

**Order of the _____ Grant _____ County
Board of Equalization**

Property Owner: Jason Wilson
 Parcel Number(s): 122103000
 Assessment Year: 2015 Petition Number: 2015-2

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>21,440</u>
<input type="checkbox"/> Improvements	\$	<u>253,585</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>275,025</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>21,440</u>
<input type="checkbox"/> Improvements	\$	<u>236,095</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>257,535</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 February 11, 2016, before the Board of Equalization. The appellant, Jason Wilson, was in attendance at the hearing and the Assessor's office was represented by Sally Catlin, Appraiser Analyst.

The Assessor valued the property at \$275,025 for the 2015 assessment year. The owners appealed, asserting a value of \$198,960.

The subject property is located at 3101 Rd. F NE in Moses Lake, Washington. Subject is a 1988 sq. ft. one story single family residence located on 1.07 acres in the Mae Valley area. The home was built in 2007. There are 3 bedrooms and two and half bathrooms.

The appellant provided 4 sales in the subject area. He feels that value should be lower because he is surrounded by manufactured homes.

The assessor representative submitted information to the board and the appellant. This information included map of subject neighborhood, exterior photo of home, Market Approach to Value spreadsheet using 4 sales and map with subject and four comparable sales shown and exterior photos of the four sales. These sales are stick built homes as comparables in the immediate neighborhood as the appellant. The indicated market value is \$260,000. Ms. Catlin stated she found a calculation error in reviewing this petition. She recommends a reduction in the home value to \$236,095.

The Board agrees with the recommendation made by the assessor's representative to lower the value to \$257,535. The appellant did not have any evidence to justify an additional reduction in value.

Dated this 2nd day of March, (year) 2016

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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