

The Appellant was unclear as to the Assessor's method of valuing the property and contesting that the method of valuation was fraudulent and not based on comparable sales. The Assessor's representative provided comparable market sales for the land value, verbally, at the hearing. The Appraiser's method of using comparable sales is a valid method of valuation. The Appellant could access the packet used to value the property via the Assessor's office.

The closest comparable used was a \$77,000, one acre lot, within the same suburban area as the subject property. The subject property is .58 of an acre and there are limitations to the construction of the house and other improvements. The Board of Equalization considered all the above information and adjusted the property's land value down to \$50,000, based on the size of the lot.

The septic and water source on the property is currently in use, adequate and not contaminated, according to the evidence provided by both parties. Therefore, the improvement value of \$10,000 for the septic and \$10,000 for the well is sustained. The expenses provided by the Appellant for the cost of the building construction supports the Assessor's valuation taking into consideration the appreciation of the building. The Assessor's representative and the Appellant conducted a site visit on August 28th of this year and the completeness of the construction was agreed upon at 59% complete which was reflected in the 10/03/2014 Assessor's Change of Value Notice.

The Board of Equalization determined that the land value of this parcel should be reduced to \$50,000 and the improvement value shall be sustained at \$63,200 for a total market value of \$113,200. The Board voted 2-0 to overrule the Assessor's valuation.

Dated this 18 day of December, (year) 2014


Chairperson's Signature


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, 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

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