

Order of the Thurston County Board of Equalization

Property Owner: RICHARD ZAIS JR & REBECCA FELLIN

Parcel Number(s): 45140001100

Assessment Year: **2017** Petition Number: 17-0262

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	\$ 102,900
<input checked="" type="checkbox"/> Improvements	\$ 554,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 657,600

BOE True and Fair Value Determination

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TOTAL:	\$ 657,600

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented.

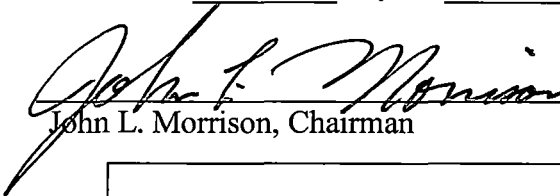
The Petitioner provided a fee appraisal for \$543,000 as of December 7, 2016. The Petitioner testified that he is the Former City Manager of the City of Yakima, giving him an understanding of the assessment process. The Petitioners purchased the subject property for \$520,000 on March 9, 2012. The Petitioner testified that there is an error in the square footage, and that the it is actually 3,577 square feet, per the fee appraisal. The Petitioners are concerned about the difference between the fee appraisal and the current assessed value, noting that the Assessor's cost valuation report did not include sales in the Jubilee community. The Petitioners shared concerns about the adjusted sale prices of the Assessor's comparable sales. They contend that the Assessor should have used other comparable sales including: 9602 39th Loop NE, a two-story home of good plus quality, with 4,176 square feet that sold for \$545,000 on March 4, 2015; 9548 39th Loop NE, a two-story home of good plus quality, with 3,505 square feet that sold for \$469,000 on March 28, 2014; 9540 39th Loop NE, a rambler home of good plus quality, with 4,282 square feet that sold for \$590,000 on June 29, 2012; and 9501 39th Loop NE, a two-story home of good plus quality, with 2,906 square feet that sold for \$466,000 on September 15, 2016.

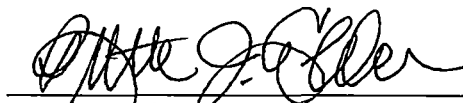
The Assessor's Representative did not participate in the hearing, but provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Assessor contends that two of the comparable sales from the fee appraisal are estate sales that are not representative market sales. The Assessor states that the fee appraisal has some errors and does not have adjustments.

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The Board does not find the Petitioner's fee appraisal to be convincing. The Board finds that: two of the comparable sales in the fee appraisal are estate sales, and that the remaining comparable sales in the fee appraisal are of lesser quality than the subject property, are located in different neighborhoods, and have not been adjusted by the fee appraiser. The Board finds that the additional sales located on 39th Loop NE that the Petitioner testified about at the hearing included homes of lesser quality than the subject property. The Board notes that two-story homes generally sell for less per square foot than ramblers and that all of the comparable sales would need to be trended to the January 1, 2017, assessment date. 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 1st day of November, 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.

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REV 64 0058 (6/9/14)

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