

**Order of the Mason County
Board of Equalization**

Property Owner: Anderson & Sons, Inc.
Parcel Number(s): 12217-50-00137
Assessment Year: 2016 Petition Number: 209.2017

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 checked="" type="checkbox"/> Land	\$	<u>209,200</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,898,910</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>2,108,110</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>209,200</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>569,675</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>778,875</u>

This decision is based on our finding that:

The valuation placed on the property by the Assessor's Office is presumed to be correct, and can only be overcome by the presentation of a preponderance of evidence that the value is erroneous [RCW84.40.030(1)].

The Board's goal is to acquire sufficient, accurate evidence to support a determination of true and fair value for the purpose of uniformity and equalization of taxation within the county as defined by statute (RCW 84.40.030) and the Washington Administrative Code (WAC 458-12-301).

The Appellant, Anderson & Sons, Inc. was represented by Richard Anderson. Tom Gibbons and IdaMae Ryen represented the Assessor at the hearing.

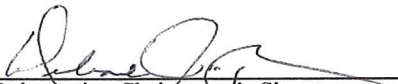
The Appellant provided financial statements to the Assessor's office, requesting that the documents remain confidential. The Board was not provided with this information.

The Assessor took into account the Appellant's financial statement and using the Marshall & Swift cost approach, determined the adjusted value to be \$778,875.

The Appellant agreed with the Assessor's adjusted value.

The Board accepted the adjusted value of \$778,875 for the subject parcel.

Dated this 29th day of June, 2017



Deborah Reis, Acting 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.

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Distribution: • Assessor • Petitioner • BOE File

**Order of the Mason County
Board of Equalization**

Property Owner: Anderson & Sons, Inc.
Parcel Number(s): 12217-53-00076
Assessment Year: 2016 Petition Number: 210.2017

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 checked="" type="checkbox"/> Land	\$	<u>225,600</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>799,815</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>1,025,415</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>225,600</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>276,510</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>502,110</u>

This decision is based on our finding that:

The valuation placed on the property by the Assessor's Office is presumed to be correct, and can only be overcome by the presentation of a preponderance of evidence that the value is erroneous [RCW84.40.030(1)].

The Board's goal is to acquire sufficient, accurate evidence to support a determination of true and fair value for the purpose of uniformity and equalization of taxation within the county as defined by statute (RCW 84.40.030) and the Washington Administrative Code (WAC 458-12-301).

The Appellant, Anderson & Sons, Inc. was represented by Richard Anderson. Tom Gibbons and IdaMae Ryen represented the Assessor at the hearing.

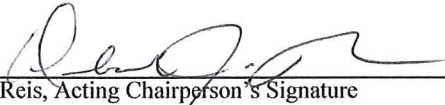
The Appellant provided financial statements to the Assessor's office, requesting that the documents remain confidential. The Board was not provided with this information.

The Assessor took into account the Appellant's financial statement and using the Marshall & Swift cost approach, determined the adjusted value to be \$502,110.

The Appellant agreed with the Assessor's adjusted value.

The Board accepted the adjusted value of \$502,110 for the subject parcel.

Dated this 29th day of June, 2017



Deborah Reis, Acting Chairperson's Signature



Clerk's Signature

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**Order of the Mason County
Board of Equalization**

Property Owner: Anderson & Sons, Inc.

Parcel Number(s): 12217-53-00077

Assessment Year: 2016 Petition Number: 211.2017

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 checked="" type="checkbox"/> Land	\$	<u>253,600</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,102,375</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>1,355,975</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>253,600</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>330,715</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>584,315</u>

This decision is based on our finding that:

The valuation placed on the property by the Assessor's Office is presumed to be correct, and can only be overcome by the presentation of a preponderance of evidence that the value is erroneous [RCW84.40.030(1)].

The Board's goal is to acquire sufficient, accurate evidence to support a determination of true and fair value for the purpose of uniformity and equalization of taxation within the county as defined by statute (RCW 84.40.030) and the Washington Administrative Code (WAC 458-12-301).

The Appellant, Anderson & Sons, Inc. was represented by Richard Anderson. Tom Gibbons and IdaMae Ryen represented the Assessor at the hearing.


The Appellant provided financial statements to the Assessor's office, requesting that the documents remain confidential. The Board was not provided with this information.

The Assessor took into account the Appellant's financial statement and using the Marshall & Swift cost approach, determined the adjusted value to be \$584,315.

The Appellant agreed with the Assessor's adjusted value.

The Board accepted the adjusted value of \$584,315 for the subject parcel.

Dated this 29th day of June, 2017



Deborah Reis, Acting Chairperson's Signature



Clerk's Signature

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**Order of the Mason County
Board of Equalization**

Property Owner: Anderson & Sons, Inc.

Parcel Number(s): 12220-55-00091

Assessment Year: 2016 Petition Number: 212.2017

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 checked="" type="checkbox"/> Land	\$	<u>368,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>1,898,910</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>2,266,910</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>368,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>569,675</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>937,675</u>

This decision is based on our finding that:

The valuation placed on the property by the Assessor's Office is presumed to be correct, and can only be overcome by the presentation of a preponderance of evidence that the value is erroneous [RCW84.40.030(1)].

The Board's goal is to acquire sufficient, accurate evidence to support a determination of true and fair value for the purpose of uniformity and equalization of taxation within the county as defined by statute (RCW 84.40.030) and the Washington Administrative Code (WAC 458-12-301).

The Appellant, Anderson & Sons, Inc. was represented by Richard Anderson. Tom Gibbons and IdaMae Ryen represented the Assessor at the hearing.

The Appellant provided financial statements to the Assessor's office, requesting that the documents remain confidential. The Board was not provided with this information.

The Assessor took into account the Appellant's financial statement and using the Marshall & Swift cost approach, determined the adjusted value to be \$937,675.

The Appellant agreed with the Assessor's adjusted value.

The Board accepted the adjusted value of \$937,675 for the subject parcel.

Dated this 29th June, 2017


Deborah Reis, Acting Chairperson's Signature


Clerk's Signature

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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.

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