

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

Property Owner: JONG LEE

Parcel Number(s): 82040000800

Assessment Year: 2019

Petition Number: 19-0335

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	\$ 57,100
<input checked="" type="checkbox"/> Improvements	\$ 197,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 254,300

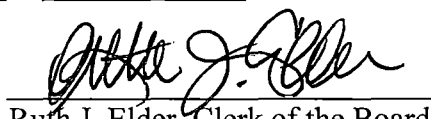
BOE True and Fair Value Determination

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<input checked="" type="checkbox"/> Improvements	\$ 197,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
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This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented. The Petitioner did not participate in the hearing. On Petition, the Petitioner shared concerns about the percentage in the assessment increase, and referred to an appraisal of April 27, 2017 for \$245,000, but the appraisal was not submitted to the Board for review. The Petitioner provided four comparable sales in support of his requested value. The Assessor was represented by Appraiser Analyst Jeanne-Marie Wilson, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Wilson reviewed the comparable sales provided by the Assessor and the Petitioner. Ms. Wilson testified that: the Petitioner purchased the subject property for \$245,000 in May 2017; the Petitioner's requested value is less than his purchase price; and the adjusted sales prices of the Petitioner's comparable sales also support the current assessed value. The Board finds the Assessor's comparable sales and analysis to be compelling. The Board finds that the Petitioner did not provide the appraisal for review and that his requested value was less than his purchase price. The Board concludes that the Petitioner did not provide clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 5th day of December, 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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REV 64 0058 (5/25/2017)

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