



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: THREE DAUGHTERS LLC

TAX ADVISORS
C/O GREGORY A. DAMICO
203 SE PARK PLAZA DRIVE SUITE 230
VANCOUVER, WA 98684

ACCOUNT NUMBER: (SEE ATTACHED)

PROPERTY LOCATION: (SEE ATTACHED)

PETITION: 519-538

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	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Improvements	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Personal property		
ASSESSED VALUE	\$ (SEE ATTACHED)	BOE VALUE \$ (SEE ATTACHED)

Date of hearing: May 17, 2023

Recording ID# DAUGHTERS

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:

Greg LeBlanc (Representative)

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject properties are 20 condominium residences built in 1977 and are of fair construction quality located on 1.28 acres. Each property includes a detached garage measuring 240 square feet.

The representative stated that the subject is all single-level, two-bedroom one-bathroom units. There is a common laundry room and individual parking garages. They are condominiums but have always been used as apartments by the owner. A loaded capitalization rate of 6.34% was used to arrive at the estimate of value. The Assessor's sales value the subject as retail condominium units. They would not be salable as retail condominiums without some time and holding costs to convert them from apartments. Sale #3 is in the Lakeshore area, which is nicer than the subject but is the low indicator due to its age. Sale #5 is the high indicator compared to the subject. It is nicer as they are detached homes. The appellant's evidence included income and expense analyses, profit and loss details, and rent details. The appellant submitted seven comparable sales [#29373-074 sold for \$1,725,000 in December 2021; #30181-000 sold for \$1,875,000 in September 2021; #145525-002 sold for \$3,260,000 in December 2020; #29631-000 sold for \$1,944,000 in August 2021; #99775-070 sold for \$1,650,000 in December 2020; #29473-050 sold for \$1,850,000 in December 2020; and #108354-002 sold for \$2,950,000 in September 2020].

The appellant requested a collective value of \$3,009,768. See Attachment A for appellant estimates of true and fair value by parcel.

The Assessor's evidence included four sales adjusted for time, an aerial photo of the complex, 2022 property information cards, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings according to an appraiser note in the file.

The units are individual units on separate lots and can easily be sold as separate units as evidenced by four comparable sales of units in the same complex provided by the Assessor. The Assessor's evidence supports the assessed value of \$3,450,304. See Attachment A for supported value by parcel.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

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 properties is sustained at \$3,450,304 as of January 1, 2022. See Attachment A for supported value by parcel.

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

Mailed on June 9, 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, <https://clark.wa.gov/internal-services/board-equalization>, 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. *****

