Order of the Thurston County Board of Equalization

Property Owner:	GEOFFREY HARTFORD					
Parcel Number(s):	39310002804					
Assessment Year: _	2020	Petition Number: 20-005	6			
 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 BOE True and Fair Value Determination						
Land Improvements Minerals Personal Prope TOTAL:	\$\$	Land Land Improvements Minerals Personal Property TOTAL:	\$ <u>92,600</u> \$ <u>0</u> \$ <u></u> \$ <u></u> \$ <u>92,600</u>			

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

The Petitioner did not participate in the teleconference hearing. On Petition, the Petitioner referenced property listings in support of his requested value.

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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 subject property is a one-acre lot of the west side of the Steamboat Island Peninsula; the Assessor's comparable sales are slightly superior to the subject property in terms of development potential, but have less privacy than the subject property; and the subject property is valued at the low end of the range. Mr. Howe reviewed the Petitioner's property listings, noting that comparable sale a is a six-acre parcel in the Summit Lake area, and comparable sale b is located in the Cooper Point area with significant wetlands and development issues. Mr. Howe stated that both of the Petitioner's comparable sale properties are located in different market areas than 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 find the Petitioner's property listings to be 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 _	1 st	_ day of	June	,2021
Ani	Pm	et		Att S. Eller
Diane Pust, C	hairman	l		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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Distribution: • Assessor • Petitioner • BOE File

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