

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

Property Owner: AARON AND VANESSA STILT

Parcel Number(s): 43800001000

Assessment Year: 2018

Petition Number: 18-0402

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 | \$ 48,900 |
| <input checked="" type="checkbox"/> Improvements | \$ 136,400 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 185,300 |

BOE True and Fair Value Determination

| | |
|--|-------------------|
| <input checked="" type="checkbox"/> Land | \$ 48,900 |
| <input checked="" type="checkbox"/> Improvements | \$ 136,400 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 185,300 |

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 Petitioners shared concerns about: traffic issues; criminal activity; and the poor condition of neighboring properties. The Petitioners provided four comparable sales in support of their 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 current assessed value. In her Response, the Assessor's Representative noted that: the Petitioner's comparable sale A sold in June 2018; the Petitioner's comparable sale B is not similar to the subject property; the Petitioner's comparable sale C does not appear to have sold; and the Petitioner's comparable sale D is inferior to the subject property. The Board finds the Petitioners' evidence to be unpersuasive. The Board concludes that the Petitioners 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 30th day of May, 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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