ATTACHMENT A

5-17-23 Hearings

THREE DAUGHTERS LLC

For values as of January 1st, 2022

Property							Assessor Value				Appellant	BOE Value		
Property ID	Case	Location Address	Building Type	Sqft	Acres	Land	Improvements	TOTAL	Estimated Total	Land	Improvements	TOTAL		
98495-314	519	7401 NE 13TH AVE UNIT 7401	ranch-style condo	817	1.28	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-316	520	CENTRE POINT CONDOMINIUMS UNIT 7403	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-318	521	CENTRE POINT CONDOMINIUMS UNIT 7405	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-320	522	CENTRE POINT CONDOMINIUMS UNIT 7407	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-322	523	CENTRE POINT CONDOMINIUMS UNIT 7409	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-324	524	CENTRE POINT CONDOMINIUMS UNIT 7411	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-326	525	CENTRE POINT CONDOMINIUMS UNIT 7413	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-328	526	CENTRE POINT CONDOMINIUMS UNIT 7415	ranch-style condo	817	0	\$ -	\$ 172,108	\$ 172,108	\$ 150,264	\$ -	\$ 172,108	\$ 172,108		
98495-330	527	CENTRE POINT CONDOMINIUMS UNIT 7417	ranch-style condo	820	0	\$ -	\$ 172,660	\$ 172,660	\$ 150,746	\$ -	\$ 172,660	\$ 172,660		
98495-332	528	CENTRE POINT CONDOMINIUMS UNIT 7419	ranch-style condo	820	0	\$ -	\$ 172,660	\$ 172,660	\$ 150,746	\$ -	\$ 172,660	\$ 172,660		
98495-334	529	CENTRE POINT CONDOMINIUMS UNIT 7421	ranch-style condo	820	0	\$ -	\$ 172,660	\$ 172,660	\$ 150,746	\$ -	\$ 172,660	\$ 172,660		
98495-336	530	CENTRE POINT CONDOMINIUMS UNIT 7423	ranch-style condo	820	0	\$ -	\$ 172,660	\$ 172,660	\$ 150,746	\$ -	\$ 172,660	\$ 172,660		
98495-338	531	CENTRE POINT CONDOMINIUMS UNIT 7425	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-340	532	CENTRE POINT CONDOMINIUMS UNIT 7427	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-342	533	CENTRE POINT CONDOMINIUMS UNIT 7429	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-344	534	CENTRE POINT CONDOMINIUMS UNIT 7431	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-346	535	CENTRE POINT CONDOMINIUMS UNIT 7433	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-348	536	CENTRE POINT CONDOMINIUMS UNIT 7435	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-350	537	7437 NE 13TH AVE UNIT 7437	ranch-style condo	819	0	\$ -	\$ 172,475	\$ 172,475	\$ 150,584	\$ -	\$ 172,475	\$ 172,475		
98495-352	538	CENTRE POINT CONDOMINIUMS UNIT 7439	ranch-style condo	819	0	\$ -	\$ 175,475	\$ 175,475	\$ 150,584	\$ -	\$ 175,475	\$ 175,475		
TOTAL				16,368			\$ 3,450,304	\$ 3,009,768				\$ 3,450,304		

All were built in 1977 and are fair quality. Each parcel includes a detached garage measuring 240 square feet.



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LG ENCHANTED WOODS LLC & PEBBLE CREEK
- BRISTOL LLC

TAX ADVISORS
C/O GREGORY A. DAMICO
203 SE PARK PLAZA DRIVE SUITE 230
VANCOUVER, WA 98684

ACCOUNT NUMBER: (SEE ATTACHED)

PROPERTY LOCATION: (SEE ATTACHED)

PETITION: 539-582

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 YEAR		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ (SEE ATTACHED)		\$ (SEE ATTACHED)
Improvements	\$ (SEE ATTACHED)		\$ (SEE ATTACHED)
Personal property			
ASSESSED VALUE	\$ (SEE ATTACHED)	BOE VALUE	\$ (SEE ATTACHED)

Date of hearing: May 17, 2023

Recording ID# ENCHANTED

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:

Greg LeBlanc (Representative)

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject properties are 44 condominium residences built in 2003 and are of fair plus construction quality located on 2.78 acres.

The representative stated that the appellant owns 44 units out of a 78-unit complex. They are mixed in range of bedrooms and bathrooms with most of them being 1,073 square feet. There are 18 detached garages. A loaded capitalization rate of 5.52% was used to arrive at the estimate of value. The comparable sales support the estimate of value. The Assessor's sales are from within the same complex as the subject units but were individual sales, where the subject properties would not be sold individually without incurring holding costs as they get sold over time. The appellant's evidence included income and expense analyses, profit and loss details, and rent details. The appellant submitted five comparable sales [#30496-000 sold for \$12,200,000 in December 2021; #112802-000 sold for \$17,200,000 in December 2021; #91103-159 sold for \$10,650,000 in October 2021; #161656-000 sold for \$23,850,000 in August 2021; and #112803-000 sold for \$3,075,000 in March 2021].

The appellant requested a collective value of \$8,250,138. See Attachment A for appellant estimates of true and fair value by parcel.

