

Board of Equalization

Property Owner: CHRISTOPHER KNOX

Parcel Number(s): 21705221101

Assessment Year: **2019**

Petition Number: 19-0001

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	\$ 127,600
<input checked="" type="checkbox"/> Improvements	\$ 536,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 663,900

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 127,600
<input checked="" type="checkbox"/> Improvements	\$ 483,100
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ 610,700

This decision is based on our finding that: The Board adopts the Assessor's recommended reduction based on the testimony and evidence presented.

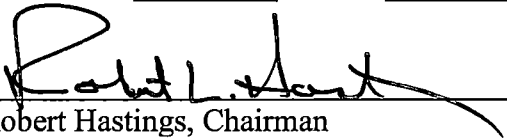
Petitioner Christopher Knox participated in the teleconference hearing. Mr. Knox provided a comparative market analysis from March 2020 and an amendment from July 2020 in support of his requested value. The Petitioner testified that: he is a mortgage lender and he is very familiar with market values; three of his comparable sales were the same as the Assessor's; the sale on Evergreen Valley Road is the most similar to the subject property; the homes on Wildhorse Lane are located in a superior school district and will command higher values; and the Assessor has overvalued the heat pump, which he can replace for \$2,500. The Petitioner objected to the large adjustments to the Assessor's comparable sales, the dates of the sales, and the quality rating.

The Assessor was represented by Appraiser Analyst Jeanne-Marie Wilson, who provided a written Response and a Response Amendment including a market-adjusted cost approach and a sales comparison approach in support of the recommended value. Ms. Wilson reviewed her comparable sales and the analysis from the Response Amendment. Ms. Wilson testified that: the Petitioner's top two comparable sales well support the recommended value; the net gross adjustments are higher due to the number of outbuildings on the subject property; the time adjustments are determined by an analysis of five years of comparable sales and represent statistically reliable information; and the market-determined cost for a heat pump is approximately \$5 per square foot.

/ /

The Board is not convinced by the Petitioner's arguments regarding the adjustments of comparable sales and the cost of the heat pump. The Board finds the Assessor's analysis and adjustments to the comparable sales to be compelling. The Board finds that not all of the reasons for the Assessor's recommended reduction are 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. The Board concludes that the Petitioner did not provide the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 13th day of August, 2020


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 <https://bta.wa.gov> 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)

SHIPPED SEP 18 2020