

PACIFIC COUNTY BOARD OF EQUALIZATION

AGENDA

PACIFIC COUNTY GENERAL ADMINISTRATION

PO Box 6, South Bend, WA 98586

360-875-9334 or 360-642-9334

MAY 20, 2019 @ 9:30 AM (2018 Session)

**Conference Room
Courthouse Annex, South Bend**

1. Approve February 11, 2019 Amended Minutes & April 3, 2019 Minutes
2. Consider Clerk's recommendation to approve the Request for Late Filing regarding the following petitions:
 - 18-075 Nancy Hagin
 - 18-076 James & Nancy Gwalchmai
(2018 Session for Taxes Payable in 2019)
3. Consider Clerk's recommendation to approve the Request for Reconvening regarding the following petitions:
 - 18-077 Lucita Brown
 - 18-078 Jay & Rebecca Gallinger
(2018 Session for Taxes Payable in 2019)
4. Adjournment

PACIFIC COUNTY BOARD OF EQUALIZATION AMENDED MINUTES

February 11, 2019 at 9:15 AM

Courthouse Annex

BOCC Conference Room, South Bend, Washington

COPY

Amended minutes of a regular session of the Board of Equalization held on February 11, 2019 at 9:15 a.m. Present were Lisa Olsen-Chair, Frank Wolfe-Vice Chair, Michael Runyon-Member, Eric Weston, Hearing Examiner, Connie Williams-Senior Appraiser, and Kelli D. Buchanan-Board of Equalization Clerk. *(Please refer to audio recording of the meeting for more detailed discussion).*

Chair Olsen called the meeting to order at approximately 9:15 a.m.

The Clerk administered the oath to new Board Member Michael Runyon and Hearing Examiner Eric Weston.

Frank Wolfe moved to approve the December 5, 2018 minutes. Michael Runyon seconded and abstained from voting (he was not a board member at that time), motion carried.

Discussion was held regarding notice to the county legislative authority to reconvene the 2018 Session of Board of Equalization per RCW 84.48.010 and WAC 458-14-046.

Frank Wolfe moved to approve the following Request for Reconvening. Michael Runyon seconded, motion carried.

- 18-071 Rick & Nancy Newman *(2018 Session for taxes payable in 2019)*

Frank Wolfe moved to approve the following Request for Late filing. Michael Runyon seconded, motion carried.

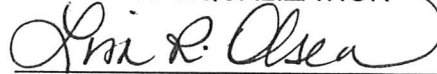
- 18-072 Rodman & Marcene Miller *(2018 Session for taxes payable in 2019)*

Connie Williams-Chief Appraiser of the Assessor's Office, presented the Assessor's Report on Annual Cycle 2 (2018 assessment year for taxes payable in 2019).

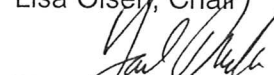
New business – Eric Weston reported to the Board regarding a non-conflict for an upcoming taxpayer appeal hearing.

With no further business to come before the Board of Equalization, the meeting was adjourned.

PACIFIC COUNTY
BOARD OF EQUALIZATION



Lisa Olsen, Chair



Frank Wolfe, Vice Chair



Michael Runyon, Member

ATTEST:



Kelli D. Buchanan, Board of Equalization Clerk

PACIFIC COUNTY BOARD OF EQUALIZATION MINUTES
April 3, 2019 at 1:15 PM
Courthouse Annex
BOCC Conference Room, South Bend, Washington

COPY

Minutes of a regular session of the Board of Equalization held on April 3, 2019, 2019 at 1:15 p.m. Present were Lisa Olsen-Chair, Frank Wolfe-Vice Chair, Michael Runyon-Member, Kathy Spoor-County Administrative Officer, and Kelli D. Buchanan-Board of Equalization Clerk. *(Please refer to audio recording of the meeting for more detailed discussion).*

Chair Olsen called the meeting to order at approximately 1:15 p.m.

Frank Wolfe moved to approve the February 11, 2019 minutes. Michael Runyon seconded, motion carried.

Frank Wolfe moved to approve Hearing Examiner Eric Weston's recommendations regarding denying the following petitions due to no valid reason for appeal. Michael Runyon seconded, motion carried.

- 18-010 Steven J. Barnes, et ux (Steven & Colleen Barnes)
- 18-018 Toni A. Malcomb
(2018 Session for Taxes Payable in 2019)

Frank Wolfe moved to approve the following Requests for Reconvening. Michael Runyon seconded, motion carried.

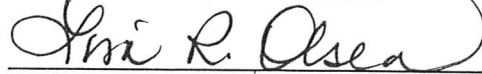
- 18-073 James & Debra Snyder
- 18-074 A&B Scott & Abigale Hartzell
(2018 Session for taxes payable in 2019)

Frank Wolfe moved to approve the proposed decisions of Hearing Examiner Eric Weston and Board of Equalization Orders for the following hearing dates. Michael Runyon seconded, motion carried.

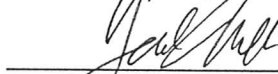
- February 22, 2019
- March 7, 2019
(2018 Session for taxes payable in 2019)

With no further business to come before the Board of Equalization, the meeting was adjourned.

