

Order of the Thurston County

Board of Equalization

Property Owner: PHILIP & MARY LANE

Parcel Number(s): 44010008000

Assessment Year: 2016

Petition Number: 16-0004

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☒ sustains ☐ overrules the determination of the assessor.

Assessor's True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 86,650
<input checked="" type="checkbox"/> Improvements	\$ 312,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 398,850

BOE True and Fair Value Determination

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<input checked="" type="checkbox"/> Improvements	\$ 312,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 398,850

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither party participated in the hearing. The Petitioners provided excerpts from a fee appraisal of January 15, 2016, for \$378,000. The Petitioners' appraisal included seven comparable sales. The Board finds that the Petitioners' comparable sales were generally inferior to the subject property. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that the adjusted sales prices of the Assessor's comparable sales support a significantly higher value per square foot than the current assessed value. The Board concludes that the Petitioners did not provide clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 18th day of May, 2017


James Harvison, Chairman


Ruth J. Elder, Clerk of the Board

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at bta.state.wa.us/appeal/forms.htm within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

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