

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

Property Owner: TURK SCHACHLE

Parcel Number(s): 12722210100

Assessment Year: 2017

Petition Number: 17-0250

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

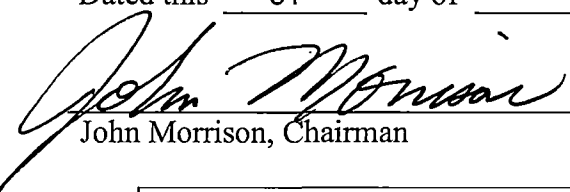
<input checked="" type="checkbox"/> Land	\$ 330,600
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 330,600

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 330,600
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 330,600

This decision is based on our finding that: The Board supports the Assessor's determination of value based on the testimony and evidence presented. The Board relies, in a measure, on its previous reviews of the subject property. The Petitioner submitted three comparable sales in support of his requested value. The Petitioner testified that it is not worth applying for a permit and that the gopher report is only valid for 12 months. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Assessor's Representative testified that Petitioner's comparable sale 1/Assessor's comparable sale 4 was known to have had pocket gophers on site at the time of sale. The Assessor's Representative testified that there is no evidence of pocket gophers on the subject property and that it is somewhat unlikely given the partially compacted soils. She noted that the US Fish and Wildlife Service has been willing to work with the neighboring property owner on mitigation. The Board finds that the Assessor made the following adjustments to the subject property: moderate traffic (-15%), 20% wetland (-20%), interchange (+30%), no site improvements (-30%), restrictions (-40%), and prairie habitat (\$3,000). The Board finds that the Assessor has already adjusted the value for restrictions, prairie habitat, wetlands, and the lack of utilities. The Board concludes 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 31st day of January, 2018


John 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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