

Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-958

Taxpayer's Name: Melissa Anderson

Mailing Address: 2537 W. Marine Dr.

City: Bremerton

State: WA

Zip Code: 98312

Taxpayer's Parcel No: 035051003000

Hearing Was Held On: 4/25/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained:

Value Changed From: \$781,600

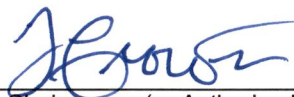
To: \$630,900

Other:

Recorded on Tape No: 04252024BOE FTR

Hearing Began at (time): 1:20 pm

Ended at (time):



Chairperson (or Authorized Designee)

5/31/2024

Date

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Order of the Lewis
County Board of Equalization

Property owner: **Melissa Anderson**

Parcel number(s): **035051003000**

Assessment year: **2022**

Petition number: **22-958**

Date(s) of hearing: **04/25/2024**

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

☒ Land \$ 93,400

☒ Improvements \$ 688,200

☐ Minerals \$

☐ Personal property \$

Total value \$ 781,600

BOE true and fair value determination

☒ Land \$ 93,400

☒ Improvements \$ 537,500

☐ Minerals \$

☐ Personal property \$

Total value \$ 630,900

This decision is based on our finding that:

The preponderance of evidence was presented during the hearing. The Assessor's Office recommended a lower value and there was an error in square footage.

Dated this **31st** day of **May**, (year) **2024**

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.wa.gov/index.php/forms-publications/ 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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Application for Extension of Property Tax Exemption as Property Used for
Nonprofit Low-Income Homeownership Development

Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-974

Taxpayer's Name: Kelly & Terezza Anderson

Mailing Address: 509 B St.

City: Vader

State: WA

Zip Code: 98593

Taxpayer's Parcel No: 007190003000

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$294200

Value Changed From: To:

Other:

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): 9:34 am Ended at (time):

Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Kelly & Terezza Anderson**

Parcel number(s): **007190003000**

Assessment year: **2022**

Petition number: **22-974**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **41,400.00**

☒ Improvements \$ **252,800.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **294200**

BOE true and fair value determination

☒ Land \$ **41,400.00**

☒ Improvements \$ **252,800.00**

☐ Minerals \$

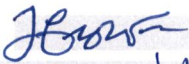
☐ Personal property \$

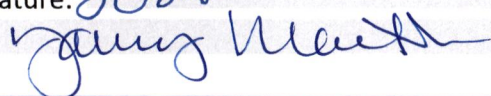
Total value \$ **294200**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There were comparable sales provided by the appellant from outside of the assessment year. The Board felt the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-959

Taxpayer's Name: Chad & Katherine Snyder

Mailing Address: 3633 Waverly Rd

City: West Point

State: MS

Zip Code:

Taxpayer's Parcel No: 024235003000

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$1,016,500

Value Changed From:

To:

Other:

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): 9:20 am

Ended at (time):

6/7/2024

Date

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Chairperson (or Authorized Designee)

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Order of the LEWIS
County Board of Equalization

Property owner: **Chad & Katherine Snyder**

Parcel number(s): **024235003000**

Assessment year: **2022**

Petition number: **22-959**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **276,200.00**

☒ Improvements \$ **740,300.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **1016500**

BOE true and fair value determination

☒ Land \$ **276,200.00**

☒ Improvements \$ **740,300.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **1016500**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

The information on the reconstruction was incomplete and not enough information was provided for a determination to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-766

Taxpayer's Name: Dick & Loree Jones

Mailing Address: PO Box 374

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 018662004000

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$64,500

Value Changed From: To:

Other:

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): 10:02 am Ended at (time):



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the **LEWIS**
County Board of Equalization

Property owner: **Dick & Loree Jones**

Parcel number(s): **018662004000**

Assessment year: **2022**

Petition number: **22-766**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **64,500.00**

☐ Improvements \$

☐ Minerals \$

☐ Personal property \$

Total value \$ **64500**

BOE true and fair value determination

☒ Land \$ **64,500.00**

☐ Improvements \$

☐ Minerals \$

☐ Personal property \$


Total value \$ **64500**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-163

