

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

Property Owner: JAMES HUTCHINSON

Parcel Number(s): 78204400900

Assessment Year: 2016

Petition Number: 16-0452

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	\$ 209,800
<input checked="" type="checkbox"/> Improvements	\$ 363,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 573,300

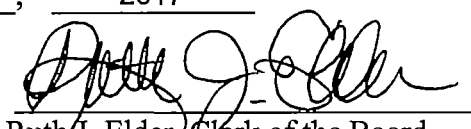
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 209,800
<input checked="" type="checkbox"/> Improvements	\$ 363,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 573,300

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition stated concerns about the assessed value of a neighboring property and the relative percentage increases in the assessments of the subject property and a neighboring property. The Board does not consider the assessed value of other properties or the percentage increase in the assessed value in determining the true and fair market value of the subject property as of January 1, 2016. The Petitioner did not offer any market evidence in support of his requested value. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board did not have any questions for the Assessor's Representative and she did not offer any testimony. The Board concludes that the Petitioner did not provide clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 19th day of October, 2017


James Harrison, 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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RI:V 64 0058 (6/9/14)

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