



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DOBSON BRETT E & DOBSON JODI R

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 126946-040

**PROPERTY LOCATION: 4500 NW 11th Cir
Camas, WA 98607**

PETITION: 332.

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 192,100	\$ 192,100
Improvements	\$ 690,533	\$ 690,533
Personal property		
ASSESSED VALUE	\$ 882,633	BOE VALUE \$ 882,633

Date of hearing: February 16, 2022

Recording ID# DOBSON

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Dick Riley

Appellant:

Brennan Perry

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 4,431 square feet, built in 2002 and is of good plus construction quality located on 0.21 acres. The home includes an additional 251 square feet of unfinished basement space.

The representative stated that the comparables selected are within .23 miles of the subject property. They range in square footage from 1,900 to 2,700 and were built from 1997 to 2010. The comparables indicate a value range of \$536,000 to \$796,000. The Assessor's comparable #3 indicates a significantly lower value for the subject property. The appellant submitted eleven comparable sales [#126946-034 sold for \$660,000 in November 2020; #92231-206 sold for \$505,000 in June 2019; #127463-052 sold for \$490,000 in August 2019; #125662-054 sold for \$719,900 in October 2020; #127463-094 sold for \$615,000 in April 2021; #125662-088 sold for \$520,000 in July 2020; #127363-102 sold for \$630,000 in March 2021; #126946-030 sold for \$665,000 in November 2019; #92231-136 sold for \$720,000 in August 2020; #125606-048 sold for \$785,000 in September 2020; and #127147-024 sold for \$536,500 in June 2020].

The appellant requested a value of \$590,000 which was updated to \$655,000 in the additional evidence submitted.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support the assessed value of \$882,633.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$882,633 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the Assessor's Office or the Washington State Board of Tax Appeals.

**** You must pay your taxes by the date they are due to avoid penalties and interest. After the appeal period for the decision has passed, changes to the assessment will be entered into the system by the Assessor's Office and the Treasurer's Office will notify you of adjustments made to your taxes. ****



CLARK COUNTY BOARD OF EQUALIZATION

www.clark.wa.gov

PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: GOLDMAN MELANIE B

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 150565-000

**PROPERTY LOCATION: 4709 NW Division Ave
Vancouver, WA 98663**

PETITION: 333

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 140,303	\$ 140,303
Improvements	\$ 275,115	\$ 239,697
Personal property		
ASSESSED VALUE	\$ 415,418	BOE VALUE \$ 380,000

Date of hearing: February 16, 2022

Recording ID# GOLDMAN

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Dick Riley

Appellant:
Brennan Perry

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,664 square feet, built in 1965 and is of average minus construction quality located on 0.23 acres. The property includes a detached garage measuring 560 square feet.

The representative stated that the comparables selected are within .36 miles of the subject property. They range in square footage from 1,300 to 2,400 and were built from 1952 to 1992. The comparables indicate a value range of \$219,000 to \$342,000. The Assessor's sales are on lots that are twice the size of the subject and appear to be of a higher quality rating. The property was purchased for \$342,500 in November 2019. The appellant submitted five comparable sales [#150565-000 sold for \$342,500 in November 2019; #37920-450 sold for \$340,000 in July 2020; #37918-724 sold for \$399,900 in September 2020; #37920-576 sold for \$405,000 in March 2020; and #37918-265 sold for \$355,000 in May 2020].

The appellant requested a value of \$371,000.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The trended purchase price from November of 2019 supports a value of \$380,000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$380,000 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KEPLEY KRIS E

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 160758-182

PROPERTY LOCATION: 5605 NE 48th St
Vancouver, WA 98661

PETITION: 336

ASSESSMENT YEAR: Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 120,000	\$ 120,000
Improvements	\$ 257,758	\$ 215,000
Personal property		
ASSESSED VALUE	\$ 377,758	BOE VALUE \$ 335,000

Date of hearing: February 16, 2022

Recording ID# KEPLEY

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Dick Riley

Appellant:

Brennan Perry

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,783 square feet, built in 2015 and is of average construction quality located on 0.07 acres.

The representative stated that the comparables selected are within .14 miles of the subject property. They range in square footage from 1,746 to 2,148 and were all built in 2016. The comparables indicate a value range of \$301,000 to \$337,000. The opinion of value was updated at the hearing to be \$335,000. The Assessor's comparable sales indicate a lower value for the subject property. The appellant submitted ten comparable sales [#160758-082 sold for \$305,000 in November 2020; #160758-084 sold for \$325,000 in April 2020; #160758-086 sold for \$293,000 in January 2020; #160758-218 sold for \$330,000 in September 2019; #160758-094 sold for \$299,000 in March 2020; #160758-100 sold for \$304,900 in April 2020; #160758-150 sold for \$336,000 in April 2020; #160758-110 sold for \$320,000 in March 2020; 160758-214 sold for \$362,500 in August 2020;and #160758-246 sold for \$330,000 in March 2020].

The appellant requested a value of \$305,000 which was updated to \$320,000 in the additional evidence submitted and further updated to \$335,000 at the hearing.

The Assessor's evidence included six sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The appellant comparable sales better represent the subject and support a value of \$335,000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$335,000 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ST PIERRE DANNY ROY & ST PIERRE CORINNE MARIE

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 105522-570

**PROPERTY LOCATION: 8028 NE 71st Loop
Vancouver, WA 98662**

PETITION: 339

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$	206,450	\$	206,450
Improvements	\$	391,629	\$	391,629
Personal property				
ASSESSED VALUE	\$	598,079	BOE VALUE	\$ 598,079

Date of hearing: February 16, 2022

Recording ID# STPIERRE

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Dick Riley

Appellant:

Brennan Perry

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 3,232 square feet, built in 1989 and is of good construction quality located on 0.24 acres.

