

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

Property Owner: OLYMPIA HOTEL GROUP LLC DBA DAYS INN LACEY

Parcel Number(s): 11811130100

Assessment Year: 2017

Petition Number: 17-0737

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	\$ 1,221,500
<input checked="" type="checkbox"/> Improvements	\$ 5,034,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 6,255,900</b>

**BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 1,221,500
<input checked="" type="checkbox"/> Improvements	\$ 4,202,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 5,423,800</b>

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 subject property is the Days Inn in Lacey. The Petitioner was represented by Mike De Salvo of Tax Advisors, PLLC. At the hearing, the Petitioner's Representative revised his requested value to \$1,221,500 for the land and \$4,202,300 for the improvements, for a total value of \$5,423,800. He provided a sales comparable table of other Days Inn properties and an income direct capitalization analysis in support of the requested value. He testified that: renovation costs after the purchase were more than the investor expected; the Assessor's value is not supported by the income-producing capacity of the property; other states do not have business and occupation taxes and this impacts the Assessor's use of national averages by approximately one-half percent; and utility expenses are higher in Washington and these costs are not in control of the hotel operator. The Assessor's Representative did not participate in the hearing, but provided a written response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. The Board finds the Petitioner Representative's analysis to be compelling and adopts the Petitioner's requested value based on the testimony and evidence provided. The Board concludes that the Petitioner provided clear, cogent, and convincing evidence sufficient to overcome the Assessor's presumption of correctness and to warrant a reduction in the valuation.

Dated this 13<sup>th</sup> day of August, 2018

  
John L. Morrison, 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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