

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

Property Owner: WASHINGTON CAPITOL GROUP LLC

Parcel Number(s): 78501100101

Assessment Year: 2020 Petition Number: 20-0471

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	\$ 118,900
<input checked="" type="checkbox"/> Improvements	\$ 312,900
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 431,800

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ 118,900
<input checked="" type="checkbox"/> Improvements	\$ 312,900
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal Property	\$
TOTAL:	\$ 431,800


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's Representative did not participate in the teleconference hearing. On Petition, the Petitioner's Representative stated, "market and income do not support assessed value."

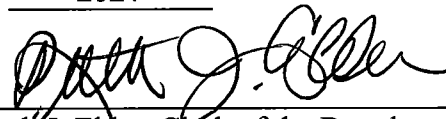
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value.

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 Petitioners purchased parcel numbers 78501100101, 78501100400, and 78502100100 together for \$3,241,900 on January 5, 2018 and the current total assessed value is \$2,184,000. The Board finds that the Petitioner's Representative did not provide any market evidence or an income approach in support of the requested value. 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 15th day of June, 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.

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: WASHINGTON CAPITOL GROUP LLC

Parcel Number(s): 78501100400

Assessment Year: 2020 Petition Number: 20-0472

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>224,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>747,900</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>971,900</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>224,000</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>747,900</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>971,900</u>

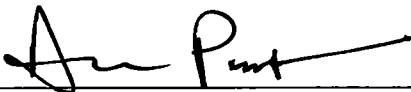
This decision is based on our finding that: The Board sustains the Assessor's determination of value based on the testimony and evidence presented.

The Petitioner's Representative did not participate in the teleconference hearing. On Petition, the Petitioner's Representative stated, "market and income do not support assessed value."

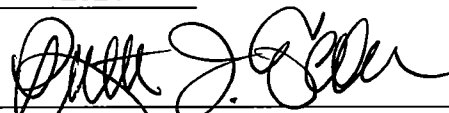
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value.

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 Petitioners purchased parcel numbers 78501100101, 78501100400, and 78502100100 together for \$3,241,900 on January 5, 2018 and the current total assessed value is \$2,184,000. The Board finds that the Petitioner's Representative did not provide any market evidence or an income approach in support of the requested value. 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 15th day of June, 2021



Diane Pust, Chairman



Ruth J. Elder, Clerk of the Board

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

Property Owner: WASHINGTON CAPITOL GROUP LLC

Parcel Number(s): 78502100100

Assessment Year: 2020 Petition Number: 20-0473

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>179,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>601,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>780,300</u>

BOE True and Fair Value Determination

<input checked="" type="checkbox"/> Land	\$ <u>179,100</u>
<input checked="" type="checkbox"/> Improvements	\$ <u>601,200</u>
<input type="checkbox"/> Minerals	\$ _____
<input type="checkbox"/> Personal Property	\$ _____
TOTAL:	\$ <u>780,300</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.

The Petitioner's Representative did not participate in the teleconference hearing. On Petition, the Petitioner's Representative stated, "market and income do not support assessed value."

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.

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 Petitioners purchased parcel numbers 78501100101, 78501100400, and 78502100100 together for \$3,241,900 on January 5, 2018 and the current total assessed value is \$2,184,000. The Board finds that the Petitioner's Representative did not provide any market evidence or an income approach in support of the requested value. 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 15th day of June, 2021



Diane Pust, Chairman



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