

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

Property Owner: VENKATA NALLAMALLI

Parcel Number(s): 60250006900

Assessment Year: 2019

Petition Number: 19-0371

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	\$ 53,700
<input checked="" type="checkbox"/> Improvements	\$ 394,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 447,700

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 53,700
<input checked="" type="checkbox"/> Improvements	\$ 394,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 447,700

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither of the Parties participated in the teleconference hearing.

On Petition, the Petitioner referred to the sales of similar homes and cited two sales from late June 2019.

Appraiser Analyst Jennifer McNeil provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value.

The Board finds that: the Petitioner's comparable sales occurred six months after the January 1, 2019 assessment date; the Petitioner's comparable sale a was a short sale; and the Petitioner's comparable sale b was an estate sale. The Board does not find the Petitioner's comparable sales to be convincing evidence of the true and fair market value of the subject property as of the January 1, 2019 assessment date. 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 24th day of September, 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 NOV 06 2020