Order of the Thurston County Board of Equalization

Property Owner	SHERYL	. & BJORN AHLBLAI	ס					
Parcel Number(s).	806060	000200						
Assessment Year	2020		Petition Number 20-010	Petition Number: 20-0101				
⊠ sustains	overnoted overno	•	parties in this appeal, the Board I unation of the assessor BOE True and Fair Va Land Improvements Minerals Personal Property TOTAL.	lue !	Determination			

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 Sheryl Ahlblad participated in the teleconference hearing. The Petitioner testified that the subject property is a duplex, the assessed value increased \$100,000 in the last year or two; the taxes increased 28 percent, which is more than \$1,100, they are senior citizens on a fixed income, and they spent \$22,000 to make repairs after a vacancy in late 2020. The Petitioners provided four comparable sales in support of their requested value.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value Ms Hoyer testified that: the Assessor does not control the market, but must assess properties at market value, the Petitioners' comparable sales were not adjusted, but the adjusted sales prices support the current assessed value; and the property is clearly in average condition with the funds that have been spent in recent years

/

Thurston County Board of Equalization Petition Number 20-0101 Sheryl & Bjorn Ahlblad Page Two of Two

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 percentage of the assessed value increase or the amount of property tax in reviewing the true and fair market value as of January 1, 2020. The Board finds the Petitioners' comparable sale a is the same as the Assessor's comparable sale 1. The Board finds the adjusted sales prices of the comparable sales provided by both the Petitioners and the Assessor support the current assessed value for the subject property. The Board concludes that the Petitioners 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 _	27 th	_ day of	May		2021	_	
		>			AND C	- Coloba .	
XTC	- +2	mp			YMXX /)-4900	
Diane Pust, C	Chairman			Ru	th J. Elder, Che	erk 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

REV 64 0058 (5/25/2017)

SHIPPED MAY 2 8 2021