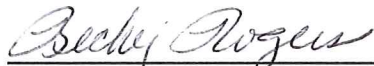


CERTIFICATE OF MAILING

I, Becky Rogers, certify that on September 13, 2019, I personally emailed 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:

L. Loree Stoehr
1161 West Old Olympic Hwy
Shelton, WA 98584
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: L. Loree Stoehr
Parcel Number(s): 31929-34-00020
Assessment Year: 2018 Petition Number: 274.2019
Date(s) of Hearing: 9/3/2019

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>119,725</u> |
| <input checked="" type="checkbox"/> Improvements | \$ | <u>373,925</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>493,650</u> |

BOE True and Fair Value Determination

| | | |
|--|----|-------------------|
| <input checked="" type="checkbox"/> Land | \$ | <u>99,725</u> |
| <input checked="" type="checkbox"/> Improvements | \$ | <u>373,925</u> |
| <input type="checkbox"/> Minerals | \$ | <u> </u> |
| <input type="checkbox"/> Personal Property | \$ | <u> </u> |
| Total Value | \$ | <u>473,650</u> |

This decision is based on our finding that:

The Appellant L. Loree Stoehr was present. The Assessor was represented by IdaMae Jensen.

The Appellant testified that the subject property was heavily forested and the trees blocking her view were not under her control. The Appellant testified that she no longer has a limited marine view.

The Assessor submitted five comparable sales with a range of \$452,790 to \$ 691,986. The value of the subject property fell within this range.

The Board took into consideration the value of the limited view. The Board determined that the limited view warranted a reduction of \$20,000 from the original assessed value of the land.

The Board overrules the Assessor's original valuation of \$493,650 and sets the value for the land at \$99,725 and the improvements at \$373,925, for a total assessed value of \$473,650 for the subject property.

Dated this 3rd day of September, 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 formal or informal 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 appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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