

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

Property Owner: LOUIS C RIDDLE

Parcel Number(s): 38280008900

Assessment Year: 2016

Petition Number: 16-0275

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	\$ 45,600
<input checked="" type="checkbox"/> Improvements	\$ 397,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 443,200

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 45,600
<input checked="" type="checkbox"/> Improvements	\$ 374,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 420,000

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 Petitioner provided four comparable sales on the Petition and a fifth comparable sale in an amendment in support of his requested value. The Board finds that: Petitioner's comparable sale a is smaller and of lesser quality, but newer than the subject property; Petitioner's comparable sale b is the same as Assessor's comparable sale 1; Petitioner's comparable sale c is of superior quality and located on the golf course; and Petitioner's comparable sale d is a smaller lot located on the golf course, and is older and smaller than the subject property. Petitioner's comparable sale 2 from the amendment is located at 3805 Cameron Drive NE and sold for \$411,600 on December 16, 2014, via special warranty deed. The Board finds that this appears to be an atypical sale and that the property resold on October 27, 2016 for \$459,950. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that Assessor's comparable sale 1 is also Petitioner's sale b, with an adjusted sale price of \$133.91 per square foot, whereas the subject property is assessed at \$145 per square foot. The Board finds that the Assessor's comparable sales support a reduced value for the subject property. The Board concludes that there is clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 27th 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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