## Order of the Thurston County Board of Equalization

Property Owner:	KC PROI	PCO LLC				
Parcel Number(s):	118174	11300				
Assessment Year:	2019		Petition Number: 19-017	Petition Number: 19-0172		
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  BOE True and Fair Value Determination						
∠ Land	\$	647,800	∠ Land	\$	647,800	
M Improvements	s \$	742,700	Improvements	\$	742,700	
☐ Minerals	\$		☐ Minerals	\$		
Personal Prop	erty \$		Personal Property	\$		
TOTAL:	\$	1,390,500	TOTAL:	\$	1,390,500	

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's Representative, Chaz Standage of Pivotal Tax Solutions, participated in the teleconference hearing. At the hearing, Mr. Standage revised his requested value to \$347,810 for the land and \$489,032 for the improvements, for a total requested value of \$836,842, or \$91.96 per square foot. Mr. Standage testified about his evidence packet, which was not submitted to the Board for review. Mr. Standage testified that: his cost approach was based on the Marshall & Swift Commercial Building Cost Data Best Practices for Class C, average quality daycare centers, and his land value is based on five land sales. On rebuttal, Mr. Standage testified that: his depreciation rate is reasonable; the Assessor's medical office comparable sales are not similar to the subject property; and the Assessor's daycare center sales support a reduced value for the subject property.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who participated in the teleconference hearing and provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Hoyer testified that: the Assessor's Office received the Petitioner's evidence packet; the Petitioner's Representative used the incorrect building class and depreciation, so the resulting value is incorrect; the comparable sales provided by the Petitioner's Representative were not adjusted for location, access, exposure, or market conditions; office properties are the next best comparable sales, but less reliable; and both of the Assessor's daycare comparable sales are inferior to the subject property, supporting the current assessed value for the subject property.

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The Board finds that the evidence packet was not submitted to the Board for review by the Petitioner's Representative. 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.

## NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a formal or informal appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at https://bta.wa.gov within thirty days of the date of mailing of this order. The appeal forms are available from either your county assessor or the State Board of Tax Appeals.

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