



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SNOW CARL & SNOW DEBORAH D

SNOW CARL & SNOW DEBORAH D
18102 NE 150TH CT
BRUSH PRAIRIE, WA 98606

ACCOUNT NUMBER: 986048-162

**PROPERTY LOCATION: 18102 NE 150TH CT
BRUSH PRAIRIE, WA 98606**

PETITION: 54

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	\$	288,600	\$	288,600
Improvements	\$	448,757	\$	448,757
Personal property				
ASSESSED VALUE	\$	737,357	BOE VALUE	\$ 737,357

Date of hearing: October 19, 2022

Recording ID# SNOW

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
Dick Riley

Appellant:
Carl Snow
Deborah Snow (Spectator)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,213 square feet, built in 2020 and is of good construction quality located on 0.26 acres.

The appellants stated that there are significant setbacks on the property, leaving very little beyond the building envelope. There are railroad tracks just to the east of the property, stormwater runoff space to the north, and roads on three sides of the lot. The property was purchased for \$580,000 in March 2021.

The appellant requested a value of \$625,312.

The evidence provided by the appellant consisted of assessed values of other nearby properties and no sales of sales properties to support a market value other than the assessed value of \$737,357.

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 \$737,357 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: MAASKE LARRY & MAASKE JANICE

MAASKE LARRY & MAASKE JANICE
12313 NE 47 ST
VANCOUVER, WA 98682

ACCOUNT NUMBER: 109976-990

**PROPERTY LOCATION: 12313 NE 47 ST
VANCOUVER, WA 98682**

PETITION: 66

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	\$	184,800	\$	184,800
Improvements	\$	312,946	\$	312,946
Personal property				
ASSESSED VALUE	\$	497,746	BOE VALUE	\$ 497,746

Date of hearing: October 19, 2022

Recording ID# MAASKE

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
Dick Riley

Appellant:
Larry Maaske

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,403 square feet, built in 1996 and is of fair plus construction quality located on 0.18 acres.

The appellant stated that comparable sales were found for similar homes and confirmed in the county records. Their sale prices were \$430,000; \$465,000; and \$475,000.

The appellant requested a value of \$450,000.

The appellant did not provide details of the comparable properties in comparison to the subject property and did not otherwise support a value other than the assessed value of \$497,746.

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 \$497,746 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SMETHERS PAUL & SMETHERS DIANE

SMETHERS PAUL & SMETHERS DIANE
7720 NE HIGHWAY 99 STE D PMB 422
VANCOUVER, WA 98665

ACCOUNT NUMBER: 37920-568

**PROPERTY LOCATION: 4615 NW FRANKLIN ST
VANCOUVER, WA 98663**

PETITION: 67

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	\$ 191,558	\$ 191,558
Improvements	\$ 224,120	\$ 224,120
Personal property		
ASSESSED VALUE	\$ 415,678	BOE VALUE \$ 415,678

Date of hearing: October 19, 2022

Recording ID# SMETHERS

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
Dick Riley

Appellant:
Paul Smethers

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,356 square feet, built in 1994 and is of fair construction quality located on 0.22 acres.

The appellant stated that no improvements have been made to the house aside from painting the exterior. There are repairs needed, including structural. The home is directly next to a busy church-school parking lot. The roof was put on in 1994, the windows leak when it is windy and wet, and there are additional water intrusion issues. Comparables were selected for their similarity to the subject property. The two homes on Daniels St. look very similar to the subject in both interior and exterior. The inspection included with the appeal is from the purchase of the property. The appellant submitted two comparable sales [#37920-450 sold for \$340,000 in July 2020 and #37920-452 sold for \$200,000 in December 2021]. The sale of parcel #37917-261 was unable to be considered due to the stale sale date. The evidence also included an inspection report performed by Tracy Nagy in October 2014.

The appellant requested a value of \$325,000.

The appellant did not provide sufficient current sale information or costs to cure issues to support a value other than the assessed value of \$415,678.

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 \$415,678 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: KOELLERMEIER STEPHANIE M &
KOELLERMEIER DOUGLAS K

KOELLERMEIER STEPHANIE M & KOELLERMEIER DOUGLAS K
2040 S 26TH AVE
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 215882-070

PROPERTY LOCATION: 2040 S 26TH AVE
RIDGEFIELD, WA 98642

PETITION: 76

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:

	ASSESSMENT VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$	153,000	\$	153,000
Improvements	\$	404,074	\$	404,074
Personal property				
ASSESSMENT VALUE	\$	557,074	BOE VALUE	\$ 557,074

Date of hearing: October 19, 2022
Recording ID# KOELLERMEIER
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
Dick Riley
Appellant:
Stephanie Koellermeier
Douglas Koellermeier
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,543 square feet, built in 1994 and is of good construction quality located on 0.51 acres.

The appellants stated that the increase in value is significantly higher than market trends from the last five years.

The appellant requested a value of \$529,375.

The appellant provided no comparable property sales or other information to support a value other than the assessed value of \$557,074.

