

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

Property Owner: BARRY & CAROLYN RUSSELL

Parcel Number(s): 12723430300

Assessment Year: 2016

Petition Number: 16-0253

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

☐ sustains ☒ overrules the determination of the assessor.

Assessor's Market Value Determination

<input checked="" type="checkbox"/> Land	\$ 141,400
<input checked="" type="checkbox"/> Improvements	\$ 432,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 573,700

BOE Market Value Determination

<input checked="" type="checkbox"/> Land	\$ 141,400
<input checked="" type="checkbox"/> Improvements	\$ 374,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 516,000

Assessor's Current Use Value Determination

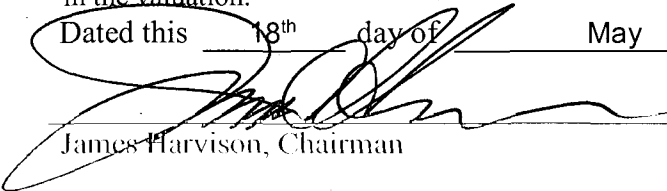
<input checked="" type="checkbox"/> Land	\$ 94,780
<input checked="" type="checkbox"/> Improvements	\$ 432,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 527,080

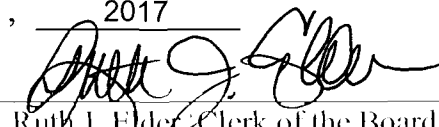
BOE Current Use Value Determination

<input checked="" type="checkbox"/> Land	\$ 94,780
<input checked="" type="checkbox"/> Improvements	\$ 374,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 469,380

This decision is based on our finding that: The Board overrules the Assessor's determination of true and fair market value and current use value based on the testimony and evidence presented. The Petitioners requested a total value of \$445,000, or \$163.06 per square foot. The Petitioners clarified that there is one outbuilding on the property, which consists of a stable with a turn out area and storage. The Petitioners provided four comparable sales with their Petition and five additional comparable sales in a Petition Amendment. The Petitioners' testimony focused on the five comparable sales presented in the Petition Amendment. The Petitioners contend that Comparable Sale 2 in the Petition Amendment is the most comparable to their home and that they are very familiar with that property. The Assessor provided a market-adjusted cost approach and six comparable sales in support of the current assessed value of \$210 per square foot. The Board finds that: Petitioner's Comparable Sale 1 from the Petition Amendment is the same as Assessor's Comparable Sale 5; Petitioner's Comparable Sale 2 from the Petition Amendment is the same as Assessor's Comparable Sale 3; and Petitioner's Comparable Sale 4 from the Petition Amendment is the same as Assessor's Comparable Sale 4. The Board concludes that the adjusted sale price of \$189.08 per square foot for Petitioners' Comparable Sale 2 from the Petition Amendment/Assessor's Comparable Sale 3 is the most compelling evidence of the market value of the subject property. 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 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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