

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

Property Owner: ANITA MAXWELL

Parcel Number(s): 59750015800

Assessment Year: 2016

Petition Number: 16-0325

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	\$ 39,050
<input checked="" type="checkbox"/> Improvements	\$ 78,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 117,250</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 33,550
<input checked="" type="checkbox"/> Improvements	\$ 78,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 111,750</b>

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. The Petitioner stated in her Petition that this is a park model RV that depreciates. The Assessor's Response states that "However, if a park trailer, as defined in RCW 46.04.622, has substantially lost its identity as a mobile unit by virtue of its being permanently sited in location and placed on a foundation of either posts or blocks with connections with sewer, water, or other utilities for the operation of installed fixtures and appliances, it will be considered real property and will be subject to ad valorem property taxation..." The Board finds that the subject property is a park model trailer subject to ad valorem property taxation as real property. The Board finds that the subject property is served by a public water system and a community sewer system, rather than by an individual well and septic. The Board, therefore, removes the well and septic value. The Board finds 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 29<sup>th</sup> day of June, 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](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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**Distribution:   • Assessor   • Petitioner   • BOE File**

REV 64 0058 (6/9/14)

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