

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

Property Owner: DANIEL & SHERI KEAHEY

Parcel Number(s): 51040103000

Assessment Year: 2017

Petition Number: 17-0651

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	\$ 85,200
<input checked="" type="checkbox"/> Improvements	\$ 274,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 359,200

BOE True and Fair Value Determination

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<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 359,200

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Parties did not participate in the hearing. The Petitioners purchased the subject property for \$275,000 on July 7, 2017. However, the Board finds that the property was not listed for sale and involved a transaction between family members. Therefore, the Petitioners' purchase of the subject property is not considered an arms-length transaction representing the true and fair market value. The Assessor provided a market-adjusted cost approach and comparable sales in support of the current assessed value. The Board finds that the Assessor's comparable sales well support the current assessed value. The Board concludes that the Petitioners did not provide clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 15th day of March, 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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