

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

Property Owner: MICHAEL MCGOWAN

Parcel Number(s): 78060009400

Assessment Year: 2016

Petition Number: 16-0464

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

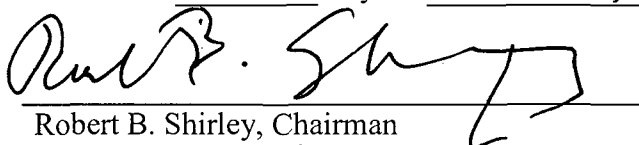
<input checked="" type="checkbox"/> Land	\$ 77,600
<input checked="" type="checkbox"/> Improvements	\$ 294,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 372,200

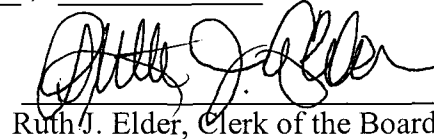
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 77,600
<input checked="" type="checkbox"/> Improvements	\$ 294,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 372,200

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence provided. Neither party participated in the hearing to offer testimony. The Petitioner purchased the subject property for \$220,000 on June 24, 2014 via a special warranty deed. The property was bank-owned at the time of purchase. The Petitioner referenced a fee appraisal for the purchase of \$276,000, but did not submit a copy to the Board for review. The Board does not find the purchase to be convincing evidence of the true and fair market value of the subject property as of January 1, 2016. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. 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 4th day of May, 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

SHIPPED MAY 12 2017