

CERTIFICATE OF MAILING

I, Becky Rogers, certify that on January 12, 2018, I personally emailed and/or forwarded, by United States mail, a true and correct copy of the attached Order of the Mason County Board of Equalization to the following:

Dwight & Mary Whiting
17351 SE 187th St
Renton, WA 98058
Email: dwright@auxanoadvisors.com

Melody Peterson
Mason County Assessor
411 N. 5th Street
Shelton, WA 98584
Email: Map@co.mason.wa.us



Becky Rogers, Clerk
Mason County Board of Equalization

Order of the Mason County

Board of Equalization

Property Owner: Dwight & Mary Whiting

Parcel Number(s): 22202-51-00002

Assessment Year: 2017

Petition Number: 32.2018

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>443,790</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>295,610</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>739,400</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>252,000</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>378,000</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>630,000</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 clear, cogent, and convincing 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 owners, Dwight & Mary Whiting, were present at the hearing. IdaMae Jensen was present at the hearing representing the Assessor.

The Appellant submitted the sales history for the last four years of the subject parcel listing three completed sales ranging from \$630,000 to \$640,000.

The Appellants provided an estimate for the subject land value at \$252,000, improvements at \$378,000 for a total of \$630,000.

The Appellants testified that their recent purchase of \$630,000 was an arm's length agreement between a willing seller and a willing buyer in May 2017.

The Board accepted the Appellant's estimate in determining there was clear, cogent and convincing evidence to overrule the Assessor's market value.

The Assessor submitted four comparable sales with an indicated value of \$692,050 - \$943,365. The Assessor determined the indicated value of the subject property as \$739,400. However, the Board determined that the sale price of \$630,000 indicated the market value and was supported by two previous sales of this property, which were not included in the Assessor's comparable sales.

The Board overruled the Assessor's market value of \$739,400 and set the land value at \$252,000 and the improvement value at \$378,000 for a total of \$630,000.

Petition No. 32

Parcel No. 22202-51-00002

Dated this 9th day of January, 2018

Deborah Reis, 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 (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

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