

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

Property Owner: LARRY PEDERSON AND M. KATHLEEN MCBRIDE

Parcel Number(s): 12915220400

Assessment Year: 2017

Petition Number: 17-0184

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	\$ 546,300
<input checked="" type="checkbox"/> Improvements	\$ 238,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 784,300

BOE True and Fair Value Determination

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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 Petitioners testified that they only dispute the land assessment and the percentage increase in the assessed value of the land. They requested a land value of \$451,400. The Petitioners provided an analysis of assessments and sale prices, along with a list of "The 25 Most Recent Salt Waterfront Sales" on Cooper Point as prepared by Spence Weigand of Virgil Adams Real Estate. 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 including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board must determine the true and fair value of the total property, including the land, the improvements, and the total value as of January 1, 2017. The Board does not consider the percentage of the assessment increase of the subject property or the assessed value of other properties in determining the value of the subject property as of January 1, 2017. The Board finds that the Petitioners' comparable sales have significantly different characteristics than the subject property, which has a pole barn and a carriage house in addition to the residence. The Board finds that the Assessor's evidence well 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 10th day of May, 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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