

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

Property Owner: MUHAMMAD AYUB

Parcel Number(s): 60330025100

Assessment Year: 2018

Petition Number: 18-0233

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

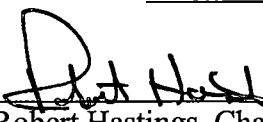
<input checked="" type="checkbox"/> Land	\$ 61,700
<input checked="" type="checkbox"/> Improvements	\$ 226,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 288,300

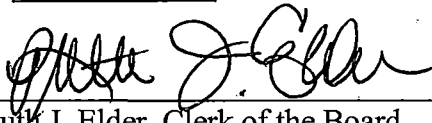
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 61,700
<input checked="" type="checkbox"/> Improvements	\$ 226,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 288,300

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. On Petition, the Petitioner shared concerns about comparable sales, crime, the smell from the mushroom farm, and industrial traffic. The Assessor's Representative provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that the Petitioner did not provide any comparable sales in support of his requested value. The Board finds the Assessor's comparable sales to be convincing. The Board concludes that the Petitioner 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 12th day of September, 2019


Robert Hastings, Chairman


Ruth J. Elder, Clerk of the Board

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal 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 appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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 (5/25/2017)

SHIPPED OCT 03 2019

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

Property Owner: MUHAMMAD AYUB

Parcel Number(s): 68650004800

Assessment Year: 2018

Petition Number: 18-0234

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

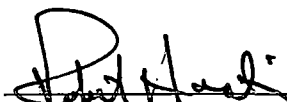
<input checked="" type="checkbox"/> Land	\$ 53,600
<input checked="" type="checkbox"/> Improvements	\$ 153,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 207,300

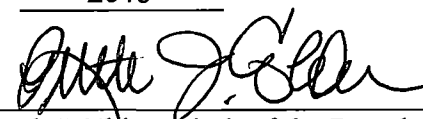
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 53,600
<input checked="" type="checkbox"/> Improvements	\$ 153,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 207,300

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. On Petition, the Petitioner shared concerns about the condition of the residence. The Assessor's Representative provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that the Petitioner did not provide cost to cure estimates or comparable sales in support of his requested value. The Board finds that the Assessor picked up the remodeling and new construction through July 31, 2018. The Board concludes that the Petitioner 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 12th day of September, 2019


Robert Hastings, Chairman


Ruth J. Elder, Clerk of the Board

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REV 64 0058 (5/25/2017)

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

Property Owner: MUHAMMAD AYUB

Parcel Number(s): 85930003200

Assessment Year: 2018

Petition Number: 18-0236

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

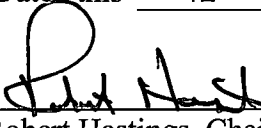
<input checked="" type="checkbox"/> Land	\$ 52,500
<input checked="" type="checkbox"/> Improvements	\$ 166,900
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 219,400

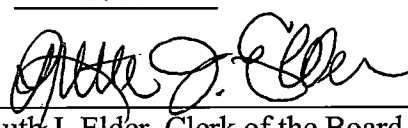
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 52,500
<input checked="" type="checkbox"/> Improvements	\$ 166,900
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 219,400

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. On Petition, the Petitioner referred to comparable sales and traffic noise. The Assessor's Representative provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that the Petitioner did not provide any comparable sales in support of his requested value. The Board finds that the Assessor's comparable sale 1 well supports the current assessed value. The Board concludes that the Petitioner 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 12th day of September, 2019


Robert Hastings, Chairman


Ruth J. Elder, Clerk of the Board

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