Order of the Thurston County Board of Equalization

	Board of E	Equalization	
Property Owner:	DAVID HALL		
Parcel Number(s):	09440062000		
Assessment Year:	2016	Petition Number: 16-046	8 ·
Having considered	the evidence presented by the parti-	es in this appeal, the Board h	ereby:
sustains sustains	overrules the determination	on of the assessor.	
Assessor's True an	nd Fair Value Determination	BOE True and Fair Val	ue Determination
∠ Land	\$ 91,250	∠ Land	\$ _50,000
Improvement	s \$_66,200		\$ _61,000
\square Minerals	\$	Minerals	\$
Personal Prop	perty \$	Personal Property	\$
TOTAL:	\$ 157,450	TOTAL:	\$ 111,000
by a septic system; feet away; the cost years ago; bringing property cannot be neighboring lots drathe sale of Parcel N the Assessor's Offic sagging floors that pane and some of the approach and comp Comparable Sale 3 Parcel Number 521 property is larger, if the Assessor allowed built in 1938 (51% depreciation (19% residence in fair concondition. The Boar to overcome the Assessor allowed this allowed the Assessor	it is cost prohibitive to connect to to to connect to the sewer system was in the sewer line would require rebredeveloped without connecting to ain onto the subject property. The Paumber 52105500700, which was in the Petitioner testified that the Pare lacking supports. He stated that he windows are aluminum-framed. arable sales in support of the current supports a reduced overall value for 05500700 supports a reduced value of that significantly greater challenge and inadequate physical depreciation good). In contrast, the Board notes good) for the Petitioner's other resigned in the Petitioner professessor's presumption of correctnesses. August Aug	the City's sewer system, which estimated at \$80,000 to \$100 to uilding the road to current Could the sewer system. The Petitic etitioner stated that his land to cluded on the Neighborhood home has galvanized piping, approximately one-third of to The Assessor provided a manner assessed value. The Board or the subject property. The Board or the land. The Board find as than the comparable proper for a low-cost quality home that the Assessor allowed significant the subject residence wided clear, cogent, and converted to the state of the subject residence wided clear, cogent, and converted the subject residence wided clear.	ch is approximately 1,000 0,000 approximately five ity standards; and the oner testified that the value was determined by Sales Listing provided by knob and tube wiring, and he windows are single-teet-adjusted cost finds that Assessor's oard finds that the sale of s that while the subject ty. The Board finds that in fair condition that was enificantly greater physical 200100, a fair quality is in less than fair rincing evidence sufficient in the valuation.
John L. Morrison, C		radio and and an and an analysis	
	NOT	FICE	formand with the areas

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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Order of the Thurston County Board of Equalization

Property Owner:	DAVID HALL		
Parcel Number(s):	09440065001		
Assessment Year:	2016	Petition Number: 16-046	9
sustains	the evidence presented by the partie overrules the determination	es in this appeal, the Board has not the assessor. BOE True and Fair Value	·
	\$ 35,000	∠ Land	\$ 28,000
Improvement		Improvements	\$ 0
Minerals	\$	Minerals	\$
Personal Prop		Personal Property	\$
TOTAL:	\$ 35,000	TOTAL:	\$ 28,000
at \$80,000 to \$100, road to current City The Petitioner testif market-adjusted cost that none of the Ass restrictions. The Bodeveloping the subj	th is approximately 1,000 feet away; 0000 approximately five years ago; by standards; and the property cannot fied that the neighboring lots drain of the approach and comparable sales in sessor's comparable sales on the sale and finds that additional consideration ect property. The Board concludes the sufficient to overcome the Assessmation.	be developed without connection the subject property. The support of the current assesse adjustment grid is subject on is warranted for the substitute that the Petitioner provided of	buld require rebuilding the ecting to the sewer system. The Assessor provided a sed value. The Board finds to development tantial cost and barriers to clear, cogent, and
Dated this10 th	day of August		
John L. Morrison, O	Overson Chairman	Ruth J. Elder Clerk of the	
,		,	
PO Box 40915 within thirty da	be appealed to the State Board of Ta 5, Olympia, WA 98504-0915 or at the ays of the date of mailing of this ordernty assessor or the State Board.	x Appeals by filing a notice of website at bta.state.wa.us/a	ppeal/forms.htm

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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

Order of the Thurston County Board of Equalization

Board of Equ	ıalization	
Property Owner: DAVID HALL		
Parcel Number(s): 56550200100		`
Assessment Year: 2016 Pe	etition Number: 16-0470	
Having considered the evidence presented by the parties in	n this appeal, the Board here	by:
sustains overrules the determination of	of the assessor.	
Assessor's True and Fair Value Determination	BOE True and Fair Value	Determination
		138,200
		40,800
Minerals \$	☐ Minerals \$	
Personal Property \$	Personal Property \$	
TOTAL: \$ 217,450	TOTAL: \$	179,000
on the testimony and evidence presented. The Petitioner to locations and provided photographic evidence of the interpless than fair condition. The Petitioner testified that the hosignificant restoration on the current site impractical. He expense in the property significant setbacks from the bank, and this would existing power line. The Petitioner testified that the existing redevelopment of the property would involve the installation redevelopment of the property would involve the installation redevelopment of the provided photographic evidence of provided photographic evidence of the sloughing bluff. He public water system rather than an individual well. The Asiand comparable sales in support of the current assessed vands and comparable sales have superior access. The Bofor the power line. The Board finds that the subject residence concludes that the Petitioner provided clear, cogent, and concludes the Petitioner provided clear, cogent, and concludes the Petitioner provided clear, cogent provided clear, cogent provided clear, cogent provided	ior of the residence. He contour is located near the sloughexplained that current develoald put a potential home site in a power line was installed it ion of two new power lines a tent for the access to his proposater flowing across the accestified that the subject prossessor provided a market-acture. The Petitioner contends pard finds that additional contour is in less than fair conditional convincing evidence sufficient	ends that the home is in hing bluff, making pment regulations in conflict with the in the 1930's and any at his expense. The perty, so he must bear tess. The Petitioner also operty is served by a adjusted cost approach at that all of the isideration is warranted into the overcome the

