

**Order of the Thurston County  
Board of Equalization**

Property Owner: DAVID & TERESA RANEY

Parcel Number(s): 12730320200

Assessment Year: 2020

Petition Number: 20-0116

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**

<input checked="" type="checkbox"/> Land	\$ 183,500
<input checked="" type="checkbox"/> Improvements	\$ 1,069,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 1,253,100</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 183,500
<input checked="" type="checkbox"/> Improvements	\$ 816,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 1,000,000</b>


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 David Raney participated in the teleconference hearing. The Petitioner testified that: he submitted two fee appraisals which valued his property for \$1,000,000; the shop building is no longer used for commercial purposes; and the zoning restricts the use of the shop building.


The Assessor was represented, at 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: when inadequate market data exists, the cost approach should be used; the Petitioner's fee appraisal includes a property listing which is not a sale, as well as a property listing that has a large arena, rather than a shop building; and the fee appraiser is using an extracted value, which is not typical for a residential outbuilding.

The Board adopts the Petitioners' requested value based on the testimony and evidence presented. The Board finds the Petitioners' fee appraisal of November 3, 2019 for \$1,000,000 to be convincing. 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 15<sup>th</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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