

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

Property Owner: IGA REV TRUST

Parcel Number(s): 12818130500

Assessment Year: 2019

Petition Number: 19-0553

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	\$ 119,100
<input checked="" type="checkbox"/> Improvements	\$ 121,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 240,700

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 119,100
<input checked="" type="checkbox"/> Improvements	\$ 121,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 240,700

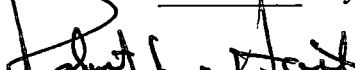
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented.

Petitioner Frank Imankhan participated in the teleconference hearing on behalf of IGA Revocable Trust. Mr. Imankhan testified that: the home was built in 1947 with a brick foundation; the retaining wall has shifted by five inches; the building leans toward the hillside slope; a contractor recently inspected the home and determined that it was not feasible to repair it; half of the three acre site is an unusable gully; the value should be less than \$200,000 as it is mostly just land value; comparable sales do not apply to this unique home; there is an easement for driveway access for a neighboring home; the home was purchased in 2007 as a tear down and was unoccupied for ten years; and his son currently resides there with a couple of friends.

The Assessor's Representative did not participate in the teleconference hearing. 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. Ms. Hoyer noted that the Petitioner purchased the subject property for \$250,000 on October 11, 2007.

The Board finds that the Petitioner did not provide comparable sales or cost-to-cure estimates to support his requested value. 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 10th day of November, 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

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

Property Owner: FPAC REV TRUST

Parcel Number(s): 84980002100

Assessment Year: 2019 Petition Number: 19-0554

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>74,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>173,900</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>247,900</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>74,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>173,900</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>247,900</u>

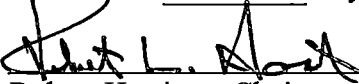
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented.

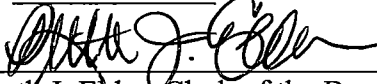
Petitioner Frank Imankhan participated in the teleconference hearing on behalf of FPAC Revocable Trust. Mr. Imankhan testified that: the home is built on a slope; the home has a brick foundation with settlement issues; the load-bearing wall under the home has cracks; he purchased the home for \$201,000 on November 22, 2016; a new roof will cost about \$15,000; and new wiring must be done at a cost of approximately \$10,000.

The Assessor's Representative did not participate in the teleconference hearing. 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. Ms. Hoyer stated that the Petitioner's purchase was not a typical market transaction.

The Board finds that the Petitioner did not provide cost-to-cure estimates or comparable sales in support of his requested value. The Board finds that the Petitioner's purchase was not a typical market transaction. The Board finds that the Assessor's comparable sales well-support the current assessed value. 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 10th day of November, 2020


Robert Hastings, Chairman


Ruth J. Elder, Clerk of the Board

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