



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: COMBS R LON

COMBS R LON
1541 NW DRAKE ST
CAMAS, WA 98607

ACCOUNT NUMBER: 85146-000

**PROPERTY LOCATION: 1541 NW DRAKE ST
CAMAS, WA 98607**

PETITION: 42

ASSESSMENT YEAR: Valued January 1, 2022 TAXES PAYABLE IN: 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$ 220,931	\$ 220,931
Improvements	\$ 1,047,562	\$ 842,293
Personal property		
ASSESSED VALUE	\$ 1,268,493	BOE VALUE \$ 1,063,224

Date of hearing: October 18, 2022

Recording ID#: COMBS

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
Lon Combs

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 5,138 square feet, built in 2019 and is of good construction quality located on 0.76 acres. The home includes an additional 1,008 square feet of unfinished space and a passenger elevator.

The appellant confirmed the discussion with the Assessor's Office about reducing the value. The neighbor next door has similar land, but the subject has reduced space due to slopes and reserved area, which is roughly 6,000 square feet. The assessment should be reduced by \$68,488 to account for this. The house has 994 square feet unfinished and 3,510 square feet complete. There is a large section on the first floor and a section of the second floor that are unfinished. All factors together indicate a value of \$862,448.36.

The appellant requested a value of \$862,448.

The Assessor's evidence included seven sales adjusted for time, a 2021 property information card, and a cover letter recommending the assessed value be reduced to \$1,063,224.

The appellant did not provide sufficient evidence to demonstrate the exact value to complete the unfinished space and the net value of the remainder of the home. Based on the information provided by the appellant, the Assessor suggested a reduction of the value of the subject property to \$1,063,224. The amount was not accepted by the appellant prior to the hearing with this board.


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 \$1,063,224 as of January 1, 2022.

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

Mailed on October 28, 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.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KILCHER THOMAS J JR & LAWS-KILCHER REESA L TRUSTEES

KILCHER THOMAS J JR & LAWS-KILCHER REESA L TRUSTEES
800 NE 390TH AVE
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 141331-000

PROPERTY LOCATION: 800 NE 390TH AVE
WASHOUGAL, WA 98671

PETITION: 43

ASSESSMENT YEAR: Valued January 1, 2022 **TAXES PAYABLE IN:** 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$ 274,374	\$ 274,374
Improvements	\$ 947,453	\$ 625,626
Personal property		
ASSESSED VALUE	\$ 1,221,827	BOE VALUE \$ 900,000

Date of hearing: October 18, 2022

Recording ID# KILCHER

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
Thomas Kilcher
Reesa Kilcher (Spectator)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 5,013 square feet, built in 2006 and is of good plus construction quality located on 5.01 acres. The home includes an additional 75 square feet of unfinished basement space.

The appellant stated that \$30,000-\$40,000 was spent to repair the home after purchase. Multiple repairs are still ongoing or upcoming. The previous owners did improvements themselves, which were not well done and need to be removed. The property was purchased for \$675,000 in May 2020. The appellant's evidence included an appraisal performed by Cheri Walker of Certified Appraiser Group Inc indicating a value of \$700,000 as of March 2020. The appellant submitted two comparable sales [#142889-000 sold for \$860,000 in June 2021; and #140674-000 sold for \$950,000 in September 2021].

The appellant requested a value of \$860,422.

The condition and purchase price of the subject property, the testimony of the appellant as to the existing problems and need of additional extensive repairs, and the appellant's comparable sales, support a value of \$900,000.

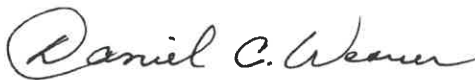
DECISION

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 \$900,000 as of January 1, 2022.

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



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LIN ENHAO & HE JIE

LIN ENHAO & HE JIE
42757 GATEWOOD ST
FREMONT, CA 94538

ACCOUNT NUMBER: 986039-386

PROPERTY LOCATION: 7403 NE 32ND AVE
VANCOUVER, WA 98665

PETITION: 45

ASSESSMENT YEAR: Valued January 1, 2022 **TAXES PAYABLE IN:** 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$	150,400	\$	150,400
Improvements	\$	306,183	\$	306,183
Personal property				
ASSESSED VALUE	\$	456,583	BOE VALUE	\$ 456,583

Date of hearing: October 18, 2022

Recording ID#: LIN

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,144 square feet, built in 2016 and is of fair plus construction quality located on 0.08 acres.

