

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 80400000100

Assessment Year: 2016

Petition Number: 16-0279

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	\$ 1,682,100
<input checked="" type="checkbox"/> Improvements	\$ 8,051,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 9,733,800

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 1,682,100
<input checked="" type="checkbox"/> Improvements	\$ 6,971,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 8,653,700

This decision is based on our finding that: The Board adopts the Assessor's recommended reduction in value based on the evidence presented. The Petitioner did not participate in the hearing. The Assessor recommended a reduction in the valuation of the improvements to \$6,971,600, for a total recommended value of \$8,653,700. 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. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the recommended value. The Board concludes that the Petitioners did not provide the preponderance of the evidence to warrant a further reduction in the valuation.

Dated this 22nd day of May, 2017


James Harvison, Chairman


Ruth J. Elder, Clerk of the Board

NOTICE

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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

SHIPPED MAY 24 2017

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 84990001200

Assessment Year: 2016

Petition Number: 16-0280

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

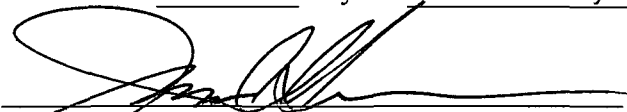
<input checked="" type="checkbox"/> Land	\$ <u>318,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>1,600,300</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>1,918,500</u>

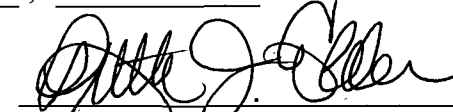
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>318,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>1,600,300</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>1,918,500</u>

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the current assessed value. The Board concludes that the Petitioners 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 22nd day of May, 2017


James Harvison, Chairman


Ruth J. Elder, Clerk of the Board

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REV 64 0058 (6/9/14)

SHIPPED MAY 24 2017

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 84990001400

Assessment Year: 2016

Petition Number: 16-0281

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	\$ 375,300
<input checked="" type="checkbox"/> Improvements	\$ 2,861,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 3,236,600

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 375,300
<input checked="" type="checkbox"/> Improvements	\$ 2,861,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 3,236,600

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the current assessed value. The Board concludes that the Petitioners 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 22nd day of May, 2017


James Harvison, Chairman


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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

SHIPPED MAY 24 2017

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 84990003100

Assessment Year: 2016

Petition Number: 16-0282

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

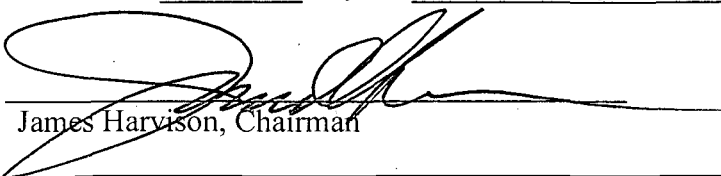
<input checked="" type="checkbox"/> Land	\$ 400,950
<input checked="" type="checkbox"/> Improvements	\$ 6,748,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 7,148,950

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 400,950
<input checked="" type="checkbox"/> Improvements	\$ 6,748,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 7,148,950

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the current assessed value. The Board concludes that the Petitioners 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.

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REV 64 0058 (6/9/14)

SHIPPED MAY 24 2017

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 84990003600

Assessment Year: 2016

Petition Number: 16-0283

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

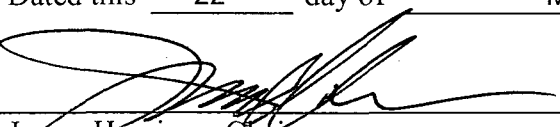
<input checked="" type="checkbox"/> Land	\$ 400,950
<input checked="" type="checkbox"/> Improvements	\$ 7,885,350
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 8,286,300

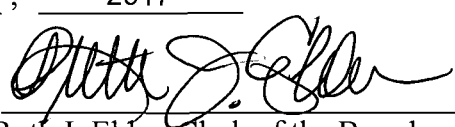
BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 400,950
<input checked="" type="checkbox"/> Improvements	\$ 7,885,350
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 8,286,300

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the current assessed value. The Board concludes that the Petitioners 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.

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REV 64 0058 (6/9/14)

SHIPPED MAY 24 2017

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

Property Owner: SEAHAWK PORTFOLIO LLC

Parcel Number(s): 84990001000

Assessment Year: 2016

Petition Number: 16-0284

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	\$ <u>262,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>505,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>767,400</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>262,200</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>505,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>767,400</u>

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. The Petitioner did not participate in the hearing. The Petition was filed by the previous owner of the property. The current Owner acquired the subject property on September 23, 2016, via a quit claim deed. The Petition filed by representatives of the previous owner states, "Income does not support Assessed Value." Neither the previous owner nor the current owner provided a cost approach, sales comparison approach, or an income analysis to support a reduced valuation. The Assessor provided a market-adjusted cost approach, comparable sales, and an income approach in support of the current assessed value. The Board concludes that the Petitioners 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 22nd day of May, 2017


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