

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

Property Owner: HZL PROPERTIES LLC (Prior Owner) & GREENLAKE LACEY LLC (Current Owner)
Parcel Number(s): 11822130801
Assessment Year: 2020 Petition Number: 20-0401

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	\$ 89,100
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 89,100

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 89,100
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 89,100

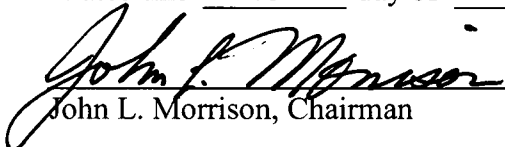
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented.

Neither the Representatives for the prior owner, the current owner, nor the Assessor's Representative participated in the teleconference hearing. The subject property is part of an economic unit that includes another vacant parcel and the Lodge at Roo-Lan, which sold together for \$2,700,000 in May 2021. The Board notes that only the two vacant properties were appealed by the prior owner, HZL Properties LLC. The total assessed value of the three parcels is \$2,424,700. On Petition, the Prior Owner's Representative stated that comparable sales supported a reduced value for the subject property.

The Assessor's Representative stated, in her letter of Response, that the recent sale of the subject property and the related parcels supports the current assessed value for all three of the properties.

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 recent sale of the subject property along with two related parcels is convincing evidence of the market value. The Board finds the Assessor's analysis to be persuasive. The Board finds that the Petitioner's Representative did not provide information regarding the zoning of his comparable sales, so this information is not convincing. 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 16th day of September, 2021


John L. Morrison, 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

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

Property Owner: HZL PROPERTIES LLC (Prior Owner) & GREENLAKE LACEY LLC (Current Owner)

Parcel Number(s): 11822130901

Assessment Year: 2020 Petition Number: 20-0402

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	\$ 89,600
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 89,600

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 89,600
<input checked="" type="checkbox"/> Improvements	\$ 0
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 89,600

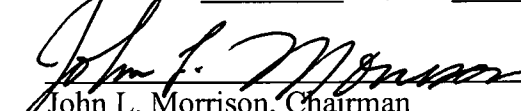
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the evidence presented.

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The Assessor's Representative stated, in her letter of Response, that the recent sale of the subject property and the related parcels supports the current assessed value for all three of the properties.

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 recent sale of the subject property along with two related parcels is convincing evidence of the market value. The Board finds the Assessor's analysis to be persuasive. The Board finds that the Petitioner's Representative did not provide information regarding the zoning of his comparable sales, so this information is not convincing. 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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