

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

Property Owner: Thurston Real Estate Investors LLC (Prior Owner) and  
Jack and Melinda Osborne (New Owners)

Parcel Number(s): 40101800106

Assessment Year: 2017 Petition Number: 17-0676

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**

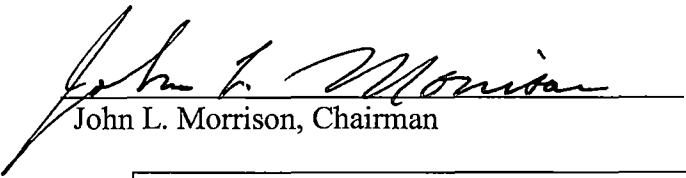
<input checked="" type="checkbox"/> Land	\$ 165,700
<input checked="" type="checkbox"/> Improvements	\$ 309,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 475,000</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 112,300
<input checked="" type="checkbox"/> Improvements	\$ 304,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 416,800</b>

This decision is based on our finding that: The Board adopts the Assessor's recommended reduction in the valuation based on the evidence presented. None of the parties participated in the hearing. The original Petitioner sold the subject property to the current owners for \$392,000 on March 12, 2018. The previous owner acquired the subject property from Deutsche Bank for \$292,950 on February 17, 2017. The Assessor's Representative provided a written response, including a market-adjusted cost approach and a sales comparison approach in support of the recommended value. The Assessor recommended a reduction to the land of \$112,300 and to the improvements of \$304,500, for a total recommended value of \$416,800. The Board finds that removing the view adjustment is appraisal judgment rather than a manifest error correction pursuant to RCW 84.48.065(1)(a). Therefore, the standard of review is reduced from clear, cogent and convincing to the preponderance of the evidence. The Board concludes that the Petitioners did not provide the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 30<sup>th</sup> day of August, 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

**Distribution: • Assessor • Petitioner • BOE File**

REV 64 0058 (6/9/14)

**SHIPPED SEP 26 2018**