

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

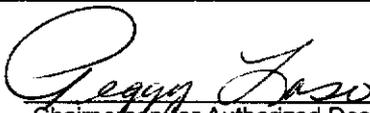
Petition No: 2016-203

Taxpayer's Name: <u>Leslie Lindow</u>			
Mailing Address: <u>1673 S. Market Blvd.</u>			
City: <u>Chehalis</u>	State: <u>WA</u>	Zip Code: <u>98532</u>	

Taxpayer's Parcel No: <u>027681002004</u>	
Hearing Was Held On: <u>September 28, 2017</u>	
Board Members Present: <u>Tom Crowson, Dennis Blake, Russ Wigley, and Richard Tausch</u>	

Decision of Board:	
Value Sustained: _____	
Value Changed From: <u>\$317,000.00</u>	To: <u>\$272,300.00</u>
Other: _____	

Recorded on Tape No: <u>Digital Recording</u>	
Hearing Began at (time): <u>9:30 am</u>	Ended at (time): <u>10:14 am</u>



Chairperson (or Authorized Designee)

11/21/17

Date

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Order of the Lewis County

Board of Equalization

Property Owner: Leslie Lindow

Parcel Number(s): 027681002004

Assessment Year: 2016

Petition Number: 2016-203

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>47,300</u>
<input type="checkbox"/> Improvements	\$	<u>269,700</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>317,000</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>47,300</u>
<input type="checkbox"/> Improvements	\$	<u>225,000</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>272,300</u>

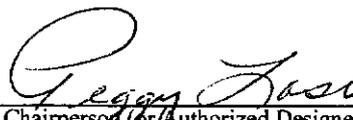
This decision is based on our finding that:

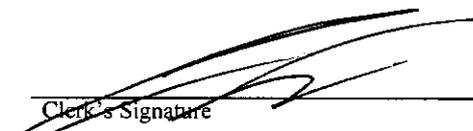
The Board overrules the Assessor's determination of value based on the testimony and evidence presented. T

The Board concludes that the Petitioner did provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness. F
r

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 21st day of November, (year) 2017


Chairperson (or Authorized Designee) 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 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

Order of the Lewis County

Board of Equalization

Property Owner: Aaron Rothmeyer

Parcel Number(s): 023455003001

Assessment Year: 2016

Petition Number: 2016-199

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> 91,600 </u>
<input type="checkbox"/> Improvements	\$	<u> 123,800 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 215,400 </u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> 91,600 </u>
<input type="checkbox"/> Improvements	\$	<u> 123,800 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 215,400 </u>

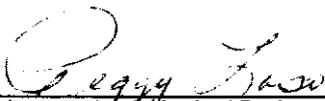
This decision is based on our finding that:

The Board supports the Assessor's determination of value based on the evidence presented. The Board felt that the comparable sales provided by the Assessor's office were more comparable to the subject property.

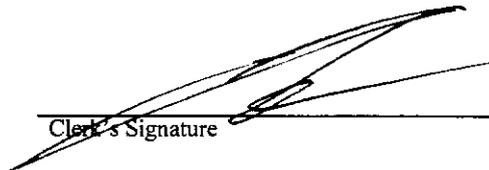
The Board concludes that the Petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Dated this 20th day of November , (year) 2017



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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Lewis

County Board of Equalization

Board Clerk's Record of Hearing

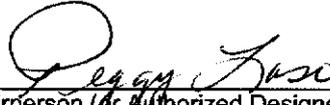
Petition No: 2016-199

Taxpayer's Name: <u>Aaron Rothmeyer</u>			
Mailing Address: <u>P.O. Box 913</u>			
City: <u>Centralia</u>	State: <u>WA</u>	Zip Code: <u>98531</u>	

Taxpayer's Parcel No: <u>023455003001</u>	
Hearing Was Held On: <u>September 28, 2017</u>	
Board Members Present: <u>Tom Crowson, Dennis Blake, Russ Wigley, and Richard Tausch</u>	

Decision of Board:	
Value Sustained: <u>\$215,400</u>	
Value Changed From: _____	To: _____
Other:	

Recorded on Tape No: <u>Digital Recording</u>	
Hearing Began at (time): <u>10:14 am</u>	Ended at (time): <u>10:35 am</u>



Chairperson (or Authorized Designee)

11/21/17

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization

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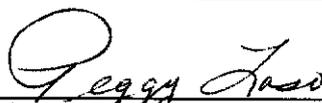
Petition No: 2016-045

Taxpayer's Name:	<u>James Hammer</u>		
Mailing Address:	<u>101 Morton Rd.</u>		
City:	<u>Winlock</u>	State:	<u>WA</u>
		Zip Code:	<u>98596</u>

Taxpayer's Parcel No:	<u>015603001000</u>		
Hearing Was Held On:	<u>September 28, 2017</u>		
Board Members Present:	<u>Tom Crowson, Dennis Blake, Russ Wigley, and Richard Tausch</u>		

