Order of the Thurston County Board of Equalization

Property Owner: \(\)\	VILLIAM	& ELIZABET	H BERGH			
Parcel Number(s):	126361	40400				
Assessment Year: _	2020			Petition Number: 20-0400		
Having considered the evidence presented by the parties in this appeal, the Board hereby: sustains overrules the determination of the assessor.						
Assessor's True an	d Fair V	alue Determi	<u>ination</u>	BOE True and Fair V	alue	Determination
\boxtimes Land	\$	83,900		∠ Land	\$	83,900
	\$	227,200			\$	206,300
☐ Minerals	\$			☐ Minerals	\$	
Personal Prop	erty \$			Personal Propert	y \$	
TOTAL:	\$	311,100		TOTAL:	\$	290,200

<u>This decision is based on our finding that</u>: The Board adopts the Assessor's recommended reduction based on the testimony and evidence presented.

Petitioner William Bergh participated in the teleconference hearing. The Petitioner testified that: the Assessor does not consider whether property is located in the FEMA flood zone or whether it has a history of flooding; mortgage companies will require flood insurance; the history of flooding must be disclosed to perspective buyers; and flooding impacts the value of the home. Mr. Bergh further testified that: the wetland adjustment was increased to account for the flooding; it is unclear as to why the neighborhood adjustment is so much for a flooded area; and the flood rating has recently changed so flood insurance is now required in the area.

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 recommended value. Mr. Howe testified that the Assessor: has adjusted the wetlands to account for flooding; has removed the value for the general purpose building in recognition of the water issues; and does not make adjustments for improved properties in flood zones. Mr. Howe further testified that regression analysis is used to adjust the value of properties with wetlands, and the condition was updated as the result of a recent physical inspection. Mr. Howe reviewed his comparable sales, noting that comparable sales 1 and 2 are on the same street as the subject property and also in the flood zone. Mr. Howe contended that the comparable sales well-support the Assessor's recommended reduction. The Assessor recommends a reduction in the value of the improvements to \$206,300, for a total recommended value of \$290,200.

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The Board finds that the recommended reduction for the subject property is less than the market sales in the area. The Board has no authority over the Assessor's valuation methodology or the development of the berm on the neighboring property. The Board finds that the reasons for the Assessor's recommended reduction are not manifest error corrections pursuant to Revised Code of Washington 84.48.065(1)(a), so the standard of review is reduced from clear, cogent, and convincing to the preponderance of the evidence. The Board concludes that the Petitioner did not provide the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 2nd day of November , 2021

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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