

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

Property Owner: MCCLINTOCK DUPLEXES LLC

Parcel Number(s): 12505210402

Assessment Year: 2020

Petition Number: 20-0045

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>109,500</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>440,700</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>550,200</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>109,500</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>440,700</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>550,200</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.

Managing Partner John McClintock of McClintock Duplexes LLC participated in the teleconference hearing. Mr. McClintock testified that: he was not aware of some of the issues when he purchased these aging properties; while the Assessor contends that there is plenty of space for development, the County building department disagrees; he could seek a special permit for one acre, but has no idea how it could be used; he agrees that some units have under market rents; if he increases the rents, more tenants will move out; he does most of the work himself; having a property manager was too expensive; he has been unable to raise rents or to evict tenants since March 2020; construction costs have increased substantially; and he has concerns about the superior locations of the Assessor's comparable sales. Mr. McClintock discussed recent repairs to the property. Mr. McClintock reviewed the costs of needed upgrades if tenants were to move out and shared concerns about the length of time it would take to recover these costs via increased rents. On rebuttal, the Petitioner clarified that rents have been increased annually, but they are not keeping up with the market. Mr. McClintock stated that he knows how to run his business, and there are no easy fixes to his situation.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. Ms. Hoyer testified that: the valuation date is January 1, 2020, prior to the pandemic; the Assessor is considering the expenses for the repairs; all three approaches to value support the current assessed value; the Petitioner's rents are not at market value; and the Assessor's only interest is in the market value of the properties.

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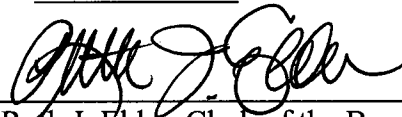
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The value placed on the property by the Assessor is presumed correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner provided insufficient evidence regarding the condition of the units as of January 1, 2020 and that he did not provide cost-to-cure estimates. 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 18th day of May, 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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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)

SHIPPED JUN 10 2021

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

Property Owner: MCCLINTOCK DUPLEXES LLC

Parcel Number(s): 12505210403

Assessment Year: 2020

Petition Number: 20-0046

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>118,700</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>442,500</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>561,200</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>118,700</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>442,500</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>561,200</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.

Managing Partner John McClintock of McClintock Duplexes LLC participated in the teleconference hearing. Mr. McClintock testified that: he was not aware of some of the issues when he purchased these aging properties; while the Assessor contends that there is plenty of space for development, the County building department disagrees; he could seek a special permit for one acre, but has no idea how it could be used; he agrees that some units have under market rents; if he increases the rents, more tenants will move out; he does most of the work himself; having a property manager was too expensive; he has been unable to raise rents or to evict tenants since March 2020; construction costs have increased substantially; and he has concerns about the superior locations of the Assessor's comparable sales. Mr. McClintock discussed recent repairs to the property. Mr. McClintock reviewed the costs of needed upgrades if tenants were to move out and shared concerns about the length of time it would take to recover these costs via increased rents.

On rebuttal, the Petitioner clarified that rents have been increased annually, but they are not keeping up with the market. Mr. McClintock stated that he knows how to run his business, and there are no easy fixes to his situation.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. Ms. Hoyer testified that: the valuation date is January 1, 2020, prior to the pandemic; the Assessor is considering the expenses for the repairs; all three approaches to value support the current assessed value; the Petitioner's rents are not at market value; and the Assessor's only interest is in the market value of the properties.

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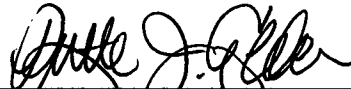
Thurston County Board of Equalization
Petition Number 20-0046
McClintock Duplexes LLC
Page Two of Two

The value placed on the property by the Assessor is presumed correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner provided insufficient evidence regarding the condition of the units as of January 1, 2020 and that he did not provide cost-to-cure estimates. 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 18th day of May, 2021



Diane Pust, Chairman



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Distribution: • Assessor • Petitioner • BOE File

REV 64 0058 (5/25/2017)

SHIPPED JUN 1 0 2021

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

Property Owner: MCCLINTOCK DUPLEXES LLC

Parcel Number(s): 12505210404

Assessment Year: 2020

Petition Number: 20-0047

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>104,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>437,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>541,300</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>104,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>437,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>541,300</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.

