

# Order of the Thurston County Board of Equalization

Property Owner: MWSH SOUTH LACEY LLC, DBA BONAVENTURE OF LACEY

Parcel Number(s): 58050002700

**Assessment Year:**   **2019**

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	\$ 3,980,600
<input checked="" type="checkbox"/> Improvements	\$ 33,606,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 37,587,300

### **BOE True and Fair Value Determination**

<input checked="" type="checkbox"/> Land	\$ 3,980,600
<input checked="" type="checkbox"/> Improvements	\$ 33,606,700
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
<b>TOTAL:</b>	<b>\$ 37,587,300</b>

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 Will Phinney of Tax Advisors PLLC, who participated in the teleconference hearing. Mr. Phinney stated that the Petitioner's requested total value is \$26,322,500. Mr. Phinney reviewed his evidence submission with the Board, stressing that one must use care in valuing these properties to avoid including the intangible business values. Mr. Phinney argued that the valuation schedule for group care homes should be applied to the memory care area. Mr. Phinney stated his concerns about the Assessor not providing detailed backup data to support their assessed values.

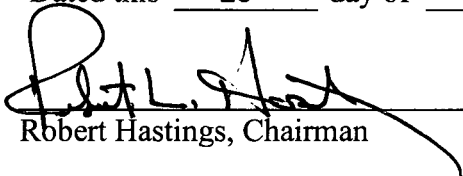
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who participated in the teleconference hearing and provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Hoyer testified that: this is a comprehensive facility with many amenities that need to be accounted for; this is a complex property to value using the sales comparison approach; the Assessor removes the personal property and business value reported on the real estate excise tax statement for each sale; and the Assessor is not attempting to value the business. Ms. Hoyer contended that it would be improper to characterize this facility as a group care home.

[illegible]

Thurston County Board of Equalization  
Petition Number 19-0457  
MWSH South Lacey LLC DBA Bonaventure of Lacey  
Page Two of Two

The Board did not find the analysis and arguments presented 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 28<sup>th</sup> day of May, 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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**Distribution: • Assessor • Petitioner • BOE File**

REV 64 0058 (5/25/2017)

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