NOTICE

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REV 64 0058 (6/9/14)

Order of the Thurston County

Board of Equalization

Property Owner: Parcel Number(s):	56550200200		•		
Assessment Year:	2016		Petition Number: 16-047	1	·· ··
				•	
Having considered	the evidence pres	ented by the partic	es in this appeal, the Board h	ereb	y:
sustains	overrules	the determination	on of the assessor.		
Assessor's True a	nd Fair Value De	etermination	BOE True and Fair Val	lue I	<u>Determination</u>
⊠ Land	\$ 56,050	<u> </u>	⊠ Land	\$	45,700
Improvement				\$	0
Minerals	\$		☐ Minerals	\$	
Personal Prop			Personal Property	\$	
			TOTAL:	\$	45,700
on the testimony ar residence, Parcel N obtain permission f	d evidence preser umber 565502007 rom Thurston Co	that: The Board on the state of the the state of the testified the state of the sta	overrules the Assessor's determined that the subject property will all Health to install any type assessor provided a market-a	rmin oper not of se	nation of value based ty is adjacent to his perk; that he cannot eptic system; and that
This decision is base on the testimony are residence, Parcel Nobtain permission fulnere is no sewer sy comparable sales in have no positive be Board concludes the	sed on our finding of evidence preser umber 56550200 from Thurston Constem available to a support of the cunefits for this unbat the Petitioner p	that: The Board of the ted. The Petition of 100. He testified the testified the testified to the testified to the testified to the Aurent assessed valuable lot and reprovided clear, cog	overrules the Assessor's deter er testified that the subject pr hat: the subject property will al Health to install any type	rmin roper not of se djus shap ment e suf	nation of value based rty is adjacent to his perk; that he cannot eptic system; and that ted cost approach an be and neighborhood ts to the valuation. The
This decision is base on the testimony are residence, Parcel Nobtain permission furthere is no sewer sy comparable sales in have no positive be Board concludes that the Assessor's pres	sed on our finding and evidence preser umber 565502002 from Thurston Constem available to a support of the cunefits for this unbut at the Petitioner pumption of correct	that: The Board of the ted. The Petition of 100. He testified the unty Environment connect to. The Aurent assessed valued able lot and reprovided clear, cogetness and to warrant assessed to warrant to the testing of the testing and to warrant assessed to warrant assessed to warrant to	overrules the Assessor's deter er testified that the subject pro- hat: the subject property will cal Health to install any type of Assessor provided a market-a fue. The Board finds that the emoves these positive adjusting gent, and convincing evidence ant a reduction in the valuation	rmin roper not of se djus shap ment e suf	nation of value based rty is adjacent to his perk; that he cannot eptic system; and that ted cost approach an be and neighborhood ts to the valuation. The
This decision is base on the testimony are residence, Parcel Nobtain permission furthere is no sewer sy comparable sales in have no positive be Board concludes that the Assessor's pres	sed on our finding of evidence preser umber 56550200 from Thurston Constem available to a support of the cunefits for this unbat the Petitioner p	that: The Board of the ted. The Petition of 100. He testified the testified the testified to the testified to the testified to the Aurent assessed valuable lot and reprovided clear, cog	overrules the Assessor's deter er testified that the subject prohat: the subject property will all Health to install any type of Assessor provided a market-a fue. The Board finds that the emoves these positive adjusting gent, and convincing evidence	rmin roper not of se djus shap ment e suf	nation of value based rty is adjacent to his perk; that he cannot eptic system; and that ted cost approach an be and neighborhood ts to the valuation. The
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This decision is base on the testimony are residence, Parcel Nobtain permission of there is no sewer sy comparable sales in have no positive be Board concludes that the Assessor's presentated this 10th	ded on our finding devidence preser umber 56550200 from Thurston Constem available to a support of the cunefits for this unbat the Petitioner pumption of correct day of	that: The Board of the Petition of 100. He testified the unty Environment connect to. The Aurrent assessed valualdable lot and reprovided clear, cogetness and to warrant august	overrules the Assessor's deter er testified that the subject pro- hat: the subject property will cal Health to install any type of Assessor provided a market-a fue. The Board finds that the emoves these positive adjustr gent, and convincing evidence ant a reduction in the valuation	rmin roper not of se djus shap ment e sut on.	nation of value based ty is adjacent to his perk; that he cannot eptic system; and that ted cost approach an be and neighborhood ts to the valuation. The efficient to overcome

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