

**Order of the Thurston County  
Board of Equalization**

Property Owner: KC PROPCO LLC  
Parcel Number(s): 11817411300  
Assessment Year: 2016 Petition Number: 16-0114

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**

<input checked="" type="checkbox"/> Land	\$ 297,850
<input checked="" type="checkbox"/> Improvements	\$ 717,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 1,015,650</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 297,850
<input checked="" type="checkbox"/> Improvements	\$ 717,800
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 1,015,650</b>

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner's Representative requested a value of \$692,448.28 at the hearing. The Petitioner's Representative provided a cost approach to value. The Assessor's Representative provided a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. The Board concludes that the Petitioner's Representative did not provide clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 2<sup>nd</sup> day of November, 2017

  
James Harvison, Chairman

  
Ruth J. Elder, Clerk of the Board

**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](http://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**

REV 64 0058 (6/9/14)

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