

ORDER OF THE MASON COUNTY BOARD OF EQUALIZATION

This matter having come before the Board of Equalization for Mason County was heard on 1/23/2014 at 1:00 PM, with the appellant represented and the Mason County Assessor's Office (Assessor) represented. The Board of Equalization having been properly convened and having considered all of the evidence presented by the parties in this appeal, does hereby *sustain* the valuation of the Assessor for the 2013 Assessment Year for taxes payable in 2014, as to the following:

North Forty Lodging, LLC , Appellant
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98682

Petition No. 126.2014

Parcel No. 32233-50-00014

BOARD DECISION: *SUSTAIN*

Assessor's Valuation		Board's Determination
Land value	\$1,093,000.	\$1,093,000.
Improvements	\$13,266,810.	\$13,266,810.
Total	\$14,359,810.	\$14,359,810.

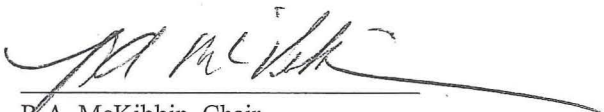
The valuation placed on the property by the Assessor's Office is presumed to be correct, and can only be overcome by the presentation of clear, cogent, and convincing evidence that the value is erroneous [RCW84.40.030(1)].

The Board's goal is to acquire sufficient, accurate evidence to support a determination of true and fair value for the purpose of uniformity and equalization of taxation within the county as defined by statute (RCW 84.40.030) and the Washington Administrative Code (WAC 458-12-301)

Presentation of appellant included information for the entire Alderbrook complex. The Appellant could not separate income and costs associated solely with the Lodge (77 rooms and associated improvements), which is the entity under appeal.

Therefore, the Board could not accurately determine net operating income and determine a market value via the capitalization process.

Furthermore, this lack of financial information specific to this appeal, is evidence that the appellant failed to provide clear, cogent, and convincing evidence that the Assessor's value was in error.


R.A. McKibbin, Chair
Mason County Board of Equalization

Date: 1/23/2014

NOTICE: This order can be appealed to the State Board of Tax Appeals by filing with them at PO Box 40915, Olympia, WA 98504-0915, within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor (360) 427-9670 or the State Board (360) 753-5446.

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

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