

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

Property Owner: TORREY JENSEN

Parcel Number(s): 11806210704

Assessment Year: 2018

Petition Number: 18-0642

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

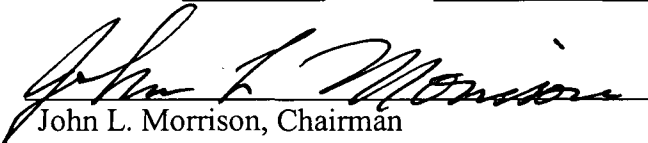
<input checked="" type="checkbox"/> Land	\$ 87,400
<input checked="" type="checkbox"/> Improvements	\$ 323,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 410,600

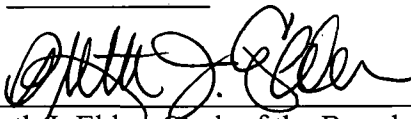
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 87,400
<input checked="" type="checkbox"/> Improvements	\$ 323,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 410,600

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. The Petitioner requests a reduction in the current assessed value due to wetland buffers. The Petitioner did not provide any market evidence in support of his requested value of \$350,000. 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 does not find the Petitioner's argument to be convincing, since the property is already developed. The Board finds that the Assessor's comparable sales well support the current assessed value. The Board concludes that the Petitioner 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 8th day of August, 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)

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