

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

Property Owner: DON MANZER & JOANNE WALDUM

Parcel Number(s): 11805140200

Assessment Year: 2017

Petition Number: 17-0041

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	\$ <u>134,700</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>446,400</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>581,100</u>

BOE True and Fair Value Determination

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<input checked="" type="checkbox"/> Improvements	\$ <u>446,400</u>
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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 Petitioner testified that he has been a realtor since 2001, and he was previously employed in development and land surveying. The Petitioner provided comparable sales in support of his requested value. He testified that his comparable sale located at 5110 46th Court NE was the most similar to the subject property. The Assessor did not participate in the hearing. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Petitioner contended that Assessor's comparable sale 1 had large adjustments and included a large shop and Assessor's comparable sale 2 was built by Mance, which is a better quality home than the subject property. With regard to the Petitioner's comparable sale located at 5110 46th Court NE, the Board finds as follows: the comparable property was built in 1999, whereas the subject property was built in 2015; despite the Petitioner's testimony that his comparable property has been substantially remodeled, the market will recognize the difference in the age of the homes; the Assessor's records indicate that the Petitioner's comparable has 2,638 square feet of finished area and 420 square feet of attached storage, whereas the subject property has 2,752 square feet of finished area on the main level and an additional finished area of 456 square feet; and the comparable property has 4.78 acres with 20 percent wetlands while the subject property has 5.28 acres without any wetlands noted. The Board finds that the adjusted sale prices of the Assessor's comparable sales well support the current assessed value. 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 25th day of January, 2018


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 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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