Order of the Thurston County Board of Equalization

Property Owner: _	HZL PROPERTIES LLC (Prior Ov	vner) & GREENLAKE LACE	/ LLC (Current Owner)
Parcel Number(s):	11822130801		
Assessment Year:	2020	Petition Number: 20-040	1
	the evidence presented by the part		ereby:
⊠ sustains	overrules the determinat	ion of the assessor.	
Assessor's True ar	nd Fair Value Determination	BOE True and Fair Va	lue Determination
∠ Land	\$ 89,100	∠ Land	\$ 89,100
	s \$ <u>0</u>		\$ 0
☐ Minerals	\$	☐ Minerals	\$
Personal Prop	perty \$	Personal Property	\$
TOTAL:	\$ 89,100	TOTAL:	\$ 89,100
This decision is bas the evidence presen	ed on our finding that: The Board ted.	sustains the Assessor's deterr	nination of value based on
notes that only the tassessed value of the comparable sales su The Assessor's Rep	el and the Lodge at Roo-Lan, which wo vacant properties were appeale e three parcels is \$2,424,700. On la apported a reduced value for the su resentative stated, in her letter of la apports the current assessed value	ed by the prior owner, HZL Prefetition, the Prior Owner's Resbject property. Response, that the recent sale	roperties LLC. The total epresentative stated that of the subject property and
this presumption by subject property alo the Assessor's analy information regardiconcludes that the P	the property by the Assessor is proclear, cogent, and convincing eviding with two related parcels is convisis to be persuasive. The Board fing the zoning of his comparable sate titioner did not provide clear, cognition of correctness and to warr	dence. The Board finds that the vincing evidence of the marked ands that the Petitioner's Reproducts, so this information is not gent, and convincing evidence.	ne recent sale of the et value. The Board finds esentative did not provide convincing. The Board esufficient to overcome
Dated this 16 th	day of September	$\frac{2021}{\text{Alg}}$	\mathcal{D}_{\sim}
ohn L. Morrison, Cl	Hnuser_	Ruth J. Elder, Clerk of th	e Roard
O. 14101115011, C.			
771 · 1		TICE	
	be appealed to the State Board of T		
	O Box 40915, Olympia, WA 98504 he date of mailing of this order. The		

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

assessor or the State Board of Tax Appeals.

Order of the Thurston County Board of Equalization

Property Owner:	HZL PROPERTIES LLC (Prior Owi	ner) & GREENLAKE LACEY	LLC (Current Owner)	
Parcel Number(s):	11822130901		<u> </u>	
Assessment Year:	2020	Petition Number: 20-040	2	
Having considered ⊠ sustains	the evidence presented by the partie	es in this appeal, the Board hon of the assessor.	ereby:	
Assessor's True and Fair Value Determination BOE True and Fair Value Determination				
✓ Land✓ Improvement✓ Minerals✓ Personal ProprotectTOTAL:	\$	☑ Land☑ Improvements☑ Minerals☑ Personal PropertyTOTAL:	\$ 89,600 \$ 0 \$	
This decision is bas	sed on our finding that: The Board stated.	ustains the Assessor's deterr	nination of value based on	
participated in the tanother vacant parc notes that only the assessed value of the comparable sales so The Assessor's Rep	entatives for the prior owner, the curreleconference hearing. The subject seel and the Lodge at Roo-Lan, which two vacant properties were appealed the three parcels is \$2,424,700. On Poupported a reduced value for the subpresentative stated, in her letter of R supports the current assessed value for	property is part of an econor sold together for \$2,700,000 by the prior owner, HZL Pretition, the Prior Owner's Respect property.	nic unit that includes 00 in May 2021. The Board roperties LLC. The total epresentative stated that of the subject property and	
The value placed of this presumption by subject property alo the Assessor's anal information regard concludes that the	n the property by the Assessor is pre- y clear, cogent, and convincing evid- ong with two related parcels is convi- ysis to be persuasive. The Board fin- ing the zoning of his comparable sal Petitioner did not provide clear, cog- umption of correctness and to warra	esumed to be correct. The Perence. The Board finds that the incing evidence of the marked ds that the Petitioner's Represe, so this information is not ent, and convincing evidence.	etitioner must overcome the recent sale of the et value. The Board finds esentative did not provide t convincing. The Board e sufficient to overcome	
Dated this 16th	day of September		Der	
ohn L. Morrison, C		Ruth/J. Elder, Clerk of th	e Board	
TC1 : 1	NOT		or informal annual	
with them at I	h be appealed to the State Board of Ta PO Box 40915, Olympia, WA 98504-0	x Appears by filing a formal of the community of the comm	ps://bta.wa.gov within	

assessor or the State Board of Tax Appeals.

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thirty days of the date of mailing of this order. The appeal forms are available from either your county