Taxpayer's Name: Matthew Gill

Mailing Address: 4010 Jackson Hwy

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 017877004005

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$503,200

Value Changed From:

To:

Other:

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): 10:25 am

Ended at (time):

6/7/2024

Date

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Chairperson (or Authorized Designee)

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Order of the LEWIS
County Board of Equalization

Property owner: **Matthew Gill**

Parcel number(s): **017877004005**

Assessment year: **2022**

Petition number: **22-163**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **81,200.00**

☒ Improvements \$ **422,000.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **503200**

BOE true and fair value determination

☒ Land \$ **81,200.00**

☒ Improvements \$ **422,000.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **503200**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was an agreement for the appellants second parcel and this property was never read into record. New notice of hearing was sent for this parcel. There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-979

Taxpayer's Name: John & Ruth Nelson

Mailing Address: PO Box 1435

City: Centralia

State: WA

Zip Code: 98531

Taxpayer's Parcel No: 020829001000

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$351,200

Value Changed From: To:

Other:

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): 10:40 am Ended at (time):



Chairperson (or Authorized Designee)

6/7/2024

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Order of the LEWIS
County Board of Equalization

Property owner: **John & Ruth Nelson**

Parcel number(s): **020829001000**

Assessment year: **2022**

Petition number: **22-979**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **80,400.00**

☒ Improvements \$ **270,800.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **351200**

BOE true and fair value determination

☒ Land \$ **80,400.00**

☒ Improvements \$ **270,800.00**

☐ Minerals \$

☐ Personal property \$


Total value \$ **351200**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

The comparable sales provided were not more clear, cogent and compelling to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-675

Taxpayer's Name: Sharon Kinberg

Mailing Address: 149 Barton Rd

City: Rochester

State: WA

Zip Code: 98579

Taxpayer's Parcel No: 023016003005

Hearing Was Held On: 4/30/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$\$747,900

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 04302024BOE FTR

Hearing Began at (time): _____ Ended at (time): _____



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the
County Board of Equalization

Property owner: **Sharon Kinberg**

Parcel number(s): **023016003005**

Assessment year: **2022**

Petition number: **22-675**

Date(s) of hearing: **4/30/2024**

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

☒ Land \$ **165,700.00**

☒ Improvements \$ **582,200.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **747900**

BOE true and fair value determination

☒ Land \$ **165,700.00**

☒ Improvements \$ **582,200.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **747900**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

The Board discussed this at length. The appraisal submitted was incomplete and had discrepancies. There are two homes on this parcel. There were also questions about the mentioned agreement. The Board felt the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

J. Brown
Janet M. Smith

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-778

Taxpayer's Name: Dennis Nyberg

Mailing Address: PO Box 584

City: Toledo

State: WA

Zip Code: 98591

Taxpayer's Parcel No: 011773003001

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$420,700


Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:02 am

Ended at (time): 9:14 am



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Dennis Nyberg**

Parcel number(s): **011773003001**

Assessment year: **2022**

Petition number: **22-778**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **28,000.00**
☒ Improvements \$ **392,700.00**
☐ Minerals \$
☐ Personal property \$
Total value \$ **420700**

BOE true and fair value determination

☒ Land \$ **28,000.00**
☒ Improvements \$ **392,700.00**
☐ Minerals \$
☐ Personal property \$
Total value \$ **420700**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There were a few attempts at rescheduling the hearing to accomodate the appellants out of country travel plans, but the 5/2/24 was already in the works when a phone call was recieved to reschedule once again. Attendance is not mandatory for the local Board of Equalization Board. The board held the appellants hearing on 5/2/2024. the Board felt that even though there were comparable sales provided by the appellant, they were from outside of the assessment year. The Board based their decision because the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

[Handwritten signatures]

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-670

Taxpayer's Name: Melanie Beck / Melanie Linn Beck Descendants Trust

Mailing Address: 567 Davis Lake Rd

City: Morton

State: WA

Zip Code: 98356

Taxpayer's Parcel No: 029723001001

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$517100

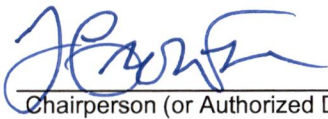
Value Changed From: _____ To: _____

Other: _____

06072024FTR

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:35 am Ended at (time): _____



