

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

Property Owner: PACIFIC CENTERS LLC #4, OWNER AND 7-ELEVEN INC, LESSEE
Parcel Number(s): 73405300102
Assessment Year: 2016 Petition Number: 16-0390

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

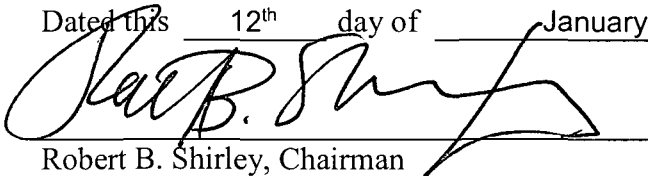
| | |
|--|----------------------------|
| <input checked="" type="checkbox"/> Land | \$ <u>1,083,500</u> |
| <input checked="" type="checkbox"/> Improvements | \$ <u>656,600</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ <u>1,740,100</u> |

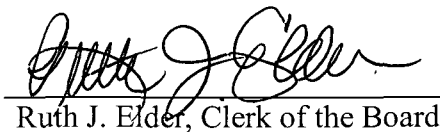
BOE True and Fair Value Determination

| | |
|--|----------------------------|
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| <input checked="" type="checkbox"/> Improvements | \$ <u>656,600</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
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| TOTAL: | \$ <u>1,740,100</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 to offer testimony. The Petitioner provided an analysis including a cost approach, an income approach, and comparable sales. The petition includes the statement that "we believe that last year's value is acceptable." The Board does not consider the percentage of assessment increase or decrease in establishing the true and fair value of the subject property as of January 1, 2016. The Assessor provided a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Board did not find the Petitioner's analysis to be persuasive. The Board concludes that the Petitioner 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 12th day of January, 2017


Robert B. Shirley, 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.

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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (6/9/14)

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