

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

Property Owner: ANDREW D LENCH & FRANCES C LENCH

Parcel Number(s): 21832210401

Assessment Year: 2019

Petition Number: 19-0437

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	\$ <u>82,700</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>1,473,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>1,555,900</u>

BOE True and Fair Value Determination

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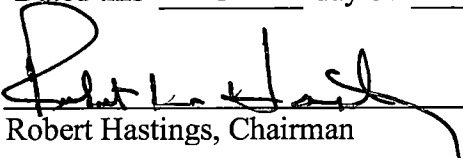
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither of the Parties participated in the hearing.

On Petition, the Petitioners shared concerns about the percentage of the assessed value increase and mentioned a bank appraisal.

Appraisal Supervisor Teresa Hoyer provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value.

The Board does not consider the percentage of the assessed value increase when reviewing the true and fair market value as of January 1, 2019. The Board finds that the Petitioners did not provide comparable sales, cost-to-cure estimates, or the bank appraisal in support of their requested value. The Board concludes that the Petitioners 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 8th day of December, 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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