

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

Property Owner: RON & BARBARA SHAFER

Parcel Number(s): 64300300204

Assessment Year: 2018

Petition Number: 18-0466

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

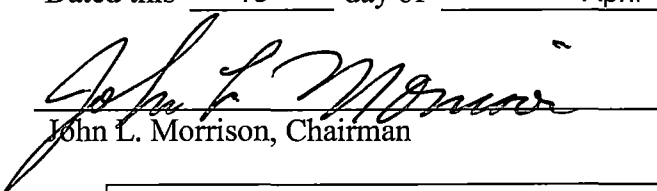
| | |
|--|-------------------------|
| <input checked="" type="checkbox"/> Land | \$ <u>61,800</u> |
| <input checked="" type="checkbox"/> Improvements | \$ <u>0</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ <u>61,800</u> |

BOE True and Fair Value Determination

| | |
|--|-------------------------|
| <input checked="" type="checkbox"/> Land | \$ <u>51,000</u> |
| <input checked="" type="checkbox"/> Improvements | \$ <u>0</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ <u>51,000</u> |

This decision is based on our finding that: The Board adopts the Petitioner's requested value based on the evidence presented. The Petitioners did not participate in the hearing. The Petitioners purchased the subject property for \$48,750 on April 12, 2018, and they requested a value of \$51,000. The Petitioners provided four comparable sales to support their requested value. 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: the Petitioners purchased the subject property from an estate; the Petitioners purchased the adjoining home to the north separately; the properties were listed as-is; estate sales generally involve the disposal of assets and are not valid sales; the subject property could support a home site; the Petitioners sales included bulk sales, bank-owned sales, and sales between neighbors; and the Assessor's comparable sale 3 is the same as the Petitioners' comparable sale D. The Board finds the Petitioners' purchase price to be the most compelling evidence. The Board concludes that the Petitioners 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 18th day of April, 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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