CORRECTED Order of the Thurston County Board of Equalization

Property Owner:	HYTEC INC.				
Parcel Number(s):	64300800100				
Assessment Year:	2016	Petition Number: 16-001	9		
	, .		1		
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 Determination BOE True and Fair Value Determination					
□ Land	\$ 684,250	\boxtimes Land	\$ 684,250		
Improvement	\$ 4,478,700		\$ 3,699,735		
☐ Minerals	\$	☐ Minerals	\$		
Personal Prop		Personal Property	\$		
TOTAL:	\$ 5,162,950	TOTAL:	\$ 4,383,985		
subject property. The revised his requested \$4,383,985. The Pet improvements are of as a rental property; data to suggest that in October 2014 for The Assessor's Response current assessed valuand adopts the Petitis provided clear, coges	d evidence presented. The Board refere Assessor did not participate in the divalue to \$684,250 for the land and stitioner's Representative testified the lider and larger the subject property the property is a larger, older property a larger income a far less than the assessment, which ponse included a market-adjusted course. The Board finds the arguments in ioner's requested value. The Board ent, and convincing evidence sufficient varrant a reduction in the valuation.	e hearing. At hearing, the Pet 1 \$3,699,735 for the improvat: the subject property is not is a specific owner/user builerty; there is a lack of comp pproach is reliable; and the suggests that the Assessor's est approach and an income made by Petitioner's Repres- concludes that the Petitione	etitioner's Representative ements, for a total value of ot a typical warehouse; the lding that is not well suited earable sales; there is no neighboring property sold is model is problematic. approach in support of the sentative to be compelling r's Representative		
James Harvison, Ch	airman	Ruth J. Elder, Clerk of the	Board		
· · · · · · · · · · · · · · · · · · ·					
	NOT		0 1 11 1		
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.					
To ask about the availab	ility of this publication in an alternate form users use the Washington Relay Service by Distribution: • Assessor	calling 711. For tax assistance, c	all (360) 534-1400.		
REV 64 0058 (6/9/14) SHIPPED JUL 1 4 2017 Aproacted William					
		Mt 1 9 2017	mailed.		

SHIPPED JUL 1 2 2017

Order of the Thurston County Board of Equalization

	-		
Property Owner:	HYTEC INC.		
Parcel Number(s):	64300800100		
Assessment Year:	2016	Petition Number: 16-001	9
sustains	the evidence presented by the partic overrules the determination	es in this appeal, the Board hon of the assessor. BOE True and Fair Val	·
Land	\$ 684,250	⊠ Land	\$ 684,250
☐ Improvement		☐ Improvements	\$ 3,669,735
Minerals	\$	Minerals	\$
Personal Prop		Personal Property	\$
TOTAL:	\$ 5,162,950	TOTAL:	\$ 4,383,985
revised his requester \$4,383,985. The Perimprovements are cased as a rental property data to suggest that in October 2014 for The Assessor's Rescurrent assessed valued and adopts the Petitiprovided clear, cog	the Assessor did not participate in the d value to \$684,250 for the land an attitioner's Representative testified the older and larger the subject property; the property is a larger, older property the Assessor's aggressive income at far less than the assessment, which sponse included a market-adjusted colue. The Board finds the arguments tioner's requested value. The Board ent, and convincing evidence sufficient, and convincing evidence sufficient warrant a reduction in the valuation.	ad \$3,669,735 for the improve hat: the subject property is not vis a specific owner/user built perty; there is a lack of compa approach is reliable; and the changests that the Assessor's cost approach and an income made by Petitioner's Represe described concludes that the Petitioner cient to overcome the Assessor	ements, for a total value of ot a typical warehouse; the lding that is not well suited earable sales; there is no neighboring property sold is model is problematic. approach in support of the centative to be compelling r's Representative
Dated this 28"	day of June	$\frac{2017}{2}$	
		Alle Sec	
James Harvison, Cl	nairman	Ruth J. Elder, Clerk of the	Board
	<u> </u>		
		FICE	C
PO Box 40915	be appealed to the State Board of Ta 5, Olympia, WA 98504-0915 or at the ays of the date of mailing of this orde	eir website at bta.state.wa.us/a	ppeal/forms.htm
I -	unty assessor or the State Board.		,

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)