



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: FREDETTE ALFRED & FREDETTE MARIA

FREDETTE ALFRED & FREDETTE MARIA
853 N P ST
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 131173-010

**PROPERTY LOCATION: 853 N P ST
WASHOUGAL, WA 98671**

PETITION: 380

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 | \$ 150,509 | \$ 150,509 |
| Improvements | \$ 451,520 | \$ 451,520 |
| Personal property | | |
| ASSESSED VALUE | \$ 602,029 | BOE VALUE \$ 602,029 |

Date of hearing: March 21, 2023

Recording ID# FREDETTE

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 Marks

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 2,666 square feet, built in 2007 and is of average plus construction quality located on 0.18 acres.

The property was purchased for \$499,000 in September 2020.

The appellant requested a value of \$519,463.

The Assessor's evidence included three sales adjusted for time, a 2022 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's comparable sales support the assessed value of the subject property and the appellant provided no evidence to refute the assessed value of \$602,029.

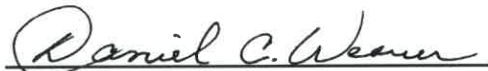
DECISION

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 \$602,029 as of January 1, 2022.

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

Mailed on April 10, 2023
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: PHEIL NORMAN C

PHEIL NORMAN C
5812 MONTANA LANE
VANCOUVER, WA 98661

ACCOUNT NUMBER: 37912-625

**PROPERTY LOCATION: 5812 MONTANA LANE
VANCOUVER, WA 98661**

PETITION: 384

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 | \$ 172,000 | \$ 172,000 |
| Improvements | \$ 470,115 | \$ 470,115 |
| Personal property | | |
| ASSESSED VALUE | \$ 642,115 | BOE VALUE \$ 642,115 |

Date of hearing: March 21, 2023

Recording ID# PHEIL

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 Marks

Appellant:
Norman Pheil

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,400 square feet, built in 1983 and is of good construction quality located on 0.36 acres.

The appellant stated that the subject is not a tract home and there is no known similar property. The home was purchased for \$505,390 in May of 2020. A realtor was involved on both ends of the transaction. The price was trended to arrive at the estimate of value. Open Door Realty sent a letter offering to sell the property and estimated the value at \$432,000-\$528,000. An unsolicited insurance offer for the structure was received on March 20, 2023 for \$411,015. The home is an older ranch and has dated interior. The yard is only partially usable, as it quickly reaches a steep drop-off and faces large powerlines.

The appellant requested a value of \$545,055.

The Assessor's evidence included four sales adjusted for time, a 2022 property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The trended value of the subject from the purchase price to January 1, 2022, and the Assessor's comparable sales support the assessed value of \$642,115.


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 \$642,115 as of January 1, 2022.

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

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1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LENDEL BOGDAN

LENDEL BOGDAN
5611 NE 95TH ST
VANCOUVER, WA 98665

ACCOUNT NUMBER: 104990-024

**PROPERTY LOCATION: 7412 NE 58TH WAY
VANCOUVER, WA 98662**

PETITION: 385

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 | \$ | 156,600 | \$ | 156,600 |
| Improvements | \$ | 179,792 | \$ | 116,864 |
| Personal property | | | | |
| ASSESSED VALUE | \$ | 336,392 | BOE VALUE | \$ 273,464 |

Date of hearing: March 21, 2023

Recording ID# LENDEL

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 Marks

Appellant:
Bogdan Lendel

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,780 square feet, built in 2006 and is of fair plus construction quality located on 0.06 acres.

The appellant stated that there was extensive damage to both floors of the home, after a tenant was evicted in contentious circumstances, causing damage to the home. The home became flooded while vacant, so the issue was not discovered until emergency services were involved. Insurance has denied coverage for the issue. For over a year no utilities have been supplied to the home. It will take at least \$300,000 to bring the home to what it was before the incident. As the home sits vacant, it continues to deteriorate further and be damaged by vandalism. The appellant's evidence included detailed documentation of extensive water damage, remediation costs, and reconstruction costs.

The appellant requested a value of \$230,000.

The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$273,464. The appellant disagreed with the appraiser's findings.

The Assessor provided a definitive calculation of the value of the property after reducing the market value by the percent estimate of the damage which supports the revised suggested value of \$273,464.

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 \$273,464 as of January 1, 2022.

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

Mailed on April 10, 2023
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: WALLS RAYMOND

WALLS RAYMOND
5017 NE 392ND ST
LA CENTER, WA 98629

ACCOUNT NUMBER: 256757-000

**PROPERTY LOCATION: 5017 NE 392ND ST
LA CENTER, WA 98629**

PETITION: 386

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 | \$ 268,695 | \$ 268,695 |
| Improvements | \$ 304,183 | \$ 304,183 |
| Personal property | | |
| ASSESSED VALUE | \$ 572,878 | BOE VALUE \$ 572,878 |

Date of hearing: March 21, 2023

Recording ID# WALLS

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 Marks

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 2,275 square feet, built in 1994 and is of average minus construction quality located on 5.03 acres. The property includes a barn measuring 864 square feet.

No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$515,824.

The appellant provided no detail information that supports the requested value.

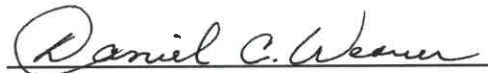
DECISION

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 \$572,878 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: AH4R PROPERTIES TWO LLC

TAXPROPER
C/O PATRICK DOWLING
PO BOX 57180
CHICAGO, IL 60657

ACCOUNT NUMBER: 118259-388

**PROPERTY LOCATION: 2300 NE 106TH ST
VANCOUVER, WA 98686**

PETITION: 412

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 | \$ 195,300 | \$ 195,300 |
| Improvements | \$ 284,155 | \$ 275,300 |
| Personal property | | |
| ASSESSED VALUE | \$ 479,455 | BOE VALUE \$ 470,600 |

Date of hearing: March 21, 2023

Recording ID# AH4R

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 Marks

Appellant:
Patrick Dowling

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,250 square feet, built in 1998 and is of average minus construction quality located on 0.12 acres.

The representative confirmed the details of the purchase, which best represents the value of the subject property. The property was purchased for \$470,600 in February 2022.

The appellant requested a value of \$435,078.

The purchase price in February 2022 is the best evidence to support a value of \$470,600.

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 \$470,600 as of January 1, 2022.

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