

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

Property Owner: WEST WOODS AID PROPCO LLC

Parcel Number(s): 12817440500

Assessment Year: 2018

Petition Number: 18-0440

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	\$ 606,200
<input checked="" type="checkbox"/> Improvements	\$ 4,252,400
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 4,858,600

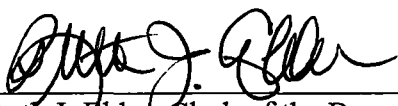
BOE True and Fair Value Determination

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<input type="checkbox"/> Minerals	\$
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This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented. The Petitioner was represented by Edwin Archbold of Altus Group US, Inc. The Petitioner's Representative did not participate in the hearing, but submitted an analysis including a cost approach, a sales comparison approach, and an income approach in support of the requested value. The Assessor was represented by Teresa Hoyer, Commercial Appraiser, who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. The Assessor's Representative confirmed that her comparable sales included only the value of the real estate. Ms. Hoyer contends that the Petitioner's Representative's reliance on materials from representatives of organizations such as the American Property Tax Council demonstrates clear bias and is not useful in determining the true and fair market value. The Board does not find the analysis provided by the Petitioner's Representative to be convincing. The Board concludes that the Petitioner's Representative 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 7th day of March, 2019


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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