

Order of the Grant County
Board of Equalization

Property Owner: Jeffrey & Rozario Holm
 Parcel Number(s): 111060000
 Assessment Year: 2015 Petition Number: 2015-135

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

<input type="checkbox"/> Land	\$	<u>30,000</u>
<input type="checkbox"/> Improvements	\$	<u>91,430</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>121,430</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>30,000</u>
<input type="checkbox"/> Improvements	\$	<u>91,430</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>121,430</u>

This decision is based on our finding from:

Washington State law which directs that the true and fair market value of property shall be based upon sales of the subject property, or sales of comparable properties, made within the past five years, cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income. "True and fair" value is market value; that is, the price to be paid by a willing buyer to a willing seller.

Washington State law further stipulates that the assessment determined by the County Assessor is presumed to be correct and can only be overcome by presentation of clear, cogent and convincing evidence that the value is incorrect.

The issue before the Board is the January 1, 2015, true and fair market value. A hearing was held on December 3, 2015 before the Board of Equalization. The appellant, Rozario Holm, was in attendance at the hearing and the Assessor's office was represented by Sally Catlin, Appraiser Analyst.

The Assessor valued the property at \$121,430 for the 2015 assessment year. The owners appealed, asserting a value of \$99,607.

The subject property is located at 1015 E Hill Ave, in Moses Lake, Washington, Subject is a 1560 sf split level home built in 1956. The upper floor is 528 sf, main floor is 504 sf and the lower level is 528 sf. The home has 3 bedrooms and 1.5 bathrooms. The home is considered to be of fair/average quality and average condition for its age.

The appellant stated in the petition that building value increased 35% and the market has not changed in the past year. Mrs. Holm also stated that some remodeling took place prior to purchasing the house in 2013.

The assessor representative submitted information to the board and the appellant. This information included map of subject neighborhood, exterior photo of home, and 11 sales of homes over 1200 sf in the subject neighborhood. Ms. Catlin stated there was an error in the Assessor's Answer on page 9, the recommended value should be the same as the current assessed value.

The Board finds the arguments presented by the appellant are not substantial enough to meet the clear, cogent, and convincing standard of proof necessary to offset the presumption of correctness established under RCW 84.40.0301. The Board finds the Assessor's Response to Real Property Petition dated October 20, 2015, which was mailed to the appellant and submitted as evidence in this hearing adequately reflect the subject's important value-related characteristics. Therefore, the Assessor's value is sustained at \$121,430. No clear, cogent or convincing evidence was heard or received to prove the assessor was in error.

Dated this 10th day of December, (year) 2015

Gary Mann
Chairperson's Signature

Jill Hammond
Clerk's Signature

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 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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REV 64 0058 (6/9/14)