

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

Property Owner: TONY BALMELLI

Parcel Number(s): 09090022005

Assessment Year: 2018

Petition Number: 18-0330

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

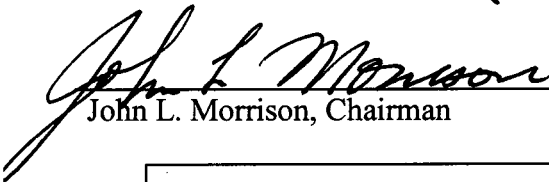
<input checked="" type="checkbox"/> Land	\$ <u>94,800</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>928,100</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>1,022,900</u>

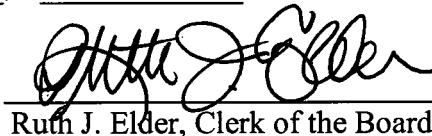
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>94,800</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>815,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>910,000</u>

This decision is based on our finding that: The Board adopts the Assessor's Recommended Reduction based on the evidence presented. The Parties did not participate in the hearing. On Petition, the Petitioner cited values from real estate agents, Zillow, and Redfin between \$765,000 and \$860,000. The Petitioner provided two comparable sales in support of his requested value. The Assessor's Representative provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the recommended value. The Assessor recommended a reduction in the value of the improvements to \$815,200, for a total recommended value of \$910,000. The Board finds that the reasons for the recommended reduction are not manifest error corrections pursuant to Revised Code of Washington 84.48.065(1)(a), so the standard of review is reduced from clear, cogent, and convincing evidence to the preponderance of the evidence. The Petitioner indicated that he agrees with the Assessor's recommended reduction. The Board finds that the Parties are in agreement. The Board concludes that the Petitioner did not provide the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 18th day of June, 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 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.

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REV 64 0058 (5/25/2017)

SHIPPED JUL 16 2019