

Order of the Franklin
County Board of Equalization

Property owner: **Project Pearl Pasco LLC**
 Parcel number(s): **112530053**
 Assessment year: **2025** Petition number: **BE2026-06**
 Date(s) of hearing: **10/30/2025**

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 checked="" type="checkbox"/> Land	\$ 6,464,100
<input checked="" type="checkbox"/> Improvements	\$ 163,248,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal property	\$
Total value	\$ 169,712,300

BOE true and fair value determination

<input checked="" type="checkbox"/> Land	\$ 6,464,100
<input checked="" type="checkbox"/> Improvements	\$ 163,248,200
<input type="checkbox"/> Minerals	\$
<input type="checkbox"/> Personal property	\$
Total value	\$ 169,712,300

This decision is based on our finding that: *(if more space is needed use pages 2 & 3)*

The board sustained the Assessor's appraised value of \$169,712,300. Per Assessor testimony, this value was primarily derived via the cost approach, with the increase in value this year mostly due to an additional structure added to the property. Sales analysis of similar mega warehouses was also provided to support the assessed value. No argument or evidence challenging the assessed value was provided by the appellant. Based on Assessor evidence and testimony, and lack of testimony or evidence from the appellant, the board unanimously sustained the assessed value.

Dated this **5** day of **November**, (year) **2025**

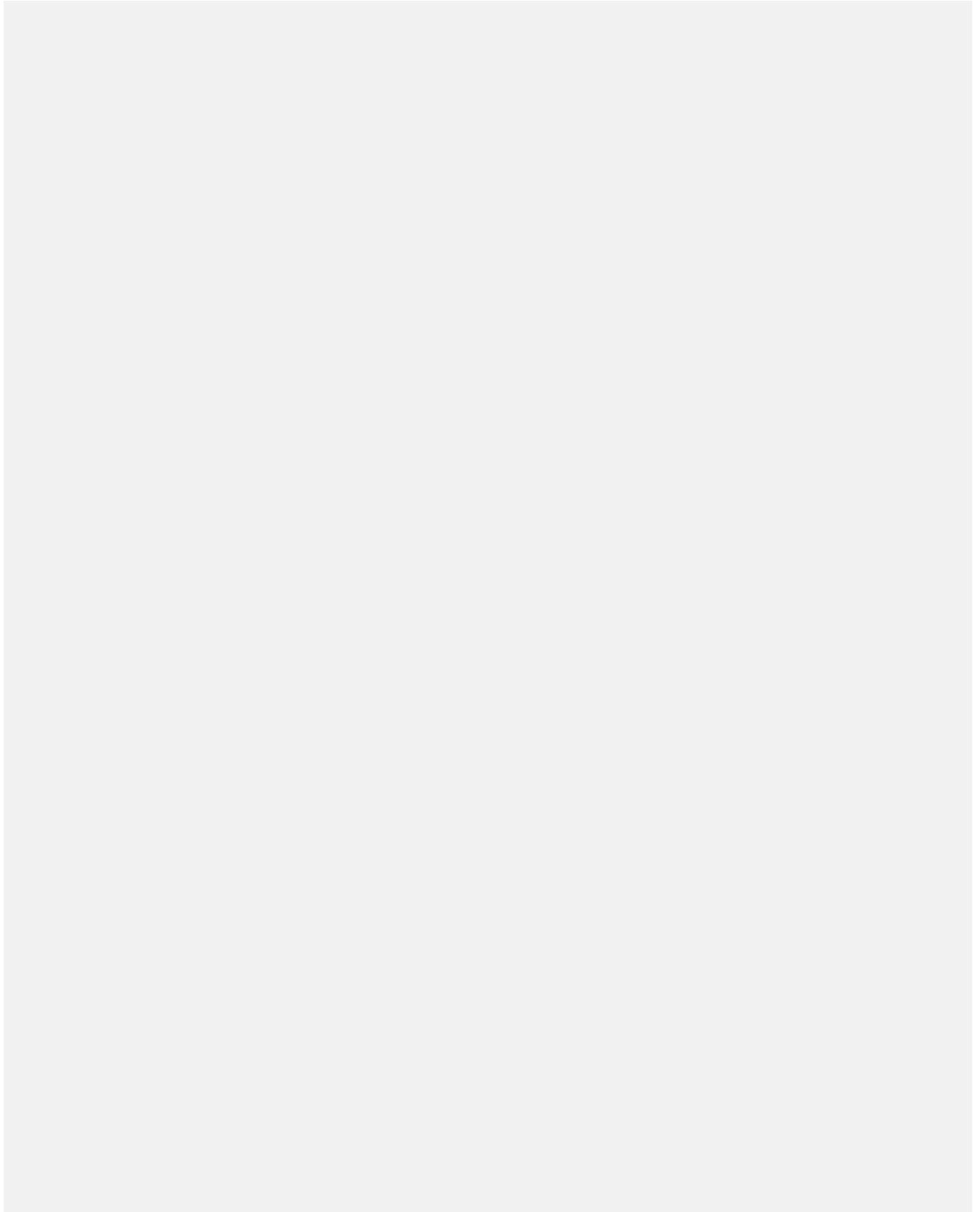
Chairperson's signature: *L. A. Moon*

Clerk's signature: _____

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 bta.wa.gov/index.php/forms-publications/ 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.

This decision is based on our finding that: *(continued)*



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