

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

Property Owner: CHAD & PRISCILLA LINCOLN

Parcel Number(s): 11615420400

Assessment Year: 2016

Petition Number: 16-0599

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	\$ <u>108,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>543,700</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>651,800</u></b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ <u>108,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>543,700</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>651,800</u></b>

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither party participated in the hearing. The Petition refers to a fee appraisal of September 28, 2015 for \$570,000 and a second fee appraisal of June 8, 2016 for \$550,000, but neither of the appraisals was submitted to the Board for review. The Board notes that the purpose of the appraisals appears to have been a Home Equity Line of Credit (HELOC). The Petitioners provided 4 comparable sales in support of their requested value. The Board finds that three of the four sales are smaller than the subject residence and that they are all located more than 11 miles from the subject property. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. 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 12<sup>th</sup> day of June, 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](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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