

# Order of the Thurston County

## Board of Equalization

Property Owner: THOMAS AND DONNA LONG FAMILY TRUST

Parcel Number(s): 11712310600

Assessment Year: 2016

Petition Number: 16-0230

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	\$ 144,850
<input checked="" type="checkbox"/> Improvements	\$ 407,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 552,450</b>

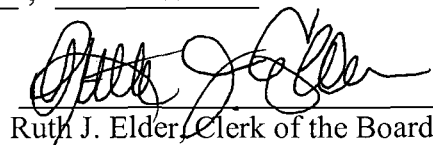
### BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 150,000
<input checked="" type="checkbox"/> Improvements	\$ 375,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 525,000</b>

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented. At the hearing, the Petitioners revised their requested value to \$524,500. The Petitioners testified that they purchased the land from the builder for \$150,000 in 2015 and paid \$375,000 to have the home built. The Petitioners testified that the final inspection was completed on February 29, 2016. The Board finds that the subject residence was completed by the new construction valuation date of July 31, 2016, and so the 2016 assessment reflects the completed residence. (See RCW 36.21.080 and WAC 458-12-342.) The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds the purchase price of the subject property to be the most compelling evidence of the market value of the subject property. The Board concludes that the Petitioners have provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the total valuation.

Dated this 4<sup>th</sup> day of May, 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](http://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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