$ 207,750

BOE VALUE:

Land	\$ 207,750
Improvements	\$ _____
BOE VALUE	\$ 207,750

Date of Hearing: September 26, 2019

Hearing Location: Board of Commissioners Meeting Room
625 W. 4th Street
Newport, WA 99156

Attendees:

Board of Equalization Members:
Robert Sanborn, Chair
Margie Fedderly
Carl Jackson

Appellant: Mark Allen Sprecher

Assessor: None

FACTS AND FINDINGS

76.9 acres

Appellant estimated value at:

Land \$ 164,490

REQUESTED VALUE \$ 164,490

Appellant states, "Property is actively listed at \$2,868/acre and there has not been 1 showing in 5-6 months. Not one phone call. Price reduction to \$2,538/acre and still not one call or showing. Most recent comparable I can find is 100 acres at \$2,450/acre. This property has 700k board feet of timber and 2,100' of water frontage. My parcel had no marketable timber and no water frontage. My parcel should be valued less than this. I don't see how the fair market value increased from previous year based on this sale."

Lead Appraiser Nathan Longly's response states, "Mr. Sprecher is correct that the per acre value is more than what he has the petitioned parcel listed for. However, the information that was omitted in the petition is the subject parcel is listed for sale **with 2 other parcels for that price per acre (\$2538/acre)**...The Petitioner provided one sale as his basis of value. He stated that the sale price of this comparable sale is \$245,000 (\$2450/acre) for the 100 acres that were included in this sale. According to WAC 458-07-030 (1), a true and fair market transaction does not allow any obligation of any party for the transaction. The comparable sale that was given by the Petitioner provided obligation on the seller's part as it was **transferred based on a bankruptcy order**, not as part of a true and fair market transaction. As such, this sale cannot be viewed as an arm's length transaction, usable as a comparison for the petitioners parcel...I spoke with Mr. Sprecher on 8/8/2019 regarding the value of his property at which point it was listed for \$2839/acre...which was more than the total assessed value. Based on the listing history in the listing provided by this response packet, it appears the next day (8/9/2019), the value was reduced to what it is currently listed at.

DECISION

The Board, after carefully reviewing the information provided by the appellant and the information provided by the Assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is sustained at \$207,750 as of January 1, 2020.

This order is submitted into the record of the Pend Oreille County Board of Equalization.

Mailed on: _____, 2019.

Robert Sanborn, Chair

Pend Oreille County Board of Equalization

NOTICE: This Order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at P.O. Box 40915, Olympia, WA 98504-0915, within 30 days of the date of mailing this Order. The Notice of Appeal form is available from either your County Assessor or the State Board of Tax Appeals <http://bta.state.wa.us>.

For tax assistance, visit <http://dor.wa.gov> or call (800) 657-7706. To inquire about the availability of this document in an alternate format or the visually impaired, please call (360) 486-2342. Teletype (TTY) users may call (800) 451-7985.

cc: Assessor, Petitioner, BOE file