

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

Property Owner: FRIENDLY VILLAGE LLC

Parcel Number(s): 12821210200

Assessment Year: 2016

Petition Number: 16-0158

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

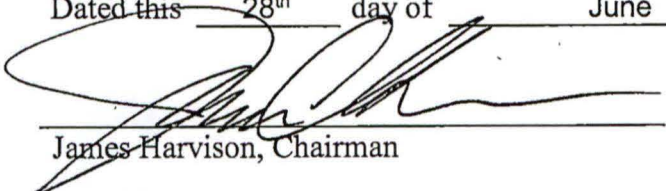
<input checked="" type="checkbox"/> Land	\$ 4,949,050
<input checked="" type="checkbox"/> Improvements	\$ 3,197,500
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 8,146,550

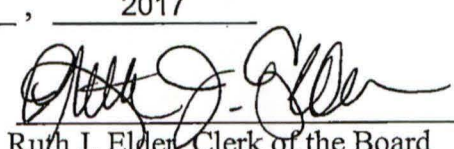
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 4,949,050
<input checked="" type="checkbox"/> Improvements	\$ 2,247,800
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<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 7,196,850

This decision is based on our finding that: The Board overrules the Assessor's determination of value based on the testimony and evidence presented. The Board relies, in a measure, on its previous reviews of the subject property. The Assessor did not participate in the hearing. The Assessor's Response included a recommended a reduction in the value of the improvements to \$2,869,800, for a total recommended value of \$7,818,850. The standard of review is reduced from clear, cogent, and convincing evidence to the preponderance of the evidence due to the Assessor's recommended reduction. At the hearing, the Petitioner's Representative revised his requested value to \$4,949,050 for the land and \$2,247,800 for the improvements for a total value of \$7,196,850. The Petitioner testified that the Assessor's expense ratio is inadequate given the subject property's operating information. The Assessor provided a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the recommended value. The Board finds the arguments made by Petitioner's Representative to be compelling and adopts the Petitioner's requested value. The Board concludes that the Petitioner's Representative provided the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 28th day of June, 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 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 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)

SHIPPED JUL 14 2017

SHIPPED JUL 12 2017

*Corrected Order
mailed.*

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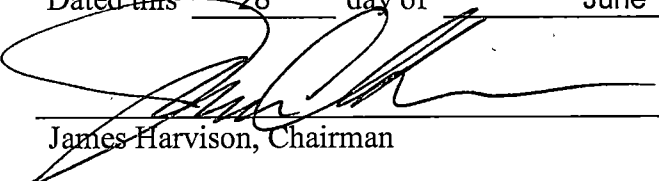
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