

Order of the Thurston County Board of Equalization

Property Owner: NAKA NORTHWEST PROPERTIES LLC

Parcel Number(s): 11817131904

Assessment Year: 2020 Petition Number: 20-0474

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>1,172,200</u> |
| <input checked="" type="checkbox"/> Improvements | \$ <u>1,112,900</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ <u>2,285,100</u> |

BOE True and Fair Value Determination

| | |
|--------------------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> Land | \$ <u>1,172,200</u> |
| <input checked="" type="checkbox"/> Improvements | \$ <u>1,112,900</u> |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ <u>2,285,100</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."

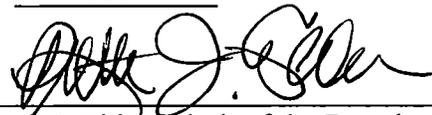
The Assessor was represented by Appraisal Supervisor Teresa Hoyer, who provided a written Response including a market-adjusted cost approach, a sales comparison approach, and an income approach in support of the current assessed value.

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 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: NAKA NORTHWEST PROPERTIES LLC
 Parcel Number(s): 11817131905
 Assessment Year: 2020 Petition Number: 20-0475

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 | \$ 1,047,300 |
| <input checked="" type="checkbox"/> Improvements | \$ 1,148,200 |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ 2,195,500 |

BOE True and Fair Value Determination

| | |
|--------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> Land | \$ 1,047,300 |
| <input checked="" type="checkbox"/> Improvements | \$ 1,148,200 |
| <input type="checkbox"/> Minerals | \$ _____ |
| <input type="checkbox"/> Personal Property | \$ _____ |
| TOTAL: | \$ 2,195,500 |

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."

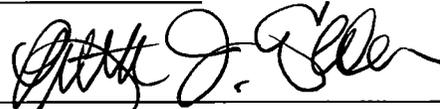
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The value placed on the property by the Assessor is presumed to be correct. The Petitioner must overcome this presumption by clear, cogent, and convincing evidence. The Board finds that the Petitioner's Representative did not provide any market evidence 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.

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