

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

Property Owner: OLIVIA ARCHDALE AND JEFF YIN

Parcel Number(s): 49040012000

Assessment Year: 2017

Petition Number: 17-0072

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	\$ 44,300
<input checked="" type="checkbox"/> Improvements	\$ 296,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 340,900

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 44,300
<input checked="" type="checkbox"/> Improvements	\$ 296,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 340,900

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner was unavailable for the scheduled teleconference hearing. The Petitioner attempted to email additional information after the submission deadline. This information was not considered by the Board for this hearing. The Petitioners provided four comparable sales in support of their requested value. The Assessor's Representative did not participate in the hearing, but provided a written response that included a market-adjusted cost approach and a sales comparison grid in support of the current assessed value. The Board finds that Assessor's comparable sale 2 was the same as the Petitioner's comparable sale D, and this sale supports the current assessed value for the subject property. 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 9th day of August, 2018


John L. Morrison, 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

REV 64 0058 (6/9/14)

SHIPPED AUG 28 2018