

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

Property Owner: ZACH AND MOLLY STRONG

Parcel Number(s): 42500200800

Assessment Year: 2016

Petition Number: 16-0222

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

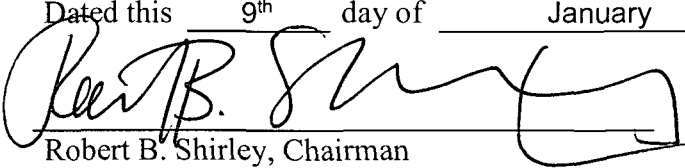
<input checked="" type="checkbox"/> Land	\$ 147,750
<input checked="" type="checkbox"/> Improvements	\$ 309,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 457,550

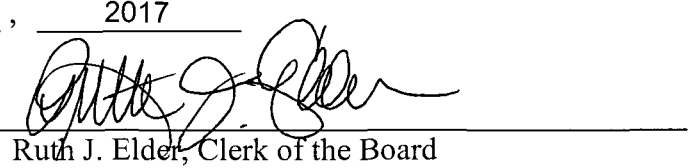
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 147,750
<input checked="" type="checkbox"/> Improvements	\$ 267,250
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 415,000

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the evidence presented. Neither party participated in the hearing to offer testimony. The Petitioners purchased the subject property for \$415,000 on June 1, 2016. The Petitioners referred to a fee appraisal of June 1, 2016 for \$415,000, but a copy of the appraisal was not submitted to the Board for review. The Petitioners provided four comparable sales in support of their requested value. The Assessor provided a market-adjusted cost approach and six comparable sales in support of the current assessed value. The Board finds the purchase of the subject property to be the most compelling evidence of the market value as of January 1, 2016. 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. The Board adopts the Petitioners' requested value.

Dated this 9th day of January, 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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