

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

Property Owner: BASE PROPERTIES III LLC

Parcel Number(s): 51130000200

Assessment Year: 2020

Petition Number: 20-0018

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	\$ <u>355,600</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>441,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>796,800</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>355,600</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>441,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>796,800</u>


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 did not participate in the teleconference hearing. On Petition, the Petitioner mentioned the limited escalation in the tenant's lease.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer who provided a written Response including a market-adjusted cost approach and a sales comparison approach in support of the current assessed value. Ms. Hoyer noted that the subject property is partially owner-occupied.

The value placed on the property by the Assessor is presumed to be correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner did not provide comparable sales or cost-to-cure estimates in support of his requested value. The Board does not consider the percentage of the increase in the assessed value in reviewing the true and fair market value as of the January 1, 2020 assessment date. The Board concludes that the Petitioner 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 12th day of August, 2021


Diane Pust, 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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