

Order of the Thurston County Board of Equalization

Property Owner: JOHN AND GAYLE HOLM

Parcel Number(s): 21832320200

Petition Number: 20-0166

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☐ sustains ☒ overrules the determination of the assessor.

<input checked="" type="checkbox"/> Land	\$ 312,700
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 312,700

<input checked="" type="checkbox"/> Land	\$ 272,700
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 272,700

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

Petitioner Gayle Holm participated in the teleconference hearing. The Petitioner testified that the subject property has: an easement of 220 feet by 30 feet with four power poles; 180 feet of no bank lakefront; and a change in topography of 75 feet. Mrs. Holm further testified that: other properties are receiving reductions for easements and steep topography, but these adjustments are not applied to the subject property; and Puget Sound Energy has indicated they would consider relocating the easement at the owners' expense, which was last estimated at more than \$40,000. Mrs. Holm reviewed the information that she submitted on pending sales and comparable sales.


The Assessor was represented in the hearing by Appraiser Analyst Sam Howe. 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. Mr. Howe testified that: the subject property has driving access to the lakefront, which is very desirable; the building site is not impacted by the steep topography or the easement; there will not be added costs to develop the property; and the Assessor has adjusted for the average lakefront and the wetlands. Mr. Howe reviewed the Assessor's comparable sales, noting that comparable sale 3 is superior and that comparable sale 4 is larger than the subject property, but an inferior site. Mr. Howe contends that the Assessor's comparable sales support the current assessed value for the subject property.

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The Board finds the Petitioners' arguments regarding the impacts of the steep topography to be convincing. The Board finds that the steep topography will undoubtedly impact the development of the subject property. 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 6th day of April, 2021


John L. Morrison, Vice 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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