

Order of the Thurston County Board of Equalization

Property Owner: NORTHWEST VETERANS MEMORIAL TRANSITIONAL HOUSING & SUSTAINABLE AGRICULTURE TRUST

Parcel 21711440401

Assessment Year: **2020**

Petition Number: **20-0145**

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	\$ 109,500
<input checked="" type="checkbox"/> Improvements	\$ 741,400
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ 850,900

BOE True and Fair Value Determination

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<input checked="" type="checkbox"/> Improvements	\$ 741,400
<input type="checkbox"/> Minerals	\$ _____
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TOTAL:	\$ 850,900

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

Dr. Muhammad Ayub participated in the teleconference hearing on behalf of the Petitioner Northwest Veterans Memorial Transitional Housing and Sustainable Agriculture Trust. Mr. Ayub testified that: the subject property is impacted by neighboring Nisqually Red Wind Casino; high traffic volumes on Yelm Highway; training activities at Joint Base Lewis-McChord military installation, resulting in noise pollution and rattling windows; and easements of the Bonneville Power Administration and Centralia Power restrict the development and use of the subject property. Dr. Ayub reviewed his comparable sales and revised his requested value to \$100 per square foot. Dr. Ayub shared concerns about the Assessor's comparable sales being in superior locations, quite a distance from the subject property.

The Assessor was represented by Appraiser Analyst Sam Howe, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Mr. Howe testified that: the Assessor has applied the typical adjustment for the easements; all of the Assessor's comparable sales have two stick-built residences, as does the subject property; the primary residence on the subject property is larger and the quality is good; the Petitioner's comparable sales were not adjusted; some of the second residences on the Petitioner's comparable sales were manufactured homes, rather than stick-built residences; and some of the Petitioner's comparable sales had land that is enrolled in the current use program. Mr. Howe explained the multiple regression analysis that results in the neighborhood adjustment.

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The value placed on the property by the Assessor is presumed to be correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Assessor has adjusted for the easements. The Board finds that the Petitioner's comparable sales are not similar to the subject property. The Board finds that the Petitioner's comparable sales are not convincing. 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 15th day of April, 2021


Diane Pust, 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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