PACIFIC COUNTY
BOARD OF EQUALIZATION



Lisa Olsen, Chair

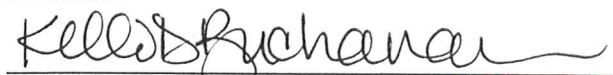


Frank Wolfe, Vice Chair



Michael Runyon, Member

ATTEST:



Kelli D. Buchanan, Board of Equalization Clerk

BOE # 18-075

TO: Pacific County Board of Equalization
FROM: Nancy C. Hagin
RE: Request for Late Filing; Parcel #73045036002
January 1, 2018 Assessment Date for 2019 Taxes
Late Filing Deadline per Clerk is 4/30/19

I am requesting a late filing on my Board of Equalization petition(s) for the following reason:

See WAC 458-14-056(3)(g), which states as follows:

The taxpayer was not sent a revaluation notice under RCW 84.40.045 for the current assessment year and the taxpayer can demonstrate both of the following:

- (i) The taxpayer's property value did not change from the previous year; and
- (ii) The taxpayer's property is located in an area revalued by the assessor for the current assessment year.

NEW OWNER 4-12-19 #3185825 CRITICAL AREA LOT

Nancy Hagin *4-22-2019*
Petitioner Date

RECEIVED
PACIFIC COUNTY
APR 24 2019
GENERAL ADMINISTRATION
BOARD OF COMMISSIONERS

5/15/19 c: Assessor - KB

BOE # 18-076

TO: Pacific County Board of Equalization

FROM: James & Nancy Gwalchmai

RE: Request for Late Filing; Parcel #12110912012
January 1, 2018 Assessment Date for 2019 Taxes
Late Filing Deadline per Clerk is 4/30/19

I am requesting a late filing on my Board of Equalization petition(s) for the following reason:

See WAC 458-14-056(3)(g), which states as follows:

The taxpayer was not sent a revaluation notice under RCW 84.40.045 for the current assessment year and the taxpayer can demonstrate both of the following:

- (i) The taxpayer's property value did not change from the previous year; and
- (ii) The taxpayer's property is located in an area revalued by the assessor for the current assessment year.

Nancy Gwalchmai 4/28/19
Petitioner Date

RECEIVED
PACIFIC COUNTY

APR - 3 2019
* postmarked 4/29/19 -KB
GENERAL ADMINISTRATION
BOARD OF COMMISSIONERS

5/15/19 c: Assessor -KB

Request for Reconvening

No: **18-077**

(Dept. Use Only)

The undersigned requests the _____ Pacific _____ County Board of Equalization
be reconvened pursuant to WAC 458-14-127 for the years indicated.

Assessment Year(s) 2018 (R) for Tax Year(s) 2019

Taxpayer Name: Lucita Brown

Address: PO Box 1063

City: South Bend State: WA Zip Code: 98586

Day Phone No: 208-750-8594

Tax Parcel No: 71018008027

Name of Agent (if applicable): _____

E-mail Address: lucitarbrown@gmail.com

RECEIVED
PACIFIC COUNTY

Reconvening Code: 03 (See reverse side for codes) APR 26 2019

GENERAL ADMINISTRATION
BOARD OF COMMISSIONERS

Justification of Reconvening Request (attach additional information if appropriate):

In an arm's length transaction, I purchased the above-referenced parcel on 12/8/18 for \$235,000, which is less than 90% of the assessed value.

Lucita Brown
Signature (Taxpayer, Assessor, Treasurer)

Taxpayer
Title

03/27/2019
Date

This form should be returned to the local Board of Equalization. Requests for reconvening under reasons 6 and 7 on page 2 will be forwarded to the Department of Revenue. The Department **WILL NOT** be making a value determination. The only consideration will be as to whether the County Board of Equalization may be reconvened to hear your valuation/determination issue.

The undersigned requests the _____ Pacific _____ County Board of Equalization
be reconvened pursuant to WAC 458-14-127 for the years indicated.

Assessment Year(s) 2018^(R) for Tax Year(s) 2019

Taxpayer Name: Jay + Rebecca Gallinger

Address: PO Box 85

City: Vader State: WA Zip Code: 98593

Day Phone No: 360-214-1926

Tax Parcel No: 74054000048

Name of Agent (if applicable): _____

E-mail Address: bgallinger1@localaccess.com

Reconvening Code: 03 (See reverse side for codes)

Justification of Reconvening Request (attach additional information if appropriate):

we purchased the above referenced parcel in
an arm's length transaction on 8/21/18 for \$175,000,
which is less than 90% of the assessed value.

RECEIVED
PACIFIC COUNTY

APR 29 2019

GENERAL ADMINISTRATION
BOARD OF COMMISSIONERS

Jay V Gallinger
Signature (Taxpayer, Assessor, Treasurer)

Taxpayer
Title

4/25/19
Date

This form should be returned to the local Board of Equalization. Requests for reconvening under reasons 6 and 7 on page 2 will be forwarded to the Department of Revenue. The Department **WILL NOT** be making a value determination. The only consideration will be as to whether the County Board of Equalization may be reconvened to hear your valuation/determination issue.