The Assessor's evidence included five sales adjusted for time, an aerial photo of the complex, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The units are individual units on separate lots and can easily be sold as separate units as evidenced by five comparable sales of units in the same complex provided by the Assessor. The Assessor's evidence supports the assessed value of \$10,243,014. See Attachment A for supported value by parcel.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

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 properties is sustained at \$10,243,014 as of January 1, 2022. See Attachment A for supported value by parcel.

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

Mailed on June 9, 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, <https://clark.wa.gov/internal-services/board-equalization>, the Assessor's Office or the Washington State Board of Tax Appeals.

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ATTACHMENT A

5-17-23 Hearings

LG ENCHANTED WOODS LLC & PEBBLE CREEK - BRISTOL LLC

For values as of January 1st, 2022

Property					Assessor Value				Appellant		BOE Value			
Property ID	Case	Location Address	Building Type	SqFt	Acres	Land	Improvements	TOTAL	Estimated Total	Land	Improvements	TOTAL		
160722-002	539	5313 NE 66TH AVE UNIT A1	ranch-style condo	1,004	2.78	\$ -	\$ 228,954	\$ 228,954	\$ 184,409	\$ -	\$ 228,954	\$ 228,954		
160722-004	540	5313 NE 66TH AVE UNIT A2	ranch-style condo	1,004	0	\$ -	\$ 216,266	\$ 216,266	\$ 174,189	\$ -	\$ 216,266	\$ 216,266		
160722-006	541	5313 NE 66TH AVE UNIT A3	ranch-style condo	1,004	0	\$ -	\$ 216,266	\$ 216,266	\$ 174,189	\$ -	\$ 216,266	\$ 216,266		
160722-010	542	5313 NE 66TH AVE UNIT A5	ranch-style condo	1,000	0	\$ -	\$ 219,832	\$ 219,832	\$ 177,062	\$ -	\$ 219,832	\$ 219,832		
160722-014	543	5313 NE 66TH AVE UNIT A7	ranch-style condo	1,004	0	\$ -	\$ 228,954	\$ 228,954	\$ 184,409	\$ -	\$ 228,954	\$ 228,954		
160722-016	544	5313 NE 66TH AVE UNIT A8	ranch-style condo	1,004	0	\$ -	\$ 216,266	\$ 216,266	\$ 174,189	\$ -	\$ 216,266	\$ 216,266		
160722-018	545	5313 NE 66TH AVE UNIT A9	ranch-style condo	1,004	0	\$ -	\$ 216,266	\$ 216,266	\$ 174,189	\$ -	\$ 216,266	\$ 216,266		
160722-020	546	5313 NE 66TH AVE UNIT A10	ranch-style condo	1,003	0	\$ -	\$ 216,058	\$ 216,058	\$ 174,022	\$ -	\$ 216,058	\$ 216,058		
160722-022	547	5313 NE 66TH AVE UNIT A11	ranch-style condo	1,000	0	\$ -	\$ 219,832	\$ 219,832	\$ 177,062	\$ -	\$ 219,832	\$ 219,832		
160722-026	548	5313 NE 66TH AVE UNIT B13	ranch-style condo	778	0	\$ -	\$ 187,380	\$ 187,380	\$ 150,923	\$ -	\$ 187,380	\$ 187,380		