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 \$557,074 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: STAHL SUSAN C & STAHL SOCKLE DAN

STAHL SUSAN C & STAHL SOCKLE DAN
2806 NE 157TH ST
VANCOUVER, WA 98686

ACCOUNT NUMBER: 117890-692

**PROPERTY LOCATION: 2806 NE 157TH ST
VANCOUVER, WA 98686**

PETITION: 72

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	\$	244,800	\$	244,800
Improvements	\$	315,223	\$	315,223
Personal property				
ASSESSED VALUE	\$	560,023	BOE VALUE	\$ 560,023

Date of hearing: October 19, 2022

Recording ID#: STAHL

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
Dick Riley

Appellant:
Dan Stahl-Sockle
Susan Stahl (Spectator)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi-level (split entry) residence with 2,220 square feet, built in 1979 and is of average plus construction quality located on 0.21 acres.

The appellant expressed their concerns with the timing of the Notice of Value so far in advance of the tax notice. No detailed quantitative information was provided to demonstrate the market value of the subject property.

The appellant requested a value of \$459,920.

The appellant provided no supporting evidence.

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 \$560,023 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: SCHELL THOMAS & SCHELL JEANINE

SCHELL THOMAS & SCHELL JEANINE
PO BOX 168
AMBOY, WA 98601

ACCOUNT NUMBER: 278397-000

PROPERTY LOCATION: (NO SITUS ADDRESS)
LOCATION: #41 SEC 30 T5N R3EWM 2.5A

PETITION: 73

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	\$ 168,299	\$	69,119
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 168,299	BOE VALUE	\$ 69,119

Date of hearing: October 19, 2022

Recording ID# SCHELL

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
Dick Riley

Appellant:
Thomas Schell
Jeanine Schell

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2.5-acre parcel of bare land.

The appellants stated that the subject is not buildable, as of a 2018 designation. Over half of the property has slopes greater than 15%, which would classify it as a geological hazard. The appellant submitted three comparable sales [#274419-012 sold for \$145,000 in June 2021; #986051-674 sold for \$280,000 in March 2021; and #197169-010 sold for \$255,000 in September 2021].

The appellant requested a value of \$69,119.

The subject property is separated from the main piece of property by an easement and road which is widely used. The appellant cannot use the property, and it cannot be sold and used by another property. It is merely used as a buffer. No increase in value should be afforded this property. The prior year value should continue to be used.

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 \$69,119 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
564-397-2337



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STEINER ROBERT E & SAVAGE JEAN A

STEINER ROBERT E & SAVAGE JEAN A
9214 NW 25TH AVE
VANCOUVER, WA 98665-6249

ACCOUNT NUMBER: 146321-005

**PROPERTY LOCATION: 9214 NW 25TH AVE
VANCOUVER, WA 98665**

PETITION: 75

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	\$ 304,000	\$	304,000
Improvements	\$ 403,920	\$	403,920
Personal property			
ASSESSED VALUE	\$ 707,920	BOE VALUE	\$ 707,920

Date of hearing: October 19, 2022

Recording ID# STEINER

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
Dick Riley

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 2,755 square feet, built in 1978 and is of good minus construction quality located on 0.41 acres.

No detailed quantitative information was provided for Board review.

The appellant requested a value of \$587,790.

There was no evidence to support a value other than the assessed value of \$707,920.

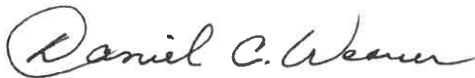
DECISION

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 \$707,920 as of January 1, 2022.

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

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564-397-2337



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BRASKETT JERILYN K

BRASKETT JERILYN
7811 NE 252ND ST
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 144961-048

**PROPERTY LOCATION: 2012 NE 95TH ST
VANCOUVER, WA 98665**

PETITION: 68

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	\$ 171,000	\$ 171,000
Improvements	\$ 179,932	\$ 179,932
Personal property		
ASSESSED VALUE	\$ 350,932	BOE VALUE \$ 350,932

Date of hearing: October 19, 2022

Recording ID# BRASKETT

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
Dick Riley

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 1,748 square feet, built in 2002 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 \$300,000.

The appellant provided no evidence.

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 \$350,932 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
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BRASKETT JERILYN K

BRASKETT JERILYN
7811 NE 252ND ST
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 144961-050

**PROPERTY LOCATION: 2016 NE 95TH ST
VANCOUVER, WA 98665**

PETITION: 69

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	\$	171,000	\$	171,000
Improvements	\$	189,008	\$	189,008
Personal property				
ASSESSED VALUE	\$	360,008	BOE VALUE	\$ 360,008

Date of hearing: October 19, 2022

Recording ID# BRASKETT

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
Dick Riley

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 1,866 square feet, built in 2002 and is of fair plus construction quality located on 0.09 acres.

No detailed quantitative information was provided for Board review.

The appellant requested a value of \$300,000.

The appellant provided no evidence.

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 \$360,008 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

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BRASKETT JERILYN

BRASKETT JERILYN
7811 NE 252ND ST
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 227417-000

**PROPERTY LOCATION: 7811 NE 252ND ST
BATTLE GROUND, WA 98604**

PETITION: 70

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	\$ 285,969	\$ 285,969
Improvements	\$ 165,764	\$ 165,764
Personal property		
ASSESSED VALUE	\$ 451,733	BOE VALUE \$ 451,733

Date of hearing: October 19, 2022

Recording ID# BRASKETT

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
Dick Riley

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 1,154 square feet, built in 2002 and is of fair construction quality located on 3.88 acres. The home includes a carport measuring 540 square feet. The property includes a detached garage measuring 500 square feet.

No detailed quantitative information was provided for Board review.

The appellant requested a value of \$300,000.

The appellant provided no evidence.

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 \$451,733 as of January 1, 2022.

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

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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. ****