

Order of the Thurston County Board of Equalization

Property Owner: ROBERT & MARTHA GREENE

Parcel Number(s): 38470003300Assessment Year: **2019**

Petition Number: 19-0394

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	\$ 127,500
<input checked="" type="checkbox"/> Improvements	\$ 322,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 449,500

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 127,500
<input checked="" type="checkbox"/> Improvements	\$ 298,900
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 426,400

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented. The Board relies, in a measure, on its previous reviews of the subject property.

Petitioner Robert Greene participated in the hearing. The Petitioner testified that he is an appraiser and that he appreciates the difficulties involved with mass appraisal. The Petitioner further testified that: the Petitioners purchased the subject property for \$375,000 in 2016; the subject residence is the Poplar model, as are comparable sales 1 through 3 on his sales grid; the Hazel is a superior model with a bedroom on the main floor, more bathrooms, and larger square footage; he adjusted his five comparable sales five percent per year for time; and he contacted the parties to determine the value of the personal property for resale. The Petitioner contended that: an apparent flaw in the mass appraisal has resulted in assessed values greater than recent sales; and there are significant differences between new homes with a one-year guarantee versus resale homes having wear and tear and without any warranty.

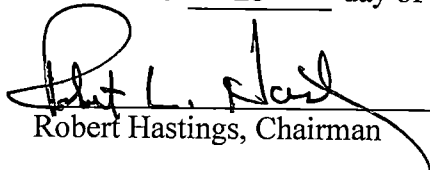
The Assessor was represented by Jeanne-Marie Wilson, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Wilson noted that the Assessor's Response addressed the comparable sales listed on the Petition, while additional sales were provided by the Petitioners in the Petition Amendment. Ms. Wilson testified that: the Assessor's comparable sales 3,4, and 5 are model matches to the subject property; page 14 of her Response includes an analysis of resales in the neighborhood; three of the Petitioner's comparable sales are the same as the Assessor's comparable sales; and the Assessor's cost approach includes four percent depreciation. Ms. Wilson contended that: the time adjustment for the Petitioner's comparable sale 2 was in error; the insufficient difference in the comparable sales do not warrant the Petitioner's excessive age adjustments; and the range of the appreciation demonstrated by the comparable sales supports the current assessed value.

[illegible]

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The Board finds that the Assessor's comparable sale 5 supports a reduced value for the subject property. The Board finds the Petitioners' arguments to be persuasive. The Board concludes that the Petitioners provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 29th 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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