

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

Property Owner: CLIFFORD & LYNNE SAMUELS III

Parcel Number(s): 72710001900

Assessment Year: 2018

Petition Number: 18-0147

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

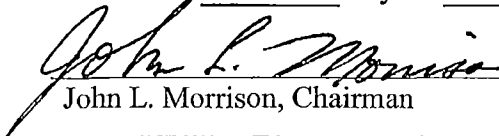
<input checked="" type="checkbox"/> Land	\$ 49,200
<input checked="" type="checkbox"/> Improvements	\$ 185,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 234,500

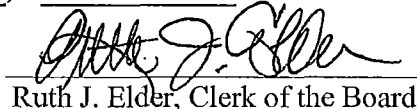
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 49,200
<input checked="" type="checkbox"/> Improvements	\$ 170,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 220,000

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 Petitioner shared concerns about the increase in the assessed value, stating that: the majority of the Assessor's comparable sales are single-family residences, whereas the subject property is a townhouse; several units have been converted to rentals which decreases the market value of his property; and directly across the street, there are lower end rental and starter housing that is similar to military housing. The Assessor was represented by Jeanne-Marie Wilson, Appraiser Analyst, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Assessor's Representative testified that: there have been fifty-one townhouse sales in the subject neighborhood in the last five years, with forty-three of those located in the same plat as the subject property; Assessor's comparable sales 1, 2, and 3 sold in 2017; and Assessor's comparable sale 4 sold in October 2016. Ms. Wilson explained that the comparable sale 1 is similar to the subject townhouse, but it was not listed in the Multiple Listing Service, therefore, it is a low value indicator in the range of sales. She testified that the current assessed value for the subject property is within the range of sales. Ms. Wilson testified that the Petitioner purchased the subject property for \$204,850 in June 2013 via a bargain and sale deed, and the trended sale price would be \$267,500. The Board finds the Assessor's comparable sale 1 to be the most compelling evidence. The Petitioner agrees that the Assessor's comparable sale 1 is the same unit as the subject property and located nearby. 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 6th day of December, 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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