

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

Property Owner: JOHN & SUSAN DANA

Parcel Number(s): 11928440700

Assessment Year: 2016

Petition Number: 16-0580

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

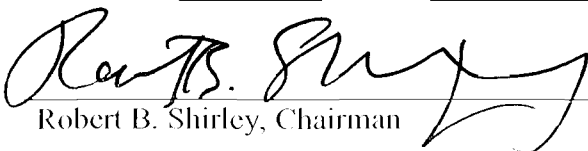
<input checked="" type="checkbox"/> Land	\$ 203,450
<input checked="" type="checkbox"/> Improvements	\$ 564,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 767,650

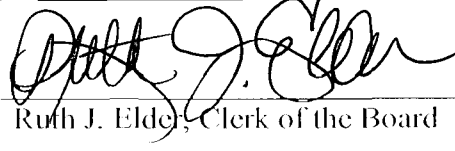
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 203,450
<input checked="" type="checkbox"/> Improvements	\$ 418,150
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 621,600

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 \$609,000 on August 8, 2016 via a Statutory Warranty Deed. The Petitioner's provided a fee appraisal of July 12, 2016 for \$610,000. The Petitioners requested a total value of \$621,600. The Petitioners testified that the home was listed for \$624,000 at the time of their purchase and there were no other offers. They testified that this was the third listing of the property in the past two years, with the first listing at \$849,000 and a second listing of \$749,000 without a sale. The Petitioners testified about the condition of the home and items needing repair including evidence of leaks from the failing roof (replacement cost of \$31,000 to \$41,000) and 19 thermopane windows with broken seals, which represents half of the windows in the home (replacement estimate of \$13,886). The Assessor rates the condition of the home as very good, while the Petitioners suggested that the overall condition is good or less. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that Assessor's Comparable Sales 1, 2, and 3 are located nearest to the subject property, but they are so significantly adjusted as to call into question the usefulness of the sales in determining the market value of the subject property. The Board concludes that the Petitioners have provided clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation. The Board adopts the Petitioners' requested value.

Dated this 2nd 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.

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