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the **LEWIS**
County Board of Equalization

Property owner: **Melanie Beck / Melanie Linn Beck Descendants Trust**

Parcel number(s): **029723001001**

Assessment year: **2022**

Petition number: **22-670**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **123,600.00**

☒ Improvements \$ **393,500.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **517100**

BOE true and fair value determination

☒ Land \$ **123,600.00**

☒ Improvements \$ **393,500.00**

☐ Minerals \$

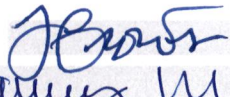
☐ Personal property \$

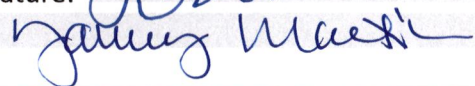
Total value \$ **517100**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

SHIPPED JUN 07 2024

NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-671

Taxpayer's Name: Melanie Beck / Emerie Fay Beck Descendants Trust

Mailing Address: 567 Davis Lake Rd

City: Morton

State: WA

Zip Code: 98356

Taxpayer's Parcel No: 029726002002

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$64,400

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:35 am

Ended at (time): 9:49 am



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Melanie Beck / Emerie Fay Beck Descendants Trust**

Parcel number(s): **029726002002**

Assessment year: **2022**

Petition number: **22-671**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **57,500.00**

☒ Improvements \$ **6,900.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **64400**

BOE true and fair value determination

☒ Land \$ **57,500.00**

☒ Improvements \$ **6,900.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **64400**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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NOTICE

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-672

Taxpayer's Name: Melanie Beck / Emerie Fay Beck Descendants Trust

Mailing Address: 567 Davis Lake Rd

City: Morton

State: WA

Zip Code: 98356

Taxpayer's Parcel No: 029726002002

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$65,100

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:35 am

Ended at (time): 9:49 am



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the
County Board of Equalization

Property owner: **Melanie Beck / Emerie Fay Beck Descendants Trust**

Parcel number(s): **029726002002**

Assessment year: **2022**

Petition number: **22-672**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **57,500.00**

☒ Improvements \$ **7,600.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **65100**

BOE true and fair value determination

☒ Land \$ **57,500.00**

☒ Improvements \$ **7,600.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **65100**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

The evidence proved was not more clear, cogent, or compelling. The Assessor has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-673

Taxpayer's Name: Melanie Beck / Emerie Fay Beck Descendants Trust

Mailing Address: 567 Davis Lake Rd

City: Morton

State: WA

Zip Code: 98356

Taxpayer's Parcel No: 029727000000

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$138,200

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:35 am

Ended at (time): 9:49 am



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Melanie Beck / Melanie Linn Beck Descendants Trust**

Parcel number(s): **029727000000**

Assessment year: **2022**

Petition number: **22-673**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **138,200.00**

☒ Improvements \$

☐ Minerals \$

☐ Personal property \$

Total value \$ **138200**

BOE true and fair value determination

☒ Land \$ **138,200.00**

☒ Improvements \$

☐ Minerals \$

☐ Personal property \$


Total value \$ **138200**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-674

Taxpayer's Name: Melanie Beck / Emerie Fay Beck Descendants Trust

Mailing Address: 567 Davis Lake Rd

City: Morton

State: WA

Zip Code: 98356

Taxpayer's Parcel No: 029727001000

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$42,300

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 9:35 am

Ended at (time): 9:49 am



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Melanie Beck / Melanie Linn Beck Descendants Trust**

Parcel number(s): **029727001000**

Assessment year: **2022**

Petition number: **22-674**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **42,300.00**

☒ Improvements \$

☐ Minerals \$

☐ Personal property \$

Total value \$ **42300**

BOE true and fair value determination

☒ Land \$ **42,300.00**

☒ Improvements \$

☐ Minerals \$

☐ Personal property \$

Total value \$ **42300**


This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There was no documentary evidence provided by the appellant. The Assessor's Office has the presumption of correctness per RCW 84.40.030.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-403

Taxpayer's Name: Global Valuation Services / Hardel Mutual Plywood Corp.

