

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

Property Owner: DON WERTZ JR & MEGAN WERTZ

Parcel Number(s): 12904320300

Assessment Year: 2017

Petition Number: 17-0413

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	\$ <u>107,900</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>0</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>107,900</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>90,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>0</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>90,000</u>

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 Petitioners purchased the subject property for \$79,500 on October 9, 2015. The subject property is an undeveloped parcel of 5.50 acres. The Petitioner testified that: the property was listed for more than a year prior to their purchase; the subject property is further from amenities than the Assessor's comparable sales; power is available at the road to serve the subject and two neighboring properties; and a well and septic will need to be developed to serve the subject property. The Petitioners provided two sales of neighboring properties in support of their requested value: Parcel Number 12905410100 is 5.59 acres and sold for \$80,000 on June 15, 2016, and Parcel Number 12904320100 is 6.22 acres and sold for \$99,500 on June 9, 2017. The Assessor did not participate in the hearing. The Assessor provided a market-adjusted cost approach and four comparable sales in support of the current assessed value. The Board notes that Assessor's Comparable Sale 2 is the same as the Petitioners' first comparable. The Board finds that the subject property and Parcel Number 129054010100 have similar characteristics, including access to power at the road. 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 8th day of January, 2018


James Harvison, 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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