

Office Use Only
RW # 20-134

TAXPAYER PETITION TO THE PIERCE COUNTY BOARD OF EQUALIZATION FOR REVIEW OF REAL PROPERTY VALUATION DETERMINATION

Do not staple in Office Use Only area

This petition must be filed or postmarked by July 1 of the current assessment year or 60 days after the date of mailing of the change of value or other determination notice. A copy of the Assessor's determination notice must be attached to this petition.

The undersigned petitions the Board of Equalization to change the valuation of the property described below as shown on the Assessment Roll *2020 for taxes payable in *2021 to the amount shown in Item No. 3(b) on this form.

PLEASE COMPLETE ALL ITEMS

1. *Parcel #: <u>5555510474</u>	Parcel Address: <u>7012 313th ST S Roy, WA 98580</u>
2. *Owner: (Print) <u>[REDACTED]</u>	RECEIVED JUL 15 2020 BOARD OF EQUALIZATION
*Mailing Address for All Correspondence Relating to Appeal: (Print) Street Address: <u>[REDACTED]</u>	
City, State, Zip Code: <u>[REDACTED]</u>	
May we contact you by email? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No E-mail address: <u>[REDACTED]</u>	
Daytime Phone No: <u>[REDACTED]</u> Fax No: <u>[REDACTED]</u>	
*Name of Petitioner or Authorized Agent: (Print) <u>[REDACTED]</u>	

3. *(a) Assessor's determination of true and fair value:	*(b) Your estimate of true and fair value:
Land \$ _____	Land \$ _____
Improvement/Bldgs . \$ <u>112,600</u>	Improvement/Bldgs..... \$ <u>50,000</u>
TOTAL \$ <u>112,600</u>	TOTAL..... \$ <u>50,000</u>
Date the Assessor's "Change of Value Notice" or other determination notice was mailed: <u>06/25/2020</u>	
I request the information the assessor used in valuing my property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Assessment information can be found at http://www.piercecountywa.org/appeals or by calling 253.798.6111	

4. *Specific reasons why you believe the assessor's value does not reflect the true and fair market value.
extensive repairs needed - see attached statement and pictures

Use additional paper to complete section 4, when necessary.

NOTE: Under Washington law, you must prove that the assessor's value is not the true and fair market value (RCW 84.40.0301). Assessments of other properties, the percentage of assessment increase, personal hardship, the amount of tax, and other matters unrelated to the market value may not be relevant or sufficient evidence to prove market value. If this petition concerns income property, please attach a statement of income and expenses for the past two years and copies of leases or rental agreements.

5. **Power of Attorney:** If power of attorney has been given, the taxpayer must so indicate by signing the statement below or attaching a signed power of attorney.

The authorized agent (named in section 2) has full authority to act on my behalf on all matter pertaining to this appeal.

Signature of Petitioner (Taxpayer) [Signature]

I hereby certify I have read this Petition and that it is true and correct to the best of my knowledge.

*Signed this 7 day of July, 2020 (year).

[Signature]
Signature of Taxpayer or Agent

6. The property which is the subject of this petition is (check all which apply):

- | | |
|--|---|
| <input type="checkbox"/> Farm/Agricultural Land | <input type="checkbox"/> Residential Building |
| <input checked="" type="checkbox"/> Residential Land | <input type="checkbox"/> Commercial Building |
| <input type="checkbox"/> Commercial Land | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Industrial Land | <input checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Designated Forest Land | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Open Space/Current Use Land | |

7. General description of property:

a. Address/location: 7012 313th ST S

b. Lot size (acres): 0.184

c. Zoning or permitted use: Residential

d. Description of building: 1994 Ardmore s/n: 11421

e. View? Yes No

f. Waterfront? Yes No

8. Purchase price of property: _____ (If purchased within last 5 years)

Date of purchase: _____

9. Remodeled or improved since purchase? Yes No

Cost \$ _____

10. Has the property been appraised by other than the County Assessor? Yes No

If yes, what date (please submit copy): _____

By whom? _____

Appraised value: \$ _____

Purpose of appraisal: _____

Please complete all of the above items (if applicable). **Information in boxes 1 – 5 must be provided to be considered a complete petition.**

You may submit **additional** information, either with this Petition or twenty-one business days prior to the hearing, to support your claim. The area below may be used for this purpose.

11. Check the following statements that apply.

- I intend to submit **additional** documentary evidence to the Board of Equalization and the assessor **no later than** twenty-one business days prior to my scheduled hearing.
- My petition is complete. I have provided all the documentary evidence that I intend to submit and I request a hearing before the Board of Equalization as soon as possible.
- I **DO NOT** want to appear for the hearing! I **WANT** to appear for the hearing!

DOCUMENTARY EVIDENCE WORKSHEET

Most recent sales of comparable property (within the past 5 years):

Parcel No.	Address	Residential Sq. Ft.	Land Size	Sale Price	Date of Sale
a.	_____	_____	_____	_____	_____
b.	_____	_____	_____	_____	_____
c.	_____	_____	_____	_____	_____
d.	_____	_____	_____	_____	_____

Information regarding sales of comparable properties may be obtained through personal research, local realtors, appraisers, or at the county assessor's office.

Submit Completed Petition To: Pierce County Board of Equalization, 2401 S. 35th St., Room 176, Tacoma, WA 98409

For tax assistance, visit <http://dor.wa.gov> or call (360) 534-1400. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (360) 705-6718.



Pierce County
 Office of Assessor-Treasurer
 MIKE LONERGAN
 2401 South 35th Street, Room 142
 Tacoma, WA 98409-7498

**MOBILE/MFG HOME
 VALUE NOTICE**

THIS IS NOT A TAX STATEMENT
 MAIL DATE: June 25, 2020

Presorted First Class
 U.S. Postage
 PAID
 The Master's Touch, LLC

PARCEL: 5555510474 **VALUE FOR TAXES DUE IN 2021**

DESCRIPTION	LOCATION
MAKE - MODUL - MODEL - ARDMORE - YEAR 1994 - SERIAL - 114121 - TPO	313TH ST S ROY
ASSESSED VALUE: OLD NEW \$77,700 \$112,600	
SENIOR FROZEN VALUE:	
REAL PROPERTY PARCEL: 2818000150	

Go paperless next year!
 Register at eNoticesOnline.com Authorization Code: PRC-REGX4NLM



IGIT 98597
 ROY WA 98560-9787



This mobile home was purchased after the flooding of the Nisqually in 1996/1997. The mobile home sat in upwards of 2' of water for a substantial period of time. After purchase, the only improvements I made were to replace the sheetrock and carpet/insulation and repaint the entire interior. I left the sub flooring as it had dried substantially and was found to be sufficient to remain at the time.

Now, about twenty-five years later, the home is significant disrepair. I have not had the resources to invest any money in this home.

The outside of the home needs siding, windows, doors, gutters, soffits, exterior paint, and porches. The insulation is all falling down underneath the house. There is a substantial amount of rot that needs to be addressed.

Inside, the sub flooring is now showing its age compounded by the fact that they were

not replaced being submerged in floodwater. The kitchen cabinets and flooring have never been updated. The appliances are old and outdated. There is no interior trim around the windows, doors, or flooring. One bathroom has not been updated and the other one is yet to be finished, updated only because the tub was nearly falling through the floor due to significant rot (interior and exterior) on the corner of the house. There are cracks in the sheetrock in various places.

Upon your evaluation, I would suggest that you look at the price for a brand new manufactured homes. While talking to dealerships roughly a year ago, a brand new mobile home of comparable size could be purchased for roughly the same price as my mobile home is now assessed at.



































