

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

Property Owner: SCHIRM LOOP HOMESTEAD LLC

Parcel Number(s): 12909110400

Assessment Year: 2017

Petition Number: 17-0835

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

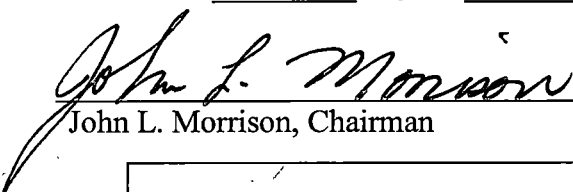
<input checked="" type="checkbox"/> Land	\$ <u>229,400</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>39,600</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>269,000</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>186,500</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>25,500</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>212,000</u>

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the evidence presented. Neither of the parties participated in the hearing. The Petitioner purchased the subject property for \$250,000 on June 7, 2017, after having lived there for twenty years. This petition is a result of a Request for Reconvening pursuant to Washington Administrative Code 458-14-127. The Petitioner provided photographs of needed repairs. 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 additional consideration is warranted for the condition of the home, and that the vacant land sales on the Assessor's neighborhood sales listing support a reduced value for the subject property. The Board finds that the Petitioner may have been under duress to purchase to avoid moving after living in the subject home for twenty years. The Board concludes that the Petitioner 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 13th 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 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

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