

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

Property Owner: TERRY WILSON AND SUSAN NADEL

Parcel Number(s): 32290001200

Assessment Year: 2018

Petition Number: 18-0628

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

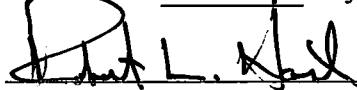
<input checked="" type="checkbox"/> Land	\$ 99,500
<input checked="" type="checkbox"/> Improvements	\$ 479,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 578,800

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 75,000
<input checked="" type="checkbox"/> Improvements	\$ 400,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 475,000

This decision is based on our finding that: The Board adopts the Petitioners' value requested on the Petition based on the testimony and evidence presented. Petitioners Terry Wilson and Susan Nadel participated in the hearing. The Petitioners testified that they purchased the subject property for \$475,000 on July 25, 2018. This Petition was the result of a Request for Reconvening approved by the Board pursuant to Washington Administrative Code 458-14-127, so it could not be stipulated between the Parties. The Petitioners testified that: the subject property was listed for seven days at the time of sale; they paid full price; and the appraisal of July 3, 2018 for \$520,000 should not be used. The Petitioners contend that the Assessor is violating the statute by not using their purchase price. The Petitioners revised their requested value at the hearing to \$462,379, which is the Assessor's cost approach value before neighborhood adjustments. The Assessor was represented by Appraiser Analyst Jeanne-Marie Wilson. Lead Appraiser Analyst Jennifer McNeil 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 \$440,600, for a total recommended value of \$540,100. The Board finds that the reason for the recommended reduction is a manifest error correction pursuant to Revised Code of Washington 84.48.065(1)(a), so the standard of review remains clear, cogent, and convincing evidence. The Board finds the Petitioners' purchase price to be the most compelling evidence of the true and fair market value of January 1, 2018. 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 19th 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 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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