

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

Property Owner: DEAN JOSEPH & LAURA TURNER KEREKES

Parcel Number(s): 13722320300

Assessment Year: 2017

Petition Number: 17-0406

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**

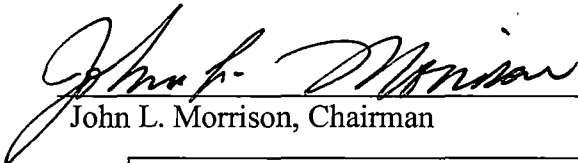
<input checked="" type="checkbox"/> Land	\$ 75,000
<input checked="" type="checkbox"/> Improvements	\$ 684,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 759,700</b>

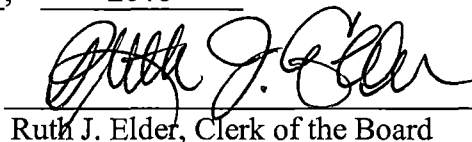
**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 75,000
<input checked="" type="checkbox"/> Improvements	\$ 620,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 695,000</b>

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the evidence presented. Neither party participated in the hearing. The Petitioners purchased the subject property for \$545,000 on February 14, 2017. The Petitioners listed \$150,000 in remodeling costs since their purchase. The Board finds that the Petitioners' requested value is supported by adding the purchase price and the remodeling costs. The Assessor's Representative provided a written response that included a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that the sum of the Petitioners' purchase price, and the remodeling costs to be the most compelling evidence presented. 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 20<sup>th</sup> day of September, 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](http://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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**Distribution: • Assessor • Petitioner • BOE File**

REV 64 0058 (6/9/14)

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