

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

Property Owner: QUANG DU LAM AND NAM-TRAN LAM

Parcel Number(s): 12817130105

Assessment Year: 2017

Petition Number: 17-0303

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 | \$ 52,500 |
| <input checked="" type="checkbox"/> Improvements | \$ 331,800 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 384,300 |

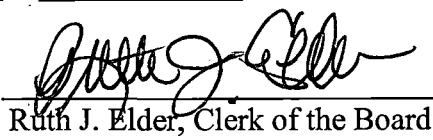
BOE True and Fair Value Determination

| | |
|--|-------------------|
| <input checked="" type="checkbox"/> Land | \$ 52,500 |
| <input checked="" type="checkbox"/> Improvements | \$ 292,000 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 344,500 |

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 Board relies, in a measure, on its previous reviews of the subject property. The Petitioners did not participate in the hearing. The Petitioners reported that the most recent sale was the sale of Parcel Number 12817130103 for \$325,000 on May 11, 2016. The Assessor's Representative did not participate in the hearing, but provided a written Response. The Assessor's Representative provided a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Assessor's Response states that the Petitioners' sales were bank-owned, but Parcel Number 12817130103 sold for \$325,000 on May 9, 2016, via a statutory warranty deed. The Board finds the Petitioners' arguments to be convincing. The Board concludes that the Petitioners provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 30th day of May, 2018


John L. Morrison, Vice 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

SHIPPED JUN 21 2018 