

Lewis County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2018-227

Taxpayer's Name: <u>Jeremy Engel</u>			
Mailing Address: <u>416 S Buckner St.</u>			
City: <u>Centralia</u>	State: <u>WA</u>	Zip Code: <u>98531</u>	

Taxpayer's Parcel No: <u>003074000000</u>	
Hearing Was Held On: <u>August 20, 2019</u>	
Board Members Present: <u>Tom Crowson, Dennis Blake</u>	

Decision of Board:	
Value Sustained: <u>\$117,300.00</u>	
Value Changed From: _____	To: _____
Other:	

Recorded on Tape No: <u>Digital Recording</u>	
Hearing Began at (time): <u>9:00 a.m.</u>	Ended at (time): _____



Chairperson (or Authorized Designee)

APPROVED OCT 31 2019

Date

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Order of the Lewis County

Board of Equalization

Property Owner: Jeremy Engel
Parcel Number(s): 003074000000
Assessment Year: 2018 Petition Number: 2018-227

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 type="checkbox"/> Land	\$	<u>20,900</u>
<input type="checkbox"/> Improvements	\$	<u>96,400</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>117,300</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>20,900</u>
<input type="checkbox"/> Improvements	\$	<u>96,400</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>117,300</u>

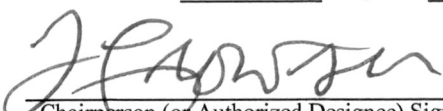
This decision is based on our finding that:

The Board sustained the Assessor's determination of value based upon the evidence presented. The appellant did not participate in the hearing and did not provide documentary evidence.

The Board concluded that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

Please note that the Board Orders from the Board of Equalization hearing are not verbatim. A tape of the meeting may be purchased at the Commissioners' Office.

Dated this 4th day of October, (year) 2019



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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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 or at their website at bta.state.wa.us/appeal/forms.htm 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

Lewis County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2018-143

Taxpayer's Name: <u>Matthew Haenke</u>		
Mailing Address: <u>229 Hidden Meadows Dr.</u>		
City: <u>Chehalis</u>	State: <u>WA</u>	Zip Code: <u>98532</u>

Taxpayer's Parcel No: <u>018556001006</u>	
Hearing Was Held On: <u>August 20, 2019</u>	
Board Members Present: <u>Tom Crowson, Dennis Blake</u>	

Decision of Board:
Value Sustained: _____
Value Changed From: <u>\$558,600.00</u> To: <u>\$450,000.00</u>
Other: _____

Recorded on Tape No: <u>Digital Recording</u>
Hearing Began at (time): <u>10:30 a.m.</u> Ended at (time): _____



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Order of the Lewis County

Board of Equalization

Property Owner: Matthew Haenke
Parcel Number(s): 018556001006
Assessment Year: 2018 Petition Number: 2018-143

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 type="checkbox"/> Land	\$	<u>65,700</u>
<input type="checkbox"/> Improvements	\$	<u>492,900</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>558,600</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>65,700</u>
<input type="checkbox"/> Improvements	\$	<u>384,300</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>450,000</u>

This decision is based on our finding that:

The Board overrules the Assessor's determination of value based upon the evidence presented. The petitioner was present at the hearing and did provide documentary evidence.

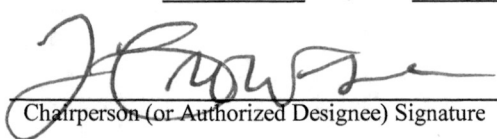
The Board reduced the improvement value due to the clear evidence provided by the appellant. The Assessor supplied no comparable sales of properties near the subject property. The petitioner provided two sales of properties that clearly supported their value.

- 222 Hidden Meadows Dr. has only 1.45 acres but that acreage is all useable. This property sold for \$411,000.
- 222 Crego Ridge Rd. has more sq. ft., more usable land, is newer, and is a better quality home. This property sold for \$489,000

The Board concluded that the petitioner did provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Dated this 4th day of October, (year) 2019


Chairperson (or Authorized Designee) Signature


Clerk's Signature

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 2018-266, 2018-267,
2018-268

Taxpayer's Name: BS Properties/Steve Blankenship

Mailing Address: 141 Alderwood Dr.

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 021862001093, 017492010007,005605069041

Hearing Was Held On: August 20, 2019

Board Members Present: Tom Crowson, Dennis Blake

Decision of Board:

Value Sustained: _____

Value Changed From: _____ To: _____

Other: see individual record

Recorded on Tape No: Digital Recording

Hearing Began at (time): 1:00 p.m.

Ended at (time): _____



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Order of the Lewis County

Board of Equalization

Property Owner: BS Properties

Parcel Number(s): 021862001093

Assessment Year: 2018 Petition Number: 2018-266

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 type="checkbox"/> Land	\$	<u> 95,000 </u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 95,000 </u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> 95,000 </u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 95,000 </u>

This decision is based on our finding that:

The Board sustained the Assessor's determination of value based upon the evidence presented. The petitioner was present at the hearing but did not provide clear comparable sales.

