

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

Property Owner: MI CHOI

Parcel Number(s): 76400800200

Assessment Year: 2017

Petition Number: 17-0421

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

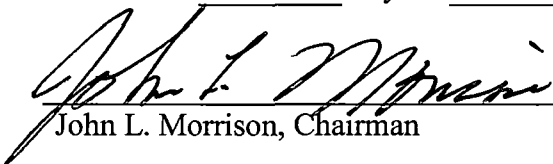
<input checked="" type="checkbox"/> Land	\$ 49,000
<input checked="" type="checkbox"/> Improvements	\$ 56,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 105,500

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 49,000
<input checked="" type="checkbox"/> Improvements	\$ 26,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 75,000

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 current owner purchased the subject property from the original Petitioner for \$60,000 on October 13, 2017. The original Petitioner submitted excerpts from a comparative market analysis dated March 21, 2017, with an as is value of \$75,000. The Assessor's Representative provided a written response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds the comparative market analysis to be persuasive evidence. The Board concludes that there is clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 25th day of October, 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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