

Order of the Grant County
Board of Equalization

Property Owner: Quincy Inn Motel LLC
 Parcel Number(s): 040414000
 Assessment Year: 2015 Petition Number: 2015-163

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

<input type="checkbox"/> Land	\$	<u>384,995</u>
<input type="checkbox"/> Improvements	\$	<u>2,031,325</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>2,416,320</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>384,995</u>
<input type="checkbox"/> Improvements	\$	<u>2,031,325</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>2,416,320</u>

This decision is based on our finding from:
 Washington State law which directs that the true and fair market value of property shall be based upon sales of the subject property, or sales of comparable properties, made within the past five years, cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income. "True and fair" value is market value; that is, the price to be paid by a willing buyer to a willing seller.

Washington State law further stipulates that the assessment determined by the County Assessor is presumed to be correct and can only be overcome by presentation of clear, cogent and convincing evidence that the value is incorrect.

The issue before the Board is the January 1, 2015, true and fair market value. A hearing was held on February 25, 2016, before the Board of Equalization. The appellant, Amritpal Sahota, was not in attendance at the hearing and the Assessor's office was represented by Melissa Hortiz, Chief Appraiser.

The Assessor valued the property at \$2,416,320 for the 2015 assessment year. The owners appealed, asserting a value of \$1,946,320.

The subject property is located at 710 SW 10th Ave., in Quincy, Washington. Subject is a 21,256 sf motel with Mini Mart and Gas Station.

The appellant's stated in the petition the reason for appealing was in comparison to local properties and the fact that not many improvements have been made to the property, the assessor's determination of true and fair value is much too high. It was also stated in the petition that the purchase price of the property was \$3,110,000 in September of 2012. The petition was marked complete, and did not plan to submit any additional documentary evidence.

The assessor representative submitted information to the board and the appellant. This information included aerial photo of the subject neighborhood, Sales comparison approach with subject sale and one other motel in Quincy, sales grid of sales of gas stations in Quincy area. Ms. Hortiz stated that two letters were sent to the appellants requesting income and expense information. Because no response was received, Ms. Hortiz used the sales comparison approach when justifying the value of this property.

The Board finds the arguments presented by the appellant are not substantial enough to meet the clear, cogent, and convincing standard of proof necessary to offset the presumption of correctness established under RCW 84.40.0301. The Board finds the Assessor's Response to Real Property Petition dated January 11, 2016, which was mailed to the appellant and submitted as evidence in this hearing adequately reflect the subject's important value-related characteristics. Therefore, the Assessor's value is sustained at \$2,416,320, due to no evidence was received from the appellant to justify a change in value, the appellants paid more than what it is assessed and the appellant failed to provide income and expense statements to prove the assessor was in error.

Dated this 10th day of March, (year) 2016


Chairperson's Signature


Clerk's Signature

NOTICE
This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at bta.state.wa.us/appeal/forms.htm within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

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REV 64 0058 (6/9/14)