

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

Property Owner: CARSTEN & JOVANNA EISENBARTH

Parcel Number(s): 39310001800

Assessment Year: 2016

Petition Number: 16-0582

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

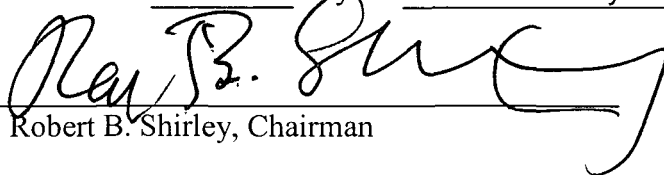
<input checked="" type="checkbox"/> Land	\$ 149,050
<input checked="" type="checkbox"/> Improvements	\$ 538,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 687,850

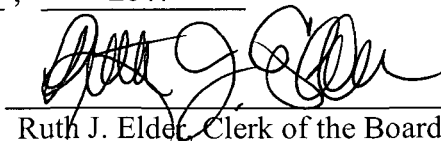
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 149,050
<input checked="" type="checkbox"/> Improvements	\$ 380,950
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 530,000

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 Assessor recommended a reduction in the improvement value to \$430,450, for a recommended total value of \$579,500. The standard of review is reduced from clear, cogent, and convincing evidence to the preponderance of the evidence due to the Assessor's recommended reduction. The Petitioner testified that he and his wife acquired the property from his parents-in-law for \$510,000 on November 15, 2016. He testified that his parents-in-law originally purchased the home for \$490,000 on April 4, 2016. The Petitioner explained that his parents-in-law provided bridge financing to enable him and his wife to acquire the property. The Petitioners provided a fee appraisal dated March 14, 2016, for \$518,000, and a fee appraisal dated October 16, 2016, for \$510,000. The Petitioner testified that he began to remodel the property as soon as his parents-in-law acquired the property and that approximately \$40,000 in new construction was completed by July 31, 2016. The Assessor contends that the April 2016 sale was an estate sale. The Petitioner disagrees with this statement. The BOE has personal knowledge of the subject property and agrees that this was not an estate sale. The Board concludes that the Petitioners have provided the preponderance of the evidence to warrant a further 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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