

Westenhiser, Jessica (DOR)

From: noreply@civicplus.com
Sent: Friday, August 13, 2021 3:05 PM
To: Brandon Fisher
Subject: Online Form Submission #105018 for Real Property Petition - Residential or Commercial

Real Property Petition - Residential or Commercial

1. Real Property Petition - Residential or Commercial

NOTE:

*Use this form to appeal the assessed value of either a residential property or a commercial property. Please note that the appeal period closes within 60 days of the mailing of the Assessor's Official Notice of Assessed Value. The 2021 deadline is **AUGUST 17, 2021 at 5:00PM PST. This means you must submit your appeal prior to 5 p.m., as the form will become unavailable at that time.***

*Appeals are processed on a first-come, first-served basis.
Questions? Call 425-388-3407 or email boe@snoco.org*

***** If you choose to have a copy emailed to you, please check to see if you have received that emailed copy. If you did receive it, your petition was received by the Board of Equalization. If you choose not to have a copy emailed to you, after clicking "Submit" you will be redirected to a confirmation page. If you don't see this page, your petition was not submitted successfully. Please try again or contact the clerk for other submittal options.. *****

(Section Break)

Taxpayer Petition to the Snohomish County Board of Equalization for Review of Real Property Valuation Determination

*This petition must be filed or postmarked by 60 days after the date of mailing of the Official Notice of Assessed Value. **If filing after July 1, a copy of the determination notice or assessed value notice must be attached to this petition.***

The undersigned petitions the Board of Equalization to change the valuation of the property described below as shown on the assessment roll for 2021 for taxes payable in 2022 to the amount shown in Item No. 3(b) on this form.

1. Account/Parcel Number 28041300200700

(Section Break)

2. Owner	Strata Cascadia LLC
Mailing Address for All Correspondence Relating to Appeal:	5151 Belt Line Rd, Suite 725
City	DALLAS
State	TX
Zip	75254
May we contact you by email?	Yes
Email Address	brandon.fisher@retcgroup.com
Phone Number	7134623498

(Section Break)

3a. Assessor's determination of true & fair value
These amounts are found on your Official Notice of Assessed Value

Assessor's 2021 Land Value	3122500
Assessor's 2021 Building & Improvement Value	22484500
Assessor's 2021 Total Value	25607000

3b. Your estimate of true & fair value

These amounts are what you believe your property to be worth as of January 1, 2021.

Your Land Value	3122500
Your Building & Improvement Value	17454403
Your Total Value	20576903
Date the Assessor's notice was mailed	6/18/2021
I request the information the Assessor used in valuing my property	Yes

(Section Break)

4. Specific reasons why you believe the assessor's value does not reflect the true and fair market value.	Based on the Income Approach, the subject should be valued at \$20,576,903.
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NOTE:

Under Washington law, you must prove that the assessor's value is not the true and fair market value (RCW 84.40.0301). If this petition concerns income property, please attach a statement of income and expenses for the past two years and copies of leases or rental agreements.

(Section Break)

5. Agent Authorization or Power of Attorney

If an Authorized Agent has been named or if power of attorney has been given, the taxpayer must so indicate by signing the statement below and attaching a signed power of attorney or letter of authorization. The person whose name appears as authorized agent has full authority to act on my behalf on all matter pertaining to this appeal.

Authorized Agent	Brandon Fisher
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Letter Of Authorization Upload	AOA_7243-1_2021.08.12.pdf
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Electronic Signature for Agent Authorization or Power of Attorney	I AGREE
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Signed	Jeffery Chan
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(Section Break)

Real Property Petition - Additional Details

6. The property which is the subject of this petition is:	Commercial Building
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(Section Break)

7. General Description of Property a. Address/location	8710 5th Ave W
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b. Lot Size (acres)	5.35
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c. Zoning or Permitted Use	Commercial
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d. Description of Building	3-story garden apartment
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e. View?	No
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f. Waterfront? No

(Section Break)

8a. Purchase Price of Property *Field not completed.*

8b. Date of Purchase *Field not completed.*

9a. Remodeled or improved since purchase? No

9b. Cost? *Field not completed.*

10a. Has the property been appraised by other than the county assessor? No

10b. If yes, appraisal date? *Field not completed.*

10c. By whom? *Field not completed.*

10d. Appraised Value *Field not completed.*

10e. Purpose *Field not completed.*

(Section Break)

11a. Check the following statement that applies: I intend to submit additional documentary evidence to the Board of Equalization **and** the assessor no later than twenty-one business days prior to my scheduled hearing.

11b. Check one of the following: I PLAN TO ATTEND THE HEARING

Assessors Change of Value Notice

*Upload a copy (photo or scan) of your **Official Notice of Assessed Value.***

**NOTE: THIS DOCUMENT IS REQUIRED FOR PROCESSING.
IF YOU FAIL TO PROVIDE THIS DOCUMENT, YOUR APPEAL WILL BE DENIED.**

If you do not have a copy, you may contact the Assessor's office at 425-388-3433 or contact.assessor@snoco.org and request a copy. *If you wish to submit this document in a different way, please contact the Board of Equalization Clerk at 425-388-3407 for instructions.*

Notice Requirement -
Acknowledgement

I acknowledge that if I fail to provide a copy of the Official
Notice of Assessed Value, my appeal will be denied.

(Section Break)

Upload Other Documents (optional)

*Use this section to upload any other documents you wish to use to support your appeal. Examples: Sales Comparison worksheets, independent appraisals, work estimates, wetland studies, pictures, maps. You will have an opportunity to submit additional documents later, if you wish. These must be received at least **21 business days** prior to your hearing.*

Other Documents

2021_Appeal Packet_7243-1.pdf

Other Documents

Field not completed.

Other Documents

Field not completed.

(Section Break)

Signature Verification

Petition Verification

I HEREBY CERTIFY I HAVE READ THIS PETITION AND
THAT IT IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

Electronic Signature

I agree

Signed

Brandon Fisher

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