

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

Property Owner: TRU 2005 RE I LLC

Parcel Number(s): 12821121100

Assessment Year: 2019

Petition Number: 19-0201

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	\$ 3,879,900
<input checked="" type="checkbox"/> Improvements	\$ 2,841,600
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 6,721,500

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 3,879,900
<input checked="" type="checkbox"/> Improvements	\$ 1,894,432
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 5,774,332

This decision is based on our finding that: The Board adopts the Assessor's recommended reduction based on the evidence presented. Neither of the Parties participated in the teleconference hearing.

The previous Representative for the Petitioner provided a cost approach and a sales comparison approach in support of the requested value. The Petitioner's previous Representative informed the Clerk of the Board that their representation was withdrawn. The Clerk's attempts to contact the Petitioner went unanswered.

Appraisal Supervisor Teresa Hoyer submitted a letter in Response to the Petition. Ms. Hoyer explained that the property characteristics have been revised to reflect that the subject property has been re-purposed for use as a fitness center and that construction was partially complete. The Assessor recommended a reduction to the improvements for a total recommended value of \$5,774,332.

The Board finds that the Assessor's recommended reduction is supported by the evidence.

Dated this 3rd day of September, 2020


Robert Hastings, Chairman


Ruth J. Elder, Clerk of the Board

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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