The Board concluded that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

Please note that the Board Orders from the Board of Equalization hearing are not verbatim. A tape of the meeting may be purchased at the Commissioners' Office.

Dated this 17th day of October , (year) 2019



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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NOTICE

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Distribution: • Assessor • Petitioner • BOE File

Order of the Lewis County

Board of Equalization

Property Owner: BS Properties

Parcel Number(s): 017492010007

Assessment Year: 2018 Petition Number: 2018-267

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 type="checkbox"/> Land	\$	<u>88,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>88,000</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>88,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>88,000</u>

This decision is based on our finding that:

The Board sustained the Assessor's determination of value based upon the evidence presented. The petitioner was present at the hearing but did not provide clear comparable sales.

The Board concluded that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

Please note that the Board Orders from the Board of Equalization hearing are not verbatim. A tape of the meeting may be purchased at the Commissioners' Office.

Dated this 17th day of October, (year) 2019



Chairperson (or Authorized Designee) Signature



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Distribution: • Assessor • Petitioner • BOE File

Order of the Lewis County

Board of Equalization

Property Owner: BS Properties

Parcel Number(s): 005605069041

Assessment Year: 2018 Petition Number: 2018-268

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 type="checkbox"/> Land	\$	<u>121,700</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>121,700</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>121,700</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>121,700</u>

This decision is based on our finding that:

The Board sustained the Assessor's determination of value based upon the evidence presented. The petitioner was present at the hearing but did not provide clear comparable sales.

The Board concluded that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

Please note that the Board Orders from the Board of Equalization hearing are not verbatim. A tape of the meeting may be purchased at the Commissioners' Office.

Dated this 17th day of October, (year) 2019



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Lewis County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2018-262

Taxpayer's Name: <u>David and Brianna Ehlinger</u>		
Mailing Address: <u>16810 NE 10th St.</u>		
City: <u>Vancouver</u>	State: <u>WA</u>	Zip Code: <u>98684</u>

Taxpayer's Parcel No: <u>750030404431</u>	
Hearing Was Held On: <u>August 20, 2019</u>	
Board Members Present: <u>Tom Crowson and Dennis Blake</u>	

Decision of Board:
Value Sustained: _____
Value Changed From: <u>\$12,000.00</u> To: <u>\$2,400.00</u>
Other: _____

Recorded on Tape No: <u>Digital Recording</u>
Hearing Began at (time): <u>1:30 p.m.</u> Ended at (time): _____



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Order of the Lewis County

Board of Equalization

Property Owner: David & Brianna Ehlinger

Parcel Number(s): 750030404431

Assessment Year: 2018 Petition Number: 2018-262

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

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> </u>
<input type="checkbox"/> Improvements	\$	<u> 12,000 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 12,000 </u>

<input type="checkbox"/> Land	\$	<u> </u>
<input type="checkbox"/> Improvements	\$	<u> 2,400 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 2,400 </u>

This decision is based on our finding that:

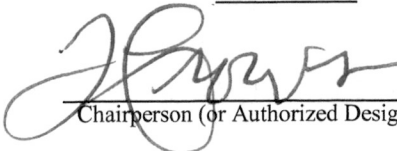
The Board overrules the Assessor's determination of value based upon the evidence presented. The petitioner was present at the hearing.

The Board reduced the improvement value to \$2,400 for the storage shed and \$0 for the travel trailer. The travel trailer is licensed by the Department of Licensing and the owner pays \$41.75 a year for the tabs.

The Board concluded that the petitioner did provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Dated this 4th day of October, (year) 2019



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 2018-047

Taxpayer's Name: Edward Fletcher

Mailing Address: 135 Camellia Ln

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 005605079002

Hearing Was Held On: August 20, 2019

Board Members Present: Tom Crowson and Dennis Blake

Decision of Board:

Value Sustained: \$788,700.00

Value Changed From: \$0.00 To: \$0.00

Other:

Recorded on Tape No: Digital Recording

Hearing Began at (time): 2:00 p.m.

Ended at (time): _____



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Order of the Lewis County

Board of Equalization

Property Owner: Edward Fletcher

Parcel Number(s): 005605079002

Assessment Year: 2018 Petition Number: 2018-047

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 type="checkbox"/> Land	\$	<u>129,200</u>
<input type="checkbox"/> Improvements	\$	<u>659,500</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>788,700</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>129,200</u>
<input type="checkbox"/> Improvements	\$	<u>659,500</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>788,700</u>

This decision is based on our finding that:

The Board sustained the Assessor's determination of value based upon the evidence presented. The appellant did not participate in the hearing and did not provide documentary evidence.

The Board concluded that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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