

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

Property Owner: ROBERT AND MARTHA GREENE

Parcel Number(s): 38470003300

Assessment Year: 2017

Petition Number: 17-0384

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

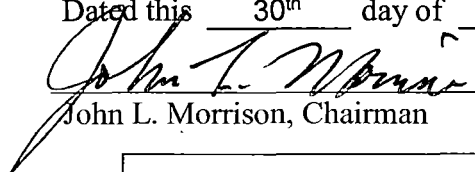
<input checked="" type="checkbox"/> Land	\$ 104,800
<input checked="" type="checkbox"/> Improvements	\$ 305,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 410,600

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 104,800
<input checked="" type="checkbox"/> Improvements	\$ 288,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 393,000

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 Petitioner is a professional appraiser with the MAI designation. The Petitioner argued that the seller concessions and personal property should be deducted from the sales price on the deed to arrive at the true sale price. He clarified that the Petitioners purchased the subject property for \$381,450 on March 1, 2016, but the seller paid \$6,000 in closing costs. The Petitioner argues that the time trend in the subject property's neighborhood of 3.5 percent is less than the country-wide adjustment, as sales would be competing with the new homes. The Petitioner provided five comparable sales, in the same neighborhood as the subject property, in support of his 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 recommended reduction. The Assessor recommended a reduction in the value of the improvements to \$291,200, for a total recommended value of \$396,000. The Board finds that there were no reasons given for a recommended reduction to suggest that this is a manifest error correction pursuant to RCW 84.48.065(1)(a). The standard of review is reduced from clear, cogent, and convincing to the preponderance of the evidence due to the Assessor's recommended reduction. The Board finds that all the Assessor's comparable sales are also located in the subject property's neighborhood. The Board finds that: the Petitioners' comparable sales 2 and 3 are the same property as the Assessor's comparable sale 2; and the Petitioners' comparable sale 4 is the same as the Assessor's comparable sale 5. The Board finds that the Assessor's adjusted value of the comparable sale 2/Petitioners' comparable sale 2, is compelling evidence. The Board concludes that the Petitioners provided the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 30th day of August, 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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