

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

Property Owner: SHANNON & JESSICA PHIPPS

Parcel Number(s): 13926310300

Assessment Year: 2018

Petition Number: 18-0625

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**

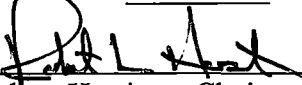
<input checked="" type="checkbox"/> Land	\$ 154,400
<input checked="" type="checkbox"/> Improvements	\$ 379,100
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 533,500</b>

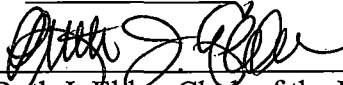
**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 154,400
<input checked="" type="checkbox"/> Improvements	\$ 345,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 500,200</b>

This decision is based on our finding that: The Board adopts the Assessor's recommended reduction based on the testimony and evidence presented. Petitioner Jessica Phipps participated in the hearing. The Petitioner testified that: the home is still under construction; the Assessor's assessed value is greater than the fee appraisal for the finished home; only a small portion of the siding has been completed; and the land value is over-stated based on comparable sales. The Petitioner requested a land value of \$140,000 and an adjustment to 55 percent complete for the improvements. 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 recommended value. The Assessor recommended a reduction in the value of the improvements to \$345,800, for a total recommended value of \$500,200. 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 to the preponderance of the evidence. Ms. Wilson testified that the Assessor has the home at 64 percent complete, so the estimated value for the finished home is \$700,000. Ms. Wilson noted that the fee appraisal has a value of \$680,000 by the sales comparison approach and \$699,434 by the cost approach. The Board finds that the home being built is 200 square feet larger than the plans that were used by the fee appraiser for the pre-construction appraisal. The Board finds that the Assessor has considered the comparable sales in recommending a reduced value. The Board concludes that the Petitioners did not provide the preponderance of the evidence to warrant a further reduction in the value.

Dated this 17<sup>th</sup> day of September, 2019

  
Robert Hastings, 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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