

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

Property Owner: STEWART WALLACE

Parcel Number(s): 77100015500

Assessment Year: 2017

Petition Number: 17-0131

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	\$ 179,000
<input checked="" type="checkbox"/> Improvements	\$ 531,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 710,000</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 149,000
<input checked="" type="checkbox"/> Improvements	\$ 531,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 680,000</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. The Petitioner purchased the subject property for \$690,000 on December 7, 2012. The Petitioner clarified that he does not have a well and that he obtains water from the lake. The Petitioner testified that: the increase in the assessed value was excessive; fifty percent of the 28 homes used by the Assessor are not at all comparable to the subject property; 13 of 28 homes are much smaller cabins and homes; many of the comparable sales have finished daylight basements which are not included in the calculation of the sales price per square foot; nine sales are within 500 square feet of the subject residence and have finished daylight basements; and the Assessor's neighborhood adjustments should be discounted. The Assessor's Representative did not participate in the hearing, but provided a written Response. The Assessor provided a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board finds that additional consideration is warranted for using the lake as a water source and the ongoing risk of toxic algae blooms. The Board finds that the Petitioner 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 26<sup>th</sup> day of April, 2018

  
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 notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at [bta.state.wa.us/appeal/forms.htm](http://bta.state.wa.us/appeal/forms.htm) within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

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**Distribution:   • Assessor   • Petitioner   • BOE File**

REV 64 0058 (6/9/14)

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