

Order of the Franklin
County Board of Equalization

Property owner: **Michelle & Harold Snively**
Parcel number(s): **110560386**
Assessment year: **2025** Petition number: **2025-28**
Date(s) of hearing: **December 4, 2025**

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 \$ **145,000**
 Improvements \$ **23,600**
 Minerals \$
 Personal property \$
Total value \$ **168,600**

BOE true and fair value determination

Land \$ **145,000**
 Improvements \$ **23,600**
 Minerals \$
 Personal property \$
Total value \$ **168,600**

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

The board sustained the Assessor's reduced appraised value of \$168,600. Upon review of the subject property, the Assessor's office noted an error in how the square footage of the shed/lean-to on the property was assessed, and reduced their value accordingly. Sales provided by the appellant were not as comparable to the subject property as those provided by the Assessor. The Assessor did note that there were limited recent sales in the subject's immediate area, but there were a large number of comparable small acreage sales in the subject's immediate area off the Pasco-Kahlotus Highway that supported the Assessor's value. As such, the board reached a unanimous decision to sustain the assessed value.

Dated this **11** day of **December**, (year) **2025**

Chairperson's signature: *A. J. Moon* Digitally signed by
Clerk's signature: *Gherrer* Genesis Herrera
Date: 2025.12.16

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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Order of the Franklin
County Board of Equalization

Property owner: **James & Rhonda Quinton**
 Parcel number(s): **106700088**
 Assessment year: **2025** Petition number: **2025-24**
 Date(s) of hearing: **December 4, 2025**

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 \$ **23,100**
 Improvements \$ **614,000**
 Minerals \$ _____
 Personal property \$ _____
 Total value \$ **637,100**

BOE true and fair value determination

Land \$ **23,100**
 Improvements \$ **614,000**
 Minerals \$ _____
 Personal property \$ _____
 Total value \$ **637,100**

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

The board decided to sustain the assessed value of \$637,100. Upon review of the evidence provided by both parties, the board determined that this value was fair and reflected the current market of the subject property adequately. The board noted that overall that there are limited comparable sales in the subject's more rural/remote area, which makes finding market data on truly comparable properties difficult. However the sales provided by the Assessor support that their mass appraisal process is working. The board also noted the appellant's frustration that the recent sale of a home of very similar size and type, with similar amenities, located about a mile from the subject property was not included or analyzed. However, the Assessor is by law presumed to be correct, and we did not feel that the evidence provided by the appellant was enough to show where the Assessor's office had erred. Given the above reasoning, a unanimous decision was reached to sustain the assessed value.

11 December 2025

Chairperson's signature: *A. J. Moon* Digitally signed by
 Clerk's signature: *Gherrerera* Genesis Herrera
 Date: 2025.12.16

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