

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

Property Owner: RAJ NATARAJAN & ANGELA SILVA-NATARAJAN

Parcel Number(s): 51070012800

Assessment Year: 2017

Petition Number: 17-0187

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

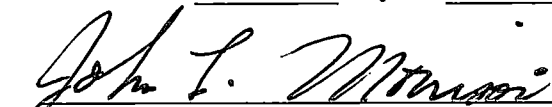
<input checked="" type="checkbox"/> Land	\$ 84,000
<input checked="" type="checkbox"/> Improvements	\$ 261,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 345,400

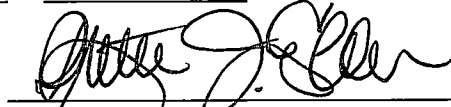
BOE True and Fair Value Determination

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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 purchased the subject property for \$281,000 on September 11, 2013. The Petitioners shared concerns about the amount of the assessment increase. The Board does not consider the amount of assessment increase or the assessed value of other properties in determining the true and fair value of the subject property as of January 1, 2017. The Petitioners provided four comparable sales in support of their Petition and testified about six additional sales at the hearing: 1711 Medallion Loop NW, which sold for \$295,000 on February 15, 2018, via a bargain and sale deed; 3717 Goldcrest Heights NW, which sold for \$300,000 on March 28, 2016; 1726 Medallion Loop NW, which sold for \$316,000 on August 24, 2016; 1703 Medallion Loop NW, which sold for \$285,000 on February 15, 2018; and 1704 Medallion Loop NW, which sold for \$320,000 on December 19, 2016. The Petitioner also testified that the property at 3729 Goldcrest Heights sold for \$295,639 on December 13, 2017. However, according to the Assessor's records, the last sale was for \$320,000 on September 9, 2005. The sale at 1711 Medallion Loop would not be considered a typical transaction due to the bargain and sale deed. Two of sales that the Petitioner testified about occurred more than 12 months after the January 1, 2017, assessment date. None of the Petitioners' sales were trended to the assessment date or adjusted for the differences in property characteristics. 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 1 is the subject property, and that the adjusted sale price well supports the current assessed value. The Board finds that the Petitioners' comparable sales were not persuasive. The Board concludes that the Petitioners did not provide 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 17th day of May, 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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