

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

Property Owner: WILLIAM & JERI SMITH

Parcel Number(s): 36010002600

Assessment Year: 2016

Petition Number: 16-0588

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

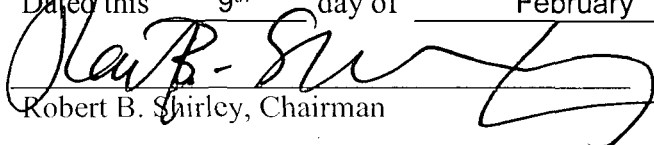
<input checked="" type="checkbox"/> Land	\$ 255,800
<input checked="" type="checkbox"/> Improvements	\$ 298,100
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 553,900

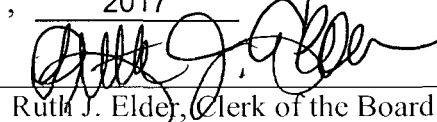
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 255,800
<input checked="" type="checkbox"/> Improvements	\$ 298,100
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 553,900

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither party attended the hearing to offer testimony. The Petition states that the physical condition is average and that photos will be forthcoming, but no photos or cost to cure estimates were submitted to the Board for review. The Petitioners shared concerns about the amount of assessment increase. The Board does not consider the percentage of increase or decrease in the assessment of the subject property or the assessed value of other properties in determining the true and fair market value of the subject property as of January 1, 2016. The Petitioners provided four comparable sales to support their opinion of value: Comparable Sale a is the same as Assessor's Comparable Sale 5 and the adjusted sale price supports the assessed value for the subject property; Comparable Sale b is high bank waterfront, smaller in land size than the subject property, with a significantly newer home of good quality and no detached structures; Comparable Sale c has less waterfront feet than the subject property, has low bank waterfront, and the residence is smaller and a bit newer and in very good condition; and Comparable Sale d has less waterfront, is less total acreage, has low bank waterfront; and the residence is older and larger than the subject, but in very good condition. The Board finds that none of the Petitioners' comparable sales warrant a reduction for the subject property. The Assessor provided a market-adjusted cost approach and six comparable sales in support of the current assessed value. The Board does not find the Petitioners' comparable sales to be more persuasive than the Assessor's analysis and comparable sales. The Board concludes that the Petitioners 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 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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