

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

Property Owner: SEVEN CEDARS PARK LLC

Parcel Number(s): 51400500000

Assessment Year: 2017

Petition Number: 17-0817

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

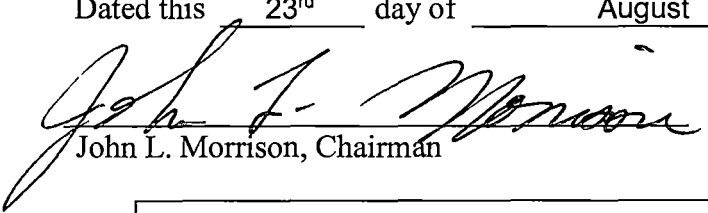
<input checked="" type="checkbox"/> Land	\$ 383,600
<input checked="" type="checkbox"/> Improvements	\$ 176,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 559,900

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 383,600
<input checked="" type="checkbox"/> Improvements	\$ 176,300
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 559,900

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented. Neither party participated in the hearing. The Petitioner provided two fee appraisals including a cost approach, a sales comparison approach, and an income approach in support of her requested value. The Assessor's Representative provided a written response that included a review of the Petitioner's fee appraisal, noting several issues including: the exclusion of Thurston County sales; the use of the Whispering Woods sale without adjustments; issues with capitalization rates, rental rates, and park expenses; and the description of the septic parcel as "excess land". The Assessor's Representative also provided a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. The Board finds that the Assessor's analysis is compelling evidence. 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 23rd 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 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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REV 64 0058 (6/9/14)

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