

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

Property Owner: STUART CHISHOLM & ANDREA RAINCROW CHISHOLM

Parcel Number(s): 12904230300

Assessment Year: 2016

Petition Number: 16-0367

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

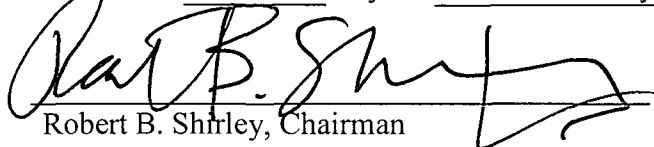
<input checked="" type="checkbox"/> Land	\$ 295,650
<input checked="" type="checkbox"/> Improvements	\$ 404,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 700,450

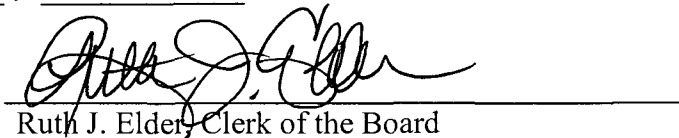
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 275,000
<input checked="" type="checkbox"/> Improvements	\$ 385,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 660,000

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 testified that the home is still unfinished: base trim, moldings, door frames, and decks are missing. The Petitioner provided a contractor's bid of \$105,658. The Petitioner testified that the bid was made in late January or early February 2017. The Board finds that the bid includes items not yet in place, so these items are not assessed. The Board notes that the Assessor has a 10 percent adjustment for functional depreciation on the Cost Valuation Report. The Petitioner testified that the property is actually view property, as there is no access to the beach and no tidelands. The Petitioner testified that: the siding is hardi-plank, not wood siding; there is one well, not two, on the property; the home is in fair condition, with deferred maintenance and in need of repair. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that the land value should be adjusted for shape and to remove the value for the 2nd well that does not exist on the subject parcel. The Board finds that the home is in less than average condition. 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 9th day of February, 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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