

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

Property Owner: Patrick & Jennifer Ealy

Parcel Number(s): 120154435

Assessment Year: 2015 Petition Number: 2015-46

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>97,500</u> |
| <input type="checkbox"/> Improvements | \$ | <u>394,330</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>491,830</u> |

BOE True and Fair Value Determination

| | | |
|--|----|-----------------------------|
| <input type="checkbox"/> Land | \$ | <u>97,500</u> |
| <input type="checkbox"/> Improvements | \$ | <u>394,330</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>491,830</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 January 7, 2016, before the Board of Equalization. The appellants, Patrick & Jennifer Ealy, were in attendance at the hearing and the Assessor's office was represented by Sally Catlin, Appraiser Analyst.

The Assessor valued the property at \$491,830 for the 2015 assessment year. The owners appealed, asserting a value of \$465,745.

The subject property is located at 8966 SE Dune Lake Road, Moses Lake, Washington. Subject is a 4714 sq. ft. 1 ½ story home built in 2006. Home has 3 bedrooms and 3 ½ bathrooms. There are 3 garage areas, 2 are attached to the home.

The appellant's submitted letter to the Assessor dated September 15, 2015 stating that the home was in bad condition upon purchase. Given the condition of the home an increase of \$26,085 is not appropriate and comparing quality to other houses in the neighborhood. They also submitted an appraisal dated April 1, 2015. This appraisal listed the value at \$491,000. Ms. Ealy also submitted a review of 13 comparable properties that have sold in the Dune Lake neighborhood and 4 sales in the Dune Lake neighborhood. They stated that there is no dining room, a smoke order in the garage and there is wear and tear and the fixtures are dated throughout the home.

The assessor representative submitted information to the board and the appellant. This information included map of the neighborhood, exterior photo of home, sketch of the home, and 11 sales in the neighborhood,

including the subject. Ms. Catlin stated the home is currently assessed at \$491,830. The submitted appraisal listed the cost approach as \$752,753 and the sales comparison approach was \$491,000. The owners bought the property for \$491,000 in April 2015. Of the sales provided by the appellant, 2 of them are older sales. Mr. Mann stated that the petition instructions instruct the appellant to not use increase of assessment, personal hardship, amount of tax, etc. for the reason of appealing. Mr. Pulis asked if there are many homes for sell at this time in the Dune Lake neighborhood. Mr. Ealy stated that there is new construction at this time.

Ms. Catlin explained that homes currently being constructed are not valued on the rolls at 100% complete yet, so their assessment will be lower until they are considered 100% complete.

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 November 13, 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 \$491,830. The assessment of other properties are not considered by the Board as a reason to lower the assessment value on the subject.

Dated this 11th day of February, (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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