

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

Property Owner: PAUL FAUL

Parcel Number(s): 12728130000

Assessment Year: 2018

Petition Number: 18-0230

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

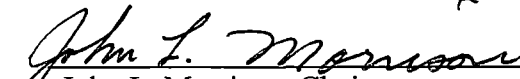
<input checked="" type="checkbox"/> Land	\$ 108,000
<input checked="" type="checkbox"/> Improvements	\$ 311,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 419,300

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 108,000
<input checked="" type="checkbox"/> Improvements	\$ 242,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 350,000

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 Board relies, in a measure, on its previous reviews of the subject property. The Petitioner shared that he has a difference of opinion regarding the value of his property since his purchase for \$230,000 on November 27, 2015. The Petitioner testified that: the property was bank-owned at the time of his purchase; the property was listed for sale on the Multiple Listing Service; and both parties were represented by realtors. The Petitioner further testified that: the property was not well-maintained; the roof, windows, and floors need to be replaced; the previous owners logged the property and left slash piles and stumps, which he has worked to clean up; the home is drafty, due to single-pane windows; the large room has a very small wall heater, making it unsuitable for a living area; and the siding, except for brick, is plywood. The Petitioner contends that the Assessor's comparable sales are newer homes in better condition. The Assessor was represented by Jeanne-Marie Wilson, Appraisal 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 the home was assessed as a rambler until the latest physical inspection, when it was discovered to be a 1.5 story home with an upper floor that has an additional 648 square feet. Ms. Wilson explained that: the Assessor added a wetland adjustment; the quality grade was upgraded in 2017; bank-owned properties have a stigma; and the Board of Tax Appeals has found that bank-owned sales are less reliable indicators of value. The Board finds the Petitioner's testimony to be compelling. The Board finds that the quality of the home is less than average/good. 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 17th day of January, 2019


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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