

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

Property Owner: GREG SILVEY AND ARLANDA CRAIL (Prior Owners) and
EVA AND ALBERT ROOKS III (Current Owners)

Parcel Number(s): 85004600600

Assessment Year: 2019 Petition Number: 19-0295

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	\$ 76,700
<input checked="" type="checkbox"/> Improvements	\$ 519,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 596,000

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 76,700
<input checked="" type="checkbox"/> Improvements	\$ 510,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 587,500

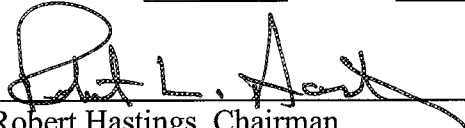
This decision is based on our finding that: The Board adopts the Assessor's recommended reduction based on the evidence presented. None of the Parties participated in the teleconference hearing.

The Petition was filed by the previous owners, Greg Silvey and Arlanda Crail, who provided four comparable sales in support of their requested value. The current owners, Eva and Albert Rooks III, purchased the property for \$587,500 on July 22, 2020.

Appraiser Analyst Jeanne-Marie Wilson provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the recommended reduction. The Assessor recommended a reduction in the improvement value to \$510,800, for a total recommended value of \$587,500.

The Board finds that the Assessor's recommended reduction is equivalent to the current owners' purchase price in July 2020. The Board concludes that the Assessor's recommended reduction is supported by the evidence.

Dated this 1st day of October, 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.

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