

## Board of Equalization

Petition Number: 20-0101

☒ sustains      ☐ overrules      the determination of the assessor

### **BOE True and Fair Value Determination**


<input checked="" type="checkbox"/> Land	\$ 97,700
<input checked="" type="checkbox"/> Improvements	\$ 306,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL.	\$ 404,100

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.

[illegible]

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 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<sup>th</sup> day of May, 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.

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 28 2021**