

# Order of the Thurston County Board of Equalization

Property Owner: GA HC REIT II OLYMPIA WA SNF LLC, DBA OLYMPIA MANOR

Parcel Number(s): 09940050000

**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         | \$ 117,600   |
| <input checked="" type="checkbox"/> Improvements | \$ 1,114,000 |
| <input type="checkbox"/> Minerals                | \$           |
| <input type="checkbox"/> Personal Property       | \$           |
| TOTAL:   | \$ 1,231,600 |

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

|  |              |
|--|--------------|
| <input checked="" type="checkbox"/> Land         | \$ 117,600   |
| <input checked="" type="checkbox"/> Improvements | \$ 1,114,000 |
| <input type="checkbox"/> Minerals                | \$           |
| <input type="checkbox"/> Personal Property       | \$           |
| TOTAL:   | \$ 1,231,600 |

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. He reviewed his evidence submission with the Board. Mr. Phinney testified that: the subject property is Olympia Manor Rehabilitation Center; the subject property is a skilled nursing facility; the Petitioner's requested value was developed using the nursing home/convalescent hospital table in Marshall and Swift with a 25 year effective age and a 40 year life expectancy; additional depreciation was added to account for deferred maintenance and some original building components that are at the end of their useful life; and comparable sales are not reliable in valuing this type of property.

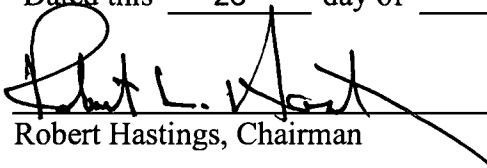
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who participated in the teleconference hearing and provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Hoyer testified that: the Petitioner's cost approach uses the assisted living values rather than the convalescent hospital values; the subject property was build in 1937, but it was renewed, rebuilt, and added on to in 2004; the Assessor must take the more recent improvements into account; the subject property is not functioning as an 82 year old building; and the rebuild and expansion permit in 2004 was for \$1.8 million, yet the Petitioner's requested value is approximately half of that. Ms. Hoyer further testified that: the Assessor contracts directly with Marshall and Swift for local and current multipliers used in the valuations; and the comparable sales support the current assessed value.

/ /  
/ /  
/ /  
/ /  
/ /  
/ /  
/ /  
/ /  
/ /  
/ /

Thurston County Board of Equalization  
Petition Number 19-0458  
GA HC REIT II Olympia WA SNF LLC, DBA Olympia Manor  
Page Two of Two

The Board does 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.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

**Distribution:** • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)

**SHIPPED JUL 1 0 2020**