


CERTIFICATE OF MAILING

I, Becky Rogers, certify that on March 15, 2019, I personally forwarded, by United States mail, a true and correct copy of the attached Order of the Mason County Board of Equalization to the following:

Paul Deschamps
PO Box 482
Allyn, Wa 98524
Email: n/a

Patti McLean
Mason County Assessor
411 N. 5th Street
Shelton, WA 98584
Email: PMcLean@co.mason.wa.us



Becky Rogers, Clerk
Mason County Board of Equalization

Order of the Mason County Board of Equalization

Property Owner: Paul Deschamps
 Parcel Number(s): 12107-42-90113
 Assessment Year: 2018 Petition Number: 41.2019

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>43,210</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>124,445</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>167,655</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$	<u>43,210</u>
<input checked="" type="checkbox"/> Improvements	\$	<u>124,445</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
TOTAL	\$	<u>167,655</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 Appellant, Paul Deschamps, was not present at the hearing on March 5. The Assessor was represented by IdaMae Jensen.

The Appellant submitted three comparable sales dating from 2013 to 2015. The Appellant also submitted two comparable sales from the RedFin website ranging in value from \$175,000 to \$180,000. Both sales took place in 2017. The Appellant also provided information concerning the noise factor on Grapeview Loop Road due to the large number of truck and motorcycle traffic.

He also noted that there was a hot rod car nuisance in the neighborhood at night. The Assessor indicated that the Sheriff had been notified. However, the Appellant noted the nuisance noise was still prevalent.

The Appellant presented five photographs of neighboring properties containing derelict cars and trucks. However, the Board understood that these properties are in the process of being cleared.

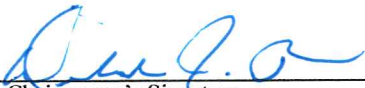
The Assessor noted that all properties located on Grapeview Loop Road experience road noise and the subject value is significantly lower than those sales which are also shown on the Assessor's comparable sales grid.

The Assessor also provided photographs showing that the nuisance vehicles on the adjacent property were not visible from the subject parcel.

The Assessor provided five comparable sales with an indicated value range of \$213,530 to \$193,864. The value of the subject property fell below this range.

The Board found no clear, cogent or convincing evidence that the Assessor's value was in error. Therefore, the Board sets the subject's value at \$43,210 for the land and \$124,445 for the improvements for a total of \$167,655.

Dated this 5th day of March, 2019



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.

Distribution: • Assessor • Petitioner • BOE File

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I, Becky Rogers, certify that on March 15, 2019, I personally emailed, a true and correct copy of the attached Order of the Mason County Board of Equalization to the following:

Charles & Ulrike Harper
4331 NE 58Th St
Seattle, Wa 98105
Email: crharper@comcast.net

Patti McLean
Mason County Assessor
411 N. 5th Street
Shelton, WA 98584
Email: PMcLean@co.mason.wa.us

A handwritten signature in cursive script that reads "Becky Rogers". The signature is written in black ink and is positioned above a horizontal line.

Becky Rogers, Clerk
Mason County Board of Equalization

Dated this 5th day of March, 2019



Deborah Reis, Chairperson's Signature



Clerk's Signature

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