

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

Property Owner: FPAC REVOCABLE TRUST

Parcel Number(s): 84980002100

Assessment Year: 2016

Petition Number: 16-0613

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**

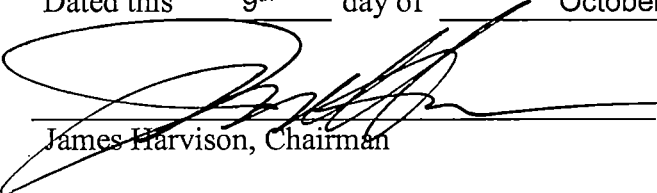
<input checked="" type="checkbox"/> Land	\$ 77,200
<input checked="" type="checkbox"/> Improvements	\$ 181,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 258,800</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 77,200
<input checked="" type="checkbox"/> Improvements	\$ 181,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 258,800</b>

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented. The Assessor did not participate in the hearing. The Petitioner purchased the subject property for \$201,000 on November 22, 2016, via a Statutory Warranty Deed. The Petitioner testified that the property was on the market for almost a year and listed with an agent for six months without any offers. He testified that the property was originally listed for \$229,000 and then reduced to \$219,000. The Petitioner located the property on Zillow.com after the listing had expired and contacted the prior owner. The Petitioner had to agree to purchase the property with the current tenants in place. The Petitioner testified that he had a fee appraisal to confirm the value, but this was not submitted to the Board for review. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that all of the Assessor's comparable sales support the current assessed value. The Board finds that the subject property was not listed on the multiple listing service at the time of sale and neither party was represented by a realtor. The Board concludes that the Petitioner 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 9<sup>th</sup> day of October, 2017

  
James Harvison, 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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