

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

Property Owner: RICHARD VERD

Parcel Number(s): 51402800400

Assessment Year: 2018

Petition Number: 18-0244

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	\$ 55,400
<input checked="" type="checkbox"/> Improvements	\$ 366,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 421,400</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 55,400
<input checked="" type="checkbox"/> Improvements	\$ 331,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 387,000</b>

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 testified about the fee appraisal of May 8, 2018 for \$350,000, stating that he was concerned about the difference between the fee appraisal and the assessed value. The Petitioner confirmed that this home was built by Adair Homes. 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 reviewed the comparable sales from the fee appraisal. Ms. Wilson testified that: the purpose of the fee appraisal was to remove private mortgage insurance rather than to determine market value; the permitted value in 2014 was \$370,000; the Petitioner's comparable sale 1 requires too many net adjustments and is not a good comparable sale for the subject property; and the Assessor's comparable sales bracket the current assessed value for the subject property. The Board finds that the comparable sale 3 from the Petitioner's fee appraisal is the same as the Assessor's comparable sale 2, and this is the best comparable sale for the subject property. The Board concludes 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 14<sup>th</sup> day of March, 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](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**