

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

Property Owner: JACK AND SARAH VAN ZANDT

Parcel Number(s): 81900101200

Assessment Year: 2018

Petition Number: 18-0431

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	\$ 69,900
<input checked="" type="checkbox"/> Improvements	\$ 210,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 280,600</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 69,900
<input checked="" type="checkbox"/> Improvements	\$ 210,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 280,600</b>

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 the neighboring duplex and provided three 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. The Board finds that the Petitioners' comparable sales occurred several months after the January 1, 2018 assessment date. The Board finds that the Assessor's comparable sales were more convincing. 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 27<sup>th</sup> 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](http://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)

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