Decision of Board:
Value Sustained: <u>\$219,500.00</u>
Value Changed From: _____ To: _____
Other: _____

Recorded on Tape No:	<u>Digital Recording</u>		
Hearing Began at (time):	<u>2:18 pm</u>	Ended at (time):	<u>2:36 pm</u>



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Order of the Lewis County

Board of Equalization

Property Owner: James Hammer

Parcel Number(s): 015603001000

Assessment Year: 2016

Petition Number: 2016-045

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>33,900</u>
<input type="checkbox"/> Improvements	\$	<u>185,600</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>219,500</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>33,900</u>
<input type="checkbox"/> Improvements	\$	<u>185,600</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>219,500</u>

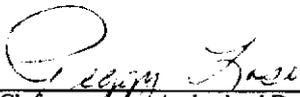
This decision is based on our finding that:

The Board supports the Assessor's determination of value based on the evidence presented. The Board felt that the comparable sales provided by the Assessor's office were more comparable to the subject property.

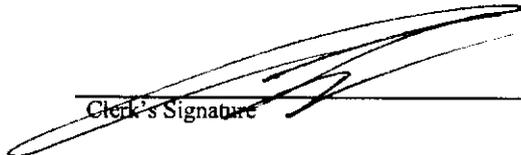
The Board concludes that the Petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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 20th day of November, (year) 2017



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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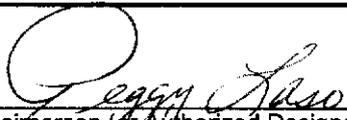
Petition No: 2016-035

Taxpayer's Name: <u>Daniel LaPlaunt</u>			
Mailing Address: <u>914 F St.</u>			
City: <u>Centralia</u>	State: <u>WA</u>	Zip Code: <u>98531</u>	

Taxpayer's Parcel No: <u>001613000000</u>	
Hearing Was Held On: <u>September 28, 2017</u>	
Board Members Present: <u>Tom Crowson, Dennis Blake, Russ Wigley, and Richard Tausch</u>	

Decision of Board:	
Value Sustained: _____	
Value Changed From: <u>\$264,100.00</u>	To: <u>\$226,000.00</u>
Other: _____	

Recorded on Tape No: <u>Digital Recording</u>	
Hearing Began at (time): <u>2:40 pm</u>	Ended at (time): <u>3:06 pm</u>



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11/21/17

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Order of the Lewis County

Board of Equalization

Property Owner: Daniel LaPlaunt
 Parcel Number(s): 001613000000
 Assessment Year: 2016 Petition Number: 2016-035

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> 34,000 </u>
<input type="checkbox"/> Improvements	\$	<u> 230,100 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 264,100 </u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u> 34,000 </u>
<input type="checkbox"/> Improvements	\$	<u> 192,000 </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u> 226,000 </u>

This decision is based on our finding that:

The Board overrules the Assessor's determination of value based on the evidence presented. This was reduced due to the Assessor's comparable sales were not adjusted for square footage. The Board felt the Assessor's comparable sales help to support a lower value.

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Subject Property

Address	Land Size	Bldg. Size
914 F. St.	.22 acres	2186 sq. ft.

Petitioners Comparable Sales

Address	Land Size	Bldg. Size	Sale Price	Date of Sale
906 G St.	.22 acres	1956 sq. ft.	\$169,000	6/24/16
714 H St.	.15 acres	3100 sq. ft.	\$178,000	5/24/16
706 F St.	.15 acres	2403 sq. ft.	\$187,000	9/28/16
617 Richmond St.	.17 acres	2440 sq. ft.	\$198,000	6/21/16
119 N Ash St.	.17 acres	2234 sq. ft.	\$199,000	10/26/16
702 S Rock St.	.21 acres	3345 sq. ft.	\$207,450	8/12/16
916 H St.	.15 acres	2802 sq. ft.	\$229,000	6/7/16
807 H St.	.15 acres	2354 sq. ft.	\$229,500	10/12/16
211 W 3 rd St.	.50 acres	1550 sq. ft.	\$144,900	6/16/16

Assessor's Comparable Sales

Address	Land Size	Bldg. Size	Sale Price	Date of Sale
703 E St.	.22 acres	3099 sq. ft.	\$280,000	10-14-15
901 F St.	.22 acres	1767 sq. ft.	\$221,000	7-13-15
724 K St.	.30 acres	1875 sq. ft.	\$235,000	8-20-15

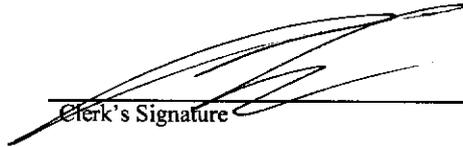
The Board concludes that the Petitioner did provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Clerk's Signature

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