

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

Property Owner: GREGORY SILVEY AND ARLANDA CRAIL

Parcel Number(s): 85004600600

Assessment Year: 2017

Petition Number: 17-0279

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

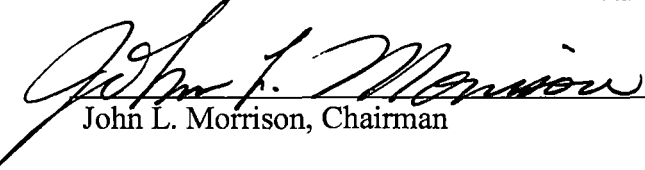
<input checked="" type="checkbox"/> Land	\$ <u>63,300</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>467,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>530,500</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>63,300</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>447,700</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>511,000</u>

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 Petitioners purchased the subject property for \$431,500 on December 4, 2014. The Petitioner testified about a fee appraisal for slightly less than the purchase price, but the appraisal was not submitted to the Board for review. The Petitioner testified that of the 161 sales on the Assessor's Neighborhood Sales Listing: only two homes sold for more than \$500,000; three homes sold for between \$400,000 and \$500,000; and most of homes sold for less than \$300,000. The Petitioner confirmed that the subject residence is on the Olympia Historical Register and was built in 1938, with the last addition added in the 1950's. The Petitioner disagrees with the Assessor's effective age of 1983. The Petitioner testified that using the Assessor's adjustments for a sale in the fourth quarter of 2014, the current assessed value should be \$485,000. The Assessor's Representative did not participate in the hearing, but provided a written Response. The Assessor provided a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that Assessor's comparable sale 3 is located in the same neighborhood as the subject property and supports a reduced value for the subject property. The Board finds that the Petitioners provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 26th day of April, 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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