Mailing Address: 12601 NW 33rd Ave

City: Vancouver State: WA Zip Code: 98685

Taxpayer's Parcel No: 017755001000

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$75,004,900

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 11:05 am Zoom Ended at (time): _____



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Global Valuation Services / Hardel Mutual Plywood Corp.**

Parcel number(s): **017755001000**

Assessment year: **2022**

Petition number: **22-403**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$4,191,700.00
☒ Improvements \$70,813,200.00
☐ Minerals \$
☐ Personal property \$
Total value \$75004900

BOE true and fair value determination

☒ Land \$4,191,700.00
☒ Improvements \$70,813,200.00
☐ Minerals \$
☐ Personal property \$
Total value \$75004900

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

Assessor's Office representatives: Ross Nielson, Barbara Russell, Pat Woody, Chris Lanegan, and Ty Keach.

The Board felt the approaches used by both sides were inconsistent offering vastly different amounts. The Board felt the values were too large to make a determination appropriately. The Board suggested based on the values assigned to the parcel, the appellant seek to direct appeal for future reference. The Board decided based on the information provided, there was not enough information to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-724

Taxpayer's Name: Ronald Sharpe

Mailing Address: Box 681

City: Chehalis State: WA Zip Code: 98532

Taxpayer's Parcel No: 018528002001

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$440,300

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 1:26 pm Ended at (time): 2:14 pm


Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Ronald Sharpe**

Parcel number(s): **018528002001**

Assessment year: **2022**

Petition number: **22-724**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **70,900.00**

☒ Improvements \$ **369,400.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **440300**

BOE true and fair value determination

☒ Land \$ **70,900.00**

☒ Improvements \$ **369,400.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **440300**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There were comparable sales provided by the appellant from outside of the assessment year. The appellants comparables were sold in 2019. The Board felt the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

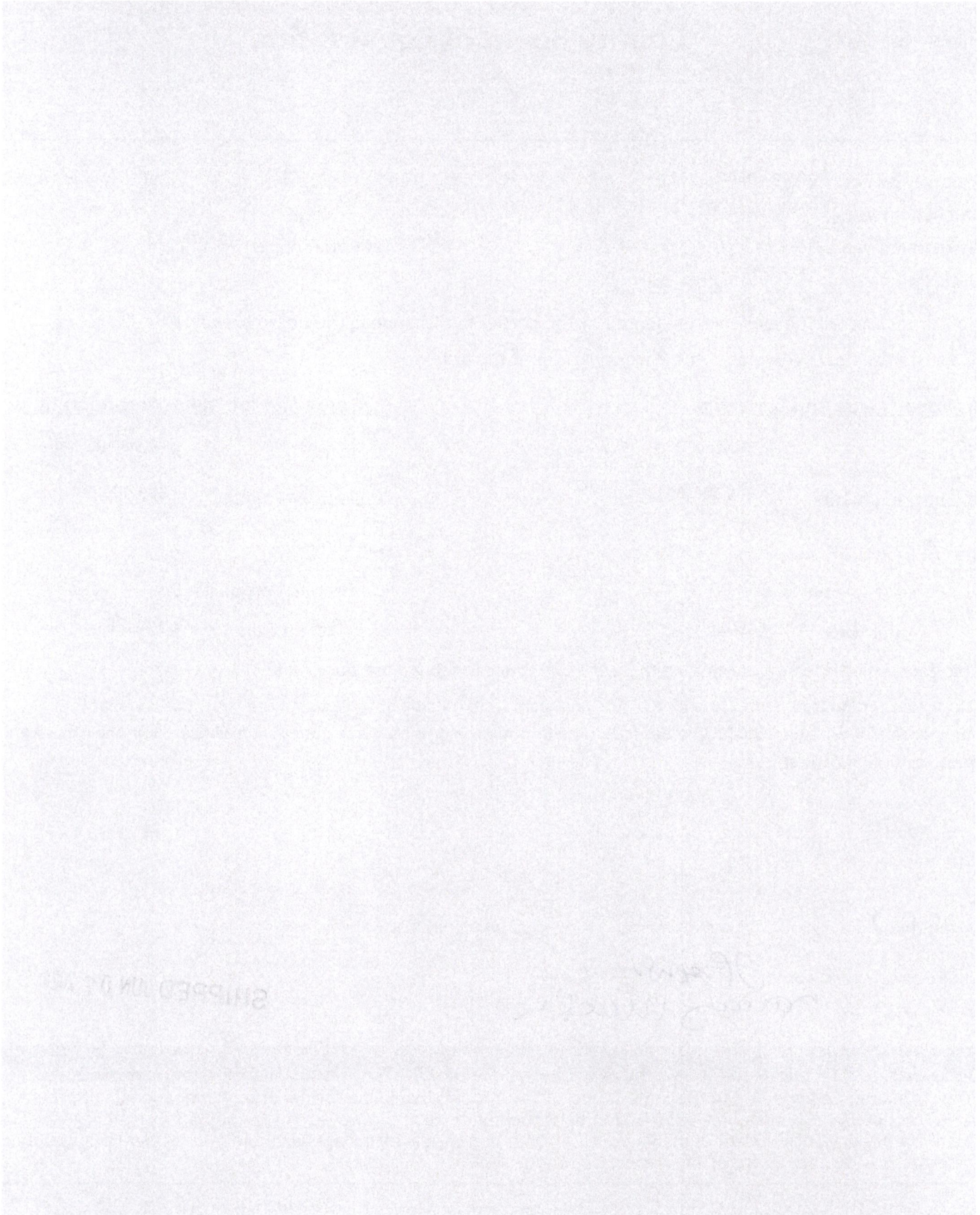
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This decision is based on our finding that: *(continued)*



Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-726

Taxpayer's Name: Ronald Sharpe

Mailing Address: Box 681

City: Chehalis State: WA Zip Code: 98532

Taxpayer's Parcel No: 020824012000

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$347,200

Value Changed From: To:

Other:

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 1:26 pm Ended at (time): 2:14 pm



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the LEWIS
County Board of Equalization

Property owner: **Ronald Sharpe**

Parcel number(s): **020824012000**

Assessment year: **2022**

Petition number: **22-726**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **55,800.00**

☒ Improvements \$ **291,400.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **347200**

BOE true and fair value determination

☒ Land \$ **55,800.00**

☒ Improvements \$ **291,400.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **347200**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There were comparable sales provided by the appellant from mostly outside of the assessment year. The appellants comparables were sold in 2019. The Board felt the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature: 

Clerk's signature: 

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

Petition No: 22-727

Taxpayer's Name: Ronald Sharpe

Mailing Address: Box 681

City: Chehalis State: WA Zip Code: 98532

Taxpayer's Parcel No: 004015000000

Hearing Was Held On: 5/2/2024

Board Members Present: Tom Crowson, Russ Wigley, and Johnny Dunnagan

Decision of Board:

Value Sustained: \$525,000


Value Changed From: _____ To: _____

Other: _____

06072024FTR

Recorded on Tape No: 05022024BOE FTR

Hearing Began at (time): 1:26 pm Ended at (time): 2:14 pm



Chairperson (or Authorized Designee)

6/7/2024

Date

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Order of the **LEWIS**
County Board of Equalization

Property owner: **Ronald Sharpe**

Parcel number(s): **004015000000**

Assessment year: **2022**

Petition number: **22-727**

Date(s) of hearing: **5/2/2024**

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

☒ Land \$ **75,000.00**

☒ Improvements \$ **450,000.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **525000**

BOE true and fair value determination

☒ Land \$ **75,000.00**

☒ Improvements \$ **450,000.00**

☐ Minerals \$

☐ Personal property \$

Total value \$ **525000**

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

There were comparable sales provided by the appellant from mostly outside of the assessment year. The appellants comparables were sold in 2020. This is also a rental property producing income. There was no income approach. The Board felt the information provided was not enough to overcome the Assessor's presumption of correctness.

Dated this **7** day of **June**, (year) **2024**

Chairperson's signature:

Clerk's signature:

[Signature]
[Signature]

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