No detailed quantitative information was provided for Board review.

The appellant requested a value of \$418,186.

The appellant did not provide sufficient evidence to support a value other than the assessed value of \$456,583.

DECISION

The Board, after carefully reviewing the information 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 \$456,583 as of January 1, 2022.

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



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LOKEN BLAKE

LOKEN BLAKE
11408 NE 16TH ST
VANCOUVER, WA 98684

ACCOUNT NUMBER: 986055-336

**PROPERTY LOCATION: 11408 NE 16TH ST
VANCOUVER, WA 98684**

PETITION: 46

ASSESSMENT YEAR: Valued January 1, 2022 TAXES PAYABLE IN: 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$ 149,292	\$ 149,292
Improvements	\$ 271,610	\$ 271,610
Personal property		
ASSESSED VALUE	\$ 420,902	BOE VALUE \$ 420,902

Date of hearing: October 18, 2022

Recording ID# LOKEN

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,387 square feet, built in 2021 and is of fair plus construction quality located on 0.06 acres.

The property was purchased for \$404,835 in June 2021. The appellant's evidence included an appraisal performed by Ronald Anderson of Mahon and Rutledge Appraisal Group indicating a value of \$404,900 as of May 2021. The appellant submitted three comparable sales [#986055-290 sold for \$375,460 in June 2022; #986055-291 sold for \$402,615 in February 2022; and #986055-293 sold for \$400,000 in February 2022].

The appellant requested a value of \$408,691.

The purchase price of the subject property trended from May 2021 to January 1, 2022, supports the assessed value and the appellant did not provide sufficient evidence to support a different value than the assessed value of \$420,902.


DECISION

The Board, after carefully reviewing the information 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 \$420,902 as of January 1, 2022.

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
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: OWENS GABRIEL PARTINGTON & DONG MEI

OWENS GABRIEL PARTINGTON & DONG MEI
3055 NW LAKE RD
CAMAS, WA 98607

ACCOUNT NUMBER: 986035-672

**PROPERTY LOCATION: 3055 NW LAKE RD
CAMAS, WA 98607**

PETITION: 49

ASSESSMENT YEAR: Valued January 1, 2022 TAXES PAYABLE IN: 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$ 268,027	\$ 268,027
Improvements	\$ 953,151	\$ 953,151
Personal property		
ASSESSED VALUE	\$ 1,221,178	BOE VALUE \$ 1,221,178

Date of hearing: October 18, 2022

Recording ID# OWENS

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 4,194 square feet, built in 2016 and is of very good construction quality located on 0.27 acres.

No detailed quantitative information was provided for Board review.

The appellant requested a value of \$980,000.

The appellant did not provide evidence to support a value other than the assessed value of \$1,221,178.

DECISION

The Board, after carefully reviewing the information 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 \$1,221,178 as of January 1, 2022.

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



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SNOOK JACQUELINE C & SNOOK JILL

SNOOK JACQUELINE C & SNOOK JILL
15716 NE 6TH CIR
VANCOUVER, WA 98684

ACCOUNT NUMBER: 108858-234

**PROPERTY LOCATION: 15716 NE 6TH CIR
VANCOUVER, WA 98684**

PETITION: 53

ASSESSMENT YEAR: Valued January 1, 2022 TAXES PAYABLE IN: 2023

The Board of Equalization for Clark County Washington was duly convened on September 22, 2022 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	\$ 212,625	\$ 212,625
Improvements	\$ 398,699	\$ 371,875
Personal property		
ASSESSED VALUE	\$ 611,324	BOE VALUE \$ 584,500

Date of hearing: October 18, 2022

Recording ID# SNOOK

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

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Rose

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,676 square feet, built in 1990 and is of average minus construction quality located on 0.22 acres. The property includes a shed measuring 280 square feet.

The property was purchased for \$572,000 in October 2021. The appellant's evidence included an appraisal performed by Ata Mohaghegh of AAA Appraisal Services indicating a value of \$584,500 as of October 2021.

The appellant requested a value of \$584,500.

The independent appraisal and purchase near year-end both provide significant evidence which supports the requested value of \$584,500.

DECISION

The Board, after carefully reviewing the information 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 \$584,500 as of January 1, 2022.

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

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Vancouver, WA 98660-5000
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