## Order of the Thurston County Board of Equalization

| Don't of Equalization   |           |                             |  |      |                  |
|---|-----------|-----------------------------|--|------|------------------|
| Property Owner:   | RICHAR    | D MONIZE                    |  |      |                  |
| Parcel Number(s):   | 367000    | 000202                      |  |      |                  |
| Assessment Year:  | 2020      |                             | Petition Number: 20-005  | 5    |                  |
| Having considered   | the evide | nce presented by the partie | es in this appeal, the Board h   | eret | oy:              |
| sustains overrules the determination of the assessor.   |           |                             |  |      |                  |
| Assessor's True and Fair Value Determination BOE True and Fair Value Determination  |           |                             |  |      |                  |
| □ Land  | \$        | 77,400                      | ∠ Land   | \$   | 77,400           |
| Improvement   | s \$      | 312,500                     |  | \$   | 312,500          |
| ☐ Minerals  | \$        |                             | ☐ Minerals   | \$   |                  |
| Personal Prop   | erty \$   |                             | Personal Property  | \$   |                  |
| TOTAL:  | \$        | 389,900                     | TOTAL:   | \$   | 389,900          |
| This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented. |           |                             |  |      |                  |
| estimates for needed  | d repairs | to the machine shed and th  | erence hearing. The Petitione<br>ne pole building. Mr. Monize<br>oncerns about the amount of | etes | tified about the |
|   |           |                             |  |      |                  |

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 depreciated both outbuildings to 21 percent good; the Assessor has considered the age, quality, and condition of the outbuildings; maintenance of buildings built in 1975 is to be expected; and the subject property has a large fair quality home. Mr. Howe reviewed the Assessor's comparable sales and contends that they well-support the current assessed value for the subject property.

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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 does not consider the amount of increase in the assessed value when reviewing the true and fair market value as of January 1, 2020. The Board finds that the Assessor has considered the age, quality, and condition of the home and the outbuildings. The Board find that the Petitioner did not provide comparable sales in support of 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 22<sup>nd</sup> 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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