The representative agreed with the Assessor's offer of \$598,079. The property was purchased for \$545,000 in October 2019.

The appellant requested a value of \$590,000.

The Assessor's evidence included four sales adjusted for time, a 2021 property information card, and a cover letter recommending the assessed value be reduced to \$598,079. The appellant agreed with the appraiser's findings.

The Assessor's revised assessed value is supported by their comparable sales and is agreed to by the appellant.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$598,079 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER: REAL MAURICIO A & BAKER CHRISTINE
THERESE**

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 189759-028

**PROPERTY LOCATION: 10204 NE 44th Ct
Vancouver, WA 98686**

PETITION: 346

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$	119,000	\$	119,000
Improvements	\$	327,095	\$	327,095
Personal property				
ASSESSSED VALUE	\$	446,095	BOE VALUE	\$ 446,095

Date of hearing: February 16, 2022

Recording ID# REAL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Dick Riley

Appellant:
Brennan Perry

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,264 square feet, built in 2014 and is of average construction quality located on 0.12 acres.

The representative agreed with the Assessor's value of \$446,095. The appellant submitted nine comparable sales [#189759-032 sold for \$420,000 in September 2020; #190009-004 sold for \$399,500 in January 2019; #97686-004 sold for \$415,000 in November 2020; #97661-052 sold for \$379,500 in October 2019; #97661-048 sold for \$405,000 in August 2019; #97350-050 sold for \$395,000 in October 2019; #190006-028 sold for \$449,000 in February 2020; #189757-010 sold for \$440,000 in February 2020; and #189768-010 sold for \$367,500 in December 2019].

The appellant requested a value of \$390,000 which was updated to \$370,000 in the additional evidence submitted.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support the assessed value and was agreed to by the appellant.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$446,095 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: NORTZ JIMMIE & NORTZ CYNTHIA

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 118256-642

**PROPERTY LOCATION: 14403 NE 31st Ave
Vancouver, WA 98686**

PETITION: 349

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$	196,500	\$	196,500
Improvements	\$	428,693	\$	421,500
Personal property				
ASSESSED VALUE	\$	625,193	BOE VALUE	\$ 618,000

Date of hearing: February 16, 2022

Recording ID# NORTZ

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Dick Riley

Appellant:

Brennan Perry

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,631 square feet, built in 2000 and is of good construction quality located on 0.29 acres.

The representative stated that the comparables selected are within .21 miles of the subject property. They range in square footage from 2,600 to 3,100 and were built from 1996 to 2019. The comparables indicate a value range of \$511,000 to \$565,000. The Assessor's comparable sales indicate a lower value for the subject property. The appellant submitted five comparable sales [#118255-892 sold for \$515,000 in May 2019; #186019-090 sold for \$528,000 in March 2021; #986042-977 sold for \$610,000 in March 2020; #186019-006 sold for \$591,000 in August 2020; and #185689-002 sold for \$610,000 in July 2020].

The appellant requested a value of \$504,000 which was updated to \$525,000 in the additional evidence submitted.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support a value of \$618,000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$618,000 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 11, 2022
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER: BROMLEY RICHARD FRANK & BROMLEY
DELORES CATHERINE TRUSTEES**

REALAPPEAL TECHNOLOGY SOLUTIONS INC.
200 S Barrington Ave # 491681
Los Angeles, CA 90049

ACCOUNT NUMBER: 986037-090

**PROPERTY LOCATION: 14612 NE 112th St
Vancouver, WA 98682**

PETITION: 351

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 137,500	\$ 137,500
Improvements	\$ 486,202	\$ 486,202
Personal property		
ASSESSED VALUE	\$ 623,702	BOE VALUE \$ 623,702

Date of hearing: February 16, 2022

Recording ID# BROMLEY

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Dick Riley

Appellant:

Brennan Perry

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,559 square feet, built in 2016 and is of good minus construction quality located on 0.2 acres.

The representative stated that the comparables selected are within .5 miles of the subject property. They range in square footage from 1,800 to 2,800 and were built from 2010 to 2016. The comparables indicate a value range of \$482,000 to \$598,000. Comparables #1, #2, and 6 are very similar to the subject. The Assessor's comparable #1 indicates a lower value for the subject property. The opinion of value was updated at the hearing to be \$550,000. The appellant submitted eleven comparable sales [#986037-094 sold for \$528,000 in November 2019; #986037-120 sold for \$532,500 in April 2019; #986040-197 sold for \$544,000 in March 2019; #986037-110 sold for \$569,900 in June 2019; #986034-721 sold for \$500,000 in May 2019; #986034-732 sold for \$490,000 in November 2020; #986034-730 sold for \$567,000 in November 2020; #986035-823 sold for \$425,000 in February 2020; #986037-738 sold for \$550,000 in December 2020; #986026-039 sold for \$389,900 in May 2020; and #986032-637 sold for \$597,500 in May 2021].

The appellant requested a value of \$555,000 which was updated to \$535,000 in the additional evidence submitted and further updated at the hearing to \$550,000.

The Assessor's evidence included three sales adjusted for time, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support the assessed value of \$623,702.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$623,702 as of January 1, 2021.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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