

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

Property Owner: LYLAS AUST

Parcel Number(s): 38701000100

Assessment Year: 2017

Petition Number: 17-0336

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

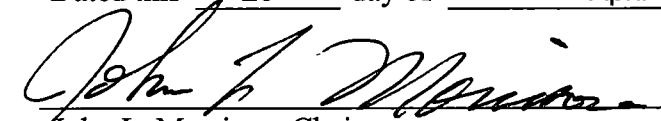
| | |
|--|-------------------|
| <input checked="" type="checkbox"/> Land | \$ 69,400 |
| <input checked="" type="checkbox"/> Improvements | \$ 380,200 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 449,600 |

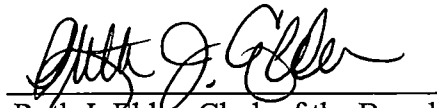
BOE True and Fair Value Determination

| | |
|--|-------------------|
| <input checked="" type="checkbox"/> Land | \$ 69,400 |
| <input checked="" type="checkbox"/> Improvements | \$ 294,600 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 364,000 |

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 purchased the subject property for \$364,000 on March 7, 2017. The Petitioner provided a fee appraisal of February 23, 2017, for \$364,000. 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 Assessor contends that the Petitioner's purchase involved an estate sale. The Board finds that while estate sales may not be used in the Assessor's ratio study, the subject property was listed in the Multiple Listing Service and both parties were represented by realtors. The Board finds that the purchase of the subject property approximately two months after the assessment date is the most compelling evidence of the true and fair market value. The Board finds that the Petitioner 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 26th day of April, 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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