

Order of the Thurston County Board of Equalization

Property Owner: ROZANNE GARMAN

Parcel Number(s): 11806320102

Petition Number: 19-0321

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	\$ 112,900
<input checked="" type="checkbox"/> Improvements	\$ 699,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 812,300

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 112,900
<input checked="" type="checkbox"/> Improvements	\$ 683,100
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 796,000

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented.

Petitioner Rozanne Garman participated in the hearing. The Petitioner purchased the subject property for \$685,000 in August 2016. The Petitioner submitted a refinance appraisal of April 5, 2019 for \$660,000. The Petitioner testified that: she owns a local commercial construction company; the quality of the subject property is good, not very good; the renovations by the prior owners were poorly done; the roof has leaked, resulting in cracked drywall; the estimate to replace the roof is \$30,000; the lap siding was incorrectly installed, resulting in moisture penetrating the walls; and unsanded grout was used in the shower.

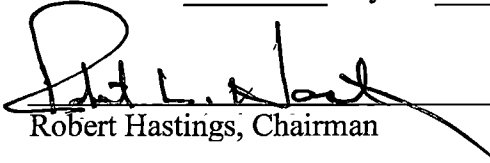
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Hoyer explained that the fee appraiser did not consider the purchase of the subject property in the three years of the date of appraisal, which is a violation of Fannie Mae rules. Ms. Hoyer reviewed her Response, including the description of the good quality features of the home. Ms. Hoyer reviewed the comparable sales from the Petitioner's fee appraisal, stating that: comparable sale 1 has a carriage house above the garage and is located on a less than one acre lot in a subdivision; comparable sale 2 is a much smaller home with a cottage and a large pole building; comparable sale 3 is the same as the Assessor's comparable sale 3; comparable sale 4 has an additional dwelling unit of 1,170 square feet and a detached garage of 1,560 square feet; comparable sale 5 is a much smaller tract home on a lot of less than one acre in a subdivision; and comparable sales 6 and 7 are actually listings, not sales. Ms. Hoyer further testified that: the fee appraiser did not address the condition; the subject property has room to add accessory buildings; and the Petitioner did not submit cost to cure bids.

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The Board does not find the Petitioner's fee appraisal to be convincing, since the Petitioner's purchase was not considered and most of the comparable sales selected by the appraiser were significantly dissimilar to the subject property. The Board finds that cost to cure bids were not submitted for the roof or siding repairs. The Board finds that Assessor's comparable sale 1, which is the trending of the Petitioner's sale price to the January 1, 2019, assessment date, is the most compelling evidence presented. The Board concludes that there is clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 21st day of January, 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 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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