

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

Property Owner: JEFFREY & DEYANIRA DALEY

Parcel Number(s): 11803220000

Assessment Year: 2016

Petition Number: 16-0575

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**

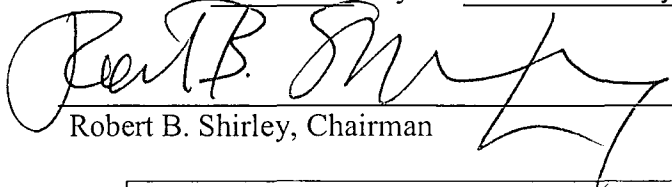
<input checked="" type="checkbox"/> Land	\$ <u>241,850</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>0</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>241,850</u></b>

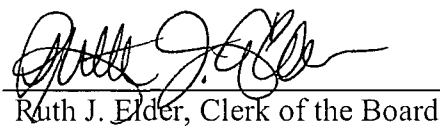
**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ <u>209,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>0</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>209,000</u></b>

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented. The Petitioners purchased the subject property for \$209,000 on May 10, 2016. The property was listed on the Multiple Listing Service and both parties were represented by realtors. The Petitioner testified that timber was harvested from the property prior to their purchase and that the minimal replanting was done as required. The Petitioners submitted documentation of a building moratorium that expires July 1, 2020. The Assessor's response suggestions that a forest conversion process is available to the Petitioners. The Assessor provided a market-adjusted cost approach and a generic multiple regression model in support of the current assessed value. The Board notes that the Assessor's neighborhood sales listing does not include any vacant land parcels and that the Assessor did not provide any comparable sales in the response. The Assessor adjusted the property for 20 percent wetlands and prairie habitat. The Petitioner indicated that he had 45 days for due diligence and that his realtor advised that there were no gopher-related concerns for the subject property. The Board finds that the Petitioners' purchase price is the most compelling evidence of the market value as of January 1, 2016. The Board concludes that the Petitioners have provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 26<sup>th</sup> day of January, 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](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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