

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

Property Owner: JOHN HANSEN

Parcel Number(s): 59330000400

Assessment Year: 2021

Petition Number: 21-0134

Date of hearing: June 13, 2023

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>113,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>227,100</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>340,300</u></b>

**BOE True and Fair Value Determination**

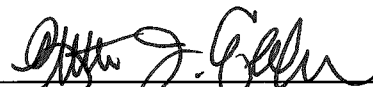
<input checked="" type="checkbox"/> Land	\$ <u>113,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>227,100</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
<b>TOTAL:</b>	<b>\$ <u>340,300</u></b>

This decision is based on our finding that: The Petitioner did not participate in the teleconference hearing. The Assessor's Office was represented by Appraiser Analyst Jacob Johansen, and the written Response to the Petition was prepared by Appraiser Analyst Sam Howe. Mr. Johansen addressed the Petitioner's concerns about structural damage noting the Assessor's Office considers this normal wear and tear and they are giving a 40% depreciation value adjustment. The Assessor's representative reviewed his 6 comparable sales of similar rambler homes of average quality. The adjusted value range from the Assessor's data is \$329,700 to almost \$425,800, which supports the assessed value of the subject property. The Board finds 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 13<sup>th</sup> day of June, 2023



Diane Pust, Chairman



Ruth J. Elder, Clerk of the Board

**NOTICE**

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at <https://bta.wa.gov> within thirty days of the date of mailing of this order. The appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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**Distribution:   • Assessor   • Petitioner   • BOE File**

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