Managing Partner John McClintock of McClintock Duplexes LLC participated in the teleconference hearing. Mr. McClintock testified that: he was not aware of some of the issues when he purchased these aging properties; while the Assessor contends that there is plenty of space for development, the County building department disagrees; he could seek a special permit for one acre, but has no idea how it could be used; he agrees that some units have under market rents; if he increases the rents, more tenants will move out; he does most of the work himself; having a property manager was too expensive; he has been unable to raise rents or to evict tenants since March 2020; construction costs have increased substantially; and he has concerns about the superior locations of the Assessor's comparable sales. Mr. McClintock discussed recent repairs to the property. Mr. McClintock reviewed the costs of needed upgrades if tenants were to move out and shared concerns about the length of time it would take to recover these costs via increased rents. On rebuttal, the Petitioner clarified that rents have been increased annually, but they are not keeping up with the market. Mr. McClintock stated that he knows how to run his business, and there are no easy fixes to his situation.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. Ms. Hoyer testified that: the valuation date is January 1, 2020, prior to the pandemic; the Assessor is considering the expenses for the repairs; all three approaches to value support the current assessed value; the Petitioner's rents are not at market value; and the Assessor's only interest is in the market value of the properties.

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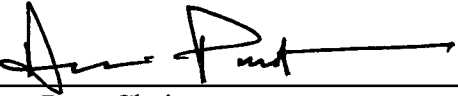
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Thurston County Board of Equalization
Petition Number 20-0047
McClintock Duplexes LLC
Page Two of Two

The value placed on the property by the Assessor is presumed correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner provided insufficient evidence regarding the condition of the units as of January 1, 2020 and that he did not provide cost-to-cure estimates. 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.

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REV 64 0058 (5/25/2017)

SHIPPED JUN 10 2021

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

Property Owner: MCCLINTOCK DUPLEXES LLC

Parcel Number(s): 12505210405

Assessment Year: 2020

Petition Number: 20-0048

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	\$ 112,400
<input checked="" type="checkbox"/> Improvements	\$ 444,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 556,400

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 112,400
<input checked="" type="checkbox"/> Improvements	\$ 444,000
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 556,400

This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented.

Managing Partner John McClintock of McClintock Duplexes LLC participated in the teleconference hearing. Mr. McClintock testified that: he was not aware of some of the issues when he purchased these aging properties; while the Assessor contends that there is plenty of space for development, the County building department disagrees; he could seek a special permit for one acre, but has no idea how it could be used; he agrees that some units have under market rents; if he increases the rents, more tenants will move out; he does most of the work himself; having a property manager was too expensive; he has been unable to raise rents or to evict tenants since March 2020; construction costs have increased substantially; and he has concerns about the superior locations of the Assessor's comparable sales. Mr. McClintock discussed recent repairs to the property. Mr. McClintock reviewed the costs of needed upgrades if tenants were to move out and shared concerns about the length of time it would take to recover these costs via increased rents. On rebuttal, the Petitioner clarified that rents have been increased annually, but they are not keeping up with the market. Mr. McClintock stated that he knows how to run his business, and there are no easy fixes to his situation.

The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value. Ms. Hoyer confirmed that there is a typographical error on the cover sheet of the Assessor's Response to this Petition, and that she is requesting that the Board sustain the current assessed value. Ms. Hoyer testified that: the valuation date is January 1, 2020, prior to the pandemic; the Assessor is considering the expenses for the repairs; all three approaches to value support the current assessed value; the Petitioner's rents are not at market value; and the Assessor's only interest is in the market value of the properties.

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Thurston County Board of Equalization
Petition Number 20-0048
McClintock Duplexes LLC
Page Two of Two

The value placed on the property by the Assessor is presumed correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner provided insufficient evidence regarding the condition of the units as of January 1, 2020 and that he did not provide cost-to-cure estimates. 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.

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