

**Order of the Thurston County
Board of Equalization**

Property Owner: WILLIAM & JANET LATTA

Parcel Number(s): 37840001000

Assessment Year: 2016

Petition Number: 16-0116

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

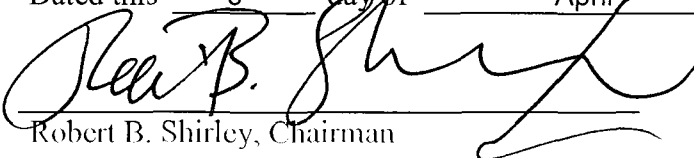
<input checked="" type="checkbox"/> Land	\$ 116,500
<input checked="" type="checkbox"/> Improvements	\$ 544,100
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 660,600

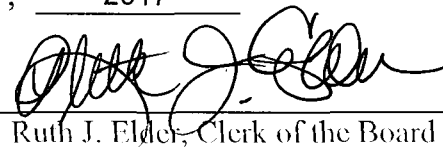
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 116,500
<input checked="" type="checkbox"/> Improvements	\$ 495,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 612,000

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented. The Petitioners submitted a fee appraisal of June 2, 2016, for \$600,000. The Petitioner submitted six comparable sales in support of their requested value. Petitioners' comparable sale a is the same as Assessor's comparable sale 1; Petitioners' comparable sale b is the same as Assessor's comparable sale 4; Petitioners' comparable sale c is the same as Assessor's comparable sale 5; Petitioners' comparable sale d is the same as Assessor's comparable sale 6; Petitioners' comparable sale e sold on August 10, 2016; and Petitioners' comparable sale f is a resale of comparable sale d. The Board finds that the primary difference between the comparable sales presented by the parties was the adjustments made by the appraisers. The Board notes that the fee appraisal presents a site value of \$200,000. The Petitioners testified about the sale of 2623 Burnaby Park LP SE, which sold for \$400,000 on November 19, 2016. The Board finds that the Petitioners' comparable sales from August 10, 2016 and November 19, 2016 are too recent to use for the assessed value as of January 1, 2016. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds the fee appraisal to be compelling evidence. The Board gives no weight to the Island County Assessor's statements in Board of Tax Appeals Docket No. 72211. The Board concludes that the Petitioners provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 6th day of April, 2017


Robert B. Shirley, 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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