

IN THE OREGON TAX COURT
MAGISTRATE DIVISION
Property Tax

RICHARD J. WALKER and ROSA WALKER,)
)
 Plaintiffs,) TC-MD 040134F
)
 v.)
)
 WASHINGTON COUNTY ASSESSOR,)
)
 Defendant.) **DECISION**

Plaintiffs appeal the real market and assessed values of their single family residence for tax year 2003-04. Account 2101056 identifies the property in Defendant's records. The court held a trial August 16, 2004.

Plaintiffs purchased the newly-constructed property November 2003 for \$779,900. Defendant submitted an appraisal supporting the assigned real market value of \$772,470. At trial, Defendant agreed to reduce the property's real market value to reflect the trend from the January 1, 2004, assessment date to Plaintiffs' purchase in November 2003. Based on a 5.5 percent trend, Defendant calculated a revised real market value of \$737,000,¹ exception value of \$144,560, exception value maximum assessed value of \$108,270, and total maximum assessed value of \$580,530.

Plaintiffs submitted no evidence. The court sees no reason to disturb Defendant's offer. Now, therefore,

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¹ The court calculates the value resulting from the trend differently. The \$779,900 purchase price is the value after the 5.5 percent trend has been applied or, in other words, 105.5 percent of the base value. Because the base value is not known, it is calculated by dividing the trended amount (\$779,900) by the trend (1.055). $\$779,900 \div 1.055 = \$739,242$.

IT IS THE DECISION OF THIS COURT that for tax year 2003-04, the values of Account 2101056 are as follows:

Real Market Value: Land	\$210,530
Real Market Value: Improvements	<u>\$526,470</u>
Total Real Market Value	\$737,000
Exception Value	\$144,560
Exception Value Maximum Assessed Value	\$108,270
Total Maximum Assessed Value	\$580,530

Dated this _____ day of September 2004.

SALLY L. KIMSEY
MAGISTRATE

THIS DOCUMENT WAS SIGNED BY MAGISTRATE SALLY L. KIMSEY ON SEPTEMBER 15, 2004. THE COURT FILED THIS DOCUMENT ON SEPTEMBER 15, 2004.

IF YOU WANT TO APPEAL THIS DECISION, FILE A COMPLAINT IN THE REGULAR DIVISION OF THE OREGON TAX COURT, BY MAILING TO: 1163 STATE STREET, SALEM, OR 97301-2563; OR BY HAND DELIVERY TO: FOURTH FLOOR, 1241 STATE STREET, SALEM, OR. YOUR COMPLAINT MUST BE SUBMITTED WITHIN 60 DAYS AFTER THE DATE OF THE DECISION OR THIS DECISION BECOMES FINAL AND CANNOT BE CHANGED.