



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: VAN BAUSH BRIAN**

VAN BAUSH BRIAN  
1923 E EVERGREEN BLVD  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 32530-018**

**PROPERTY LOCATION: 1923 E EVERGREEN BLVD  
VANCOUVER, WA 98661**

**PETITION: 113**

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 162,500	\$ 162,500
Improvements	\$ 180,461	\$ 180,461
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 342,961</b>	<b>BOE VALUE \$ 342,961</b>

Date of hearing: November 15, 2022

Recording ID# VANBAUSH

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  
John Rose

Appellant:  
Brian Van Baush

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story townhouse residence with 1,088 square feet, built in 2006 and is of good construction quality located on 0.02 acres.

The appellant stated that the subject home is an addition on the end of a string of rowhouses for the builder to achieve 12 units. The subject only has one bedroom and a restrictively small kitchen, where the others in the row are three bedrooms with full kitchens. The subject does not have a garage, whereas the other properties have two-car garages. The comparables found are roughly the same value and square footage in the same neighborhood. The home was on the market for a long time with price reductions and failed sales before being purchased by the appellant in 2019. The appellant submitted two comparable sales [#37200-000 sold for \$381,000 in April 2022; and #29375-088 sold for \$335,000 in April 2022].

The appellant requested a value of \$299,730.

The appellant comparable properties were not comparable in age, size, and amenities; therefore, they do not overcome the value set by the Assessor.

## 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 \$342,961 as of January 1, 2022.

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

Mailed on December 9, 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](http://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. \*\***



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** JANSEN JAMES R & JANSEN ELLEN

JANSEN JAMES R & JANSEN ELLEN  
17808 NE 24TH ST  
VANCOUVER, WA 98684

**ACCOUNT NUMBER:** 172251-016

**PROPERTY LOCATION:** 17808 NE 24TH ST  
VANCOUVER, WA 98684

**PETITION:** 114

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 202,020	\$ 202,020
Improvements	\$ 419,865	\$ 419,865
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 621,885</b>	<b>BOE VALUE \$ 621,885</b>

Date of hearing: November 15, 2022

Recording ID#: JANSEN

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  
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 2,189 square feet, built in 2000 and is of average plus construction quality located on 0.17 acres.

The appellant submitted three comparable sales [#172179-028 sold for \$575,000 in October 2021; #172243-060 sold for \$501,000 in March 2021; and #172251-020 sold for \$590,000 in September 2021].

The appellant requested a value of \$585,000.

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

The Assessor's comparable properties support the assessed value of \$621,885.


## 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 \$621,885 as of January 1, 2022.

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: COTTON DANIEL & COTTON ZADA**

COTTON DANIEL & COTTON ZADA  
29403 NE ZEEK RD  
WASHOUGAL, WA 98671

**ACCOUNT NUMBER: 142192-000**

**PROPERTY LOCATION: 29403 NE ZEEK RD  
WASHOUGAL, WA 98671**

**PETITION: 118**

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 228,440	\$ 228,440
Improvements	\$ 490,236	\$ 490,236
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 718,676</b>	<b>BOE VALUE \$ 718,676</b>

Date of hearing: November 15, 2022

Recording ID# COTTON

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  
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 3,232 square feet, built in 1972 and is of average construction quality located on 3.05 acres. The property includes an inground pool measuring 772 square feet, a carport measuring 432 square feet, and a shed measuring 300 square feet with a 300 square foot carport.

The appellant's evidence indicated that the Assessor's record of the property shows five bedrooms, but the subject is only four bedrooms.

The appellant requested a value of \$678,440.

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

The appellant provided no detail information to overcome the Assessor's presumption of correctness. The Assessor should correct the description of the property as indicated by the appellant.

## 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 \$718,676 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  
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564-397-2337



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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: ANDERSON JOHN L & ANDERSON JOY S**

ANDERSON JOHN L & ANDERSON JOY S  
35317 SE SUNSET VIEW RD  
WASHOUGAL, WA 98671

**ACCOUNT NUMBER: 134144-000**

**PROPERTY LOCATION: (NO SITUS ADDRESS)**  
LOCATION: #13 SEC 10 JOSEPH GIBBONS DLC 1.34A

**PETITION: 119**

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 62,934	\$ 14,000
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 62,934</b>	<b>BOE VALUE \$ 14,000</b>

Date of hearing: November 15, 2022

Recording ID# ANDERSON

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  
John Rose

Appellant:  
John Anderson

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.34-acre parcel of bare land.

The appellant stated that the subject parcel was purchased in late 2021. It is landlocked and has no road or easement access. The property lies within a 250-foot buffer of riparian area off of Gibbons Creek and the rest of the property is in a biodiversity buffer. It is extremely steep. Due to these factors, no structures can be built on the property. It was purchased as it is adjacent to the appellant's other parcel. The property had previously been on the market but was not sold until the appellant offered and paid \$14,000 in November 2021.

The appellant requested a value of \$5,000.

The property is landlocked and adjacent to the appellant's property therefore the purchase price provides the best evidence of the market value of \$14,000.


## 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 \$14,000 as of January 1, 2022.

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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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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: TREES PAMELA J & CHAMBERLIN DIANNE M**

TREES PAMELA J & CHAMBERLIN DIANNE M  
403 SE 4TH ST  
BATTLE GROUND, WA 98604

**ACCOUNT NUMBER: 91057-075**

**PROPERTY LOCATION: 403 SE 4TH ST  
BATTLE GROUND, WA 98604**

**PETITION: 124**

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 241,052	\$ 241,052
Improvements	\$ 404,875	\$ 333,948
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 645,927</b>	<b>BOE VALUE \$ 575,000</b>

Date of hearing: November 15, 2022

Recording ID# TREES

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  
John Rose

Appellant:  
Pamela Trees  
Dianne Chamberlin

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,647 square feet, built in 1958 and is of average construction quality located on 1.25 acres. The home includes an additional 286 square feet of unfinished basement space.

The appellants stated that the home is unique, making it difficult to assess correctly without intimate knowledge. The home is in a flood zone, warranting flood insurance. Roughly a third of the property is completely wetland and only the homesite is usable area. The appellant submitted three comparable sales [#226700-005 sold for \$464,500 in June 2021; #194117-000 sold for \$610,000 in September 2021; and #192623-000 sold for \$422,000 in March 2021].

The appellant requested a value of \$556,650.

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

The Assessor's comparable properties all have usable land and significant additional improvements. Only two of the properties have an adjusted sale price significantly higher than the appellant's requested value and they both have additional improvements. The appellant's comparable properties and analysis better supports a value of \$575,000.

## 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 \$575,000 as of January 1, 2022.

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