



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: COVERT RICHARD & COVERT JANET

COVERT RICHARD & COVERT JANET
3601 E 11TH ST #3
VANCOUVER, WA 98661

ACCOUNT NUMBER: 37306-006

**PROPERTY LOCATION: 3601 E 11TH ST #3
VANCOUVER, WA 98661**

PETITION: 100

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	\$ 190,000	\$ 190,000
Improvements	\$ 405,915	\$ 340,000
Personal property		
ASSESSED VALUE	\$ 595,915	BOE VALUE \$ 530,000

Date of hearing: November 2, 2022

Recording ID# COVERT

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:
Richard Covert

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 3,016 square feet, built in 1978 and is of average plus construction quality located on 2.42 acres.

The appellant referred to the submitted materials. The comparable provided is next door to the subject and is nearly identical. The appellant submitted one comparable sale [#37306-004 sold for \$435,000 in November 2021].

The appellant requested a value of \$530,000.

The Assessor's evidence included a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The appellant's submitted sale of the unit next door is of comparable size and clearly supports the requested value of the subject property of \$530,000.

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 \$530,000 as of January 1, 2022.

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

Mailed on November 10, 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. ****