

Order of the Thurston County Board of Equalization

Property Owner: STEVE & CASSANDRA MONTGOMERY

Parcel Number(s): 11827123900

Assessment Year: **2020** Petition Number: 20-0319

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 | \$ 326,900 |
| <input checked="" type="checkbox"/> Improvements | \$ 597,300 |
| <input type="checkbox"/> Minerals | \$ |
| <input type="checkbox"/> Personal Property | \$ |
| TOTAL: | \$ 924,200 |

BOE True and Fair Value Determination

| | |
|--|-------------------|
| <input checked="" type="checkbox"/> Land | \$ 326,900 |
| <input checked="" type="checkbox"/> Improvements | \$ 597,300 |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ 924,200 |

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 Steve Montgomery participated in the teleconference hearing. The Petitioner testified that his insurance company advised him that the assessed value of the subject property was too high; the insurance company did not provide specific information, only a total value; and the Assessor's Office is not considering the superior landscaping on the other properties. The Petitioner shared concerns about the computations on the cost valuation reports for neighboring properties.

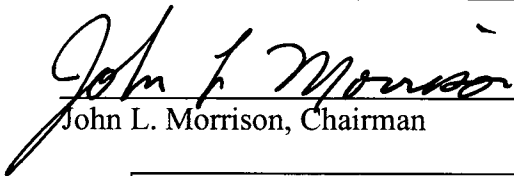
The Assessor was represented by Appraiser Analyst Sam Howe who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Mr. Howe testified that: an insurance company estimate is not a valid appraisal; insurance company estimates do not typically consider the value of the land; the market evidence does not show that the subject property is over-valued; comparable sale 1 is a strong comparable sale and did not have the detached garage at the time of sale; the subject home is three years old, while comparable sale 1 is two years old; and comparable sales 2 and 3 have large detached structures. Mr. Howe further testified that it is difficult to speak to the differences in the cost valuation reports without more information, but he noted the difference in the quality grades; and that the easement is a driveway that serves other properties.

[illegible]

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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 percentage of assessed value increase or the assessed value of other properties in determining the true and fair market value of the subject property as of January 1, 2020. The Board finds that the Petitioners did not provide comparable sales or cost-to-cure estimates in support of their requested value. 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 1st day of February, 2022


John L. Morrison, 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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