160722-028	549	5313 NE 66TH AVE UNIT B14	ranch-style condo	790	0	\$ -	\$ 179,488	\$ 179,488	\$ 144,567	\$ -	\$ 179,488	\$ 179,488		
160722-032	550	5313 NE 66TH AVE UNIT B16	ranch-style condo	791	0	\$ -	\$ 179,712	\$ 179,712	\$ 144,747	\$ -	\$ 179,712	\$ 179,712		
160722-034	551	5313 NE 66TH AVE UNIT B17	ranch-style condo	790	0	\$ -	\$ 179,488	\$ 179,488	\$ 144,567	\$ -	\$ 179,488	\$ 179,488		
160722-036	552	5313 NE 66TH AVE UNIT B18	ranch-style condo	780	0	\$ -	\$ 187,854	\$ 187,854	\$ 151,305	\$ -	\$ 187,854	\$ 187,854		
160722-040	553	5313 NE 66TH AVE UNIT B20	ranch-style condo	790	0	\$ -	\$ 179,488	\$ 179,488	\$ 144,567	\$ -	\$ 179,488	\$ 179,488		
160722-042	554	5313 NE 66TH AVE UNIT B21	ranch-style condo	789	0	\$ -	\$ 179,264	\$ 179,264	\$ 144,386	\$ -	\$ 179,264	\$ 179,264		
160722-044	555	5313 NE 66TH AVE UNIT B22	ranch-style condo	791	0	\$ -	\$ 179,712	\$ 179,712	\$ 144,747	\$ -	\$ 179,712	\$ 179,712		
160722-046	556	5313 NE 66TH AVE UNIT B23	ranch-style condo	790	0	\$ -	\$ 179,488	\$ 179,488	\$ 144,567	\$ -	\$ 179,488	\$ 179,488		
160722-052	557	5313 NE 66TH AVE UNIT C26	ranch-style condo	997	0	\$ -	\$ 219,194	\$ 219,194	\$ 176,548	\$ -	\$ 219,194	\$ 219,194		
160722-054	558	5313 NE 66TH AVE UNIT C27	ranch-style condo	997	0	\$ -	\$ 219,194	\$ 219,194	\$ 176,548	\$ -	\$ 219,194	\$ 219,194		
160722-062	559	5313 NE 66TH AVE UNIT C31	ranch-style condo	997	0	\$ -	\$ 227,974	\$ 227,974	\$ 183,619	\$ -	\$ 227,974	\$ 227,974		
160722-064	560	5313 NE 66TH AVE UNIT C32	ranch-style condo	997	0	\$ -	\$ 189,038	\$ 189,038	\$ 152,259	\$ -	\$ 189,038	\$ 189,038		
160722-066	561	5313 NE 66TH AVE UNIT D33	ranch-style condo	785	0	\$ -	\$ 219,620	\$ 219,620	\$ 176,891	\$ -	\$ 219,620	\$ 219,620		
160722-068	562	5313 NE 66TH AVE UNIT D34	ranch-style condo	999	0	\$ -	\$ 219,620	\$ 219,620	\$ 176,891	\$ -	\$ 219,620	\$ 219,620		
160722-070	563	5313 NE 66TH AVE UNIT D35	ranch-style condo	999	0	\$ -	\$ 219,620	\$ 219,620	\$ 176,891	\$ -	\$ 219,620	\$ 219,620		
160722-072	564	5313 NE 66TH AVE UNIT D36	ranch-style condo	782	0	\$ -	\$ 188,328	\$ 188,328	\$ 151,687	\$ -	\$ 188,328	\$ 188,328		
160722-074	565	5313 NE 66TH AVE UNIT D37	ranch-style condo	784	0	\$ -	\$ 188,802	\$ 188,802	\$ 152,069	\$ -	\$ 188,802	\$ 188,802		
160722-076	566	5313 NE 66TH AVE UNIT D38	ranch-style condo	999	0	\$ -	\$ 219,620	\$ 219,620	\$ 176,891	\$ -	\$ 219,620	\$ 219,620		
160722-078	567	5313 NE 66TH AVE UNIT D39	ranch-style condo	999	0	\$ -	\$ 219,620	\$ 219,620	\$ 176,891	\$ -	\$ 219,620	\$ 219,620		
160722-080	568	5313 NE 66TH AVE UNIT D40	ranch-style condo	782	0	\$ -	\$ 188,328	\$ 188,328	\$ 151,687	\$ -	\$ 188,328	\$ 188,328		
160722-108	569	5313 NE 66TH AVE UNIT G54	ranch-style condo	1,155	0	\$ -	\$ 243,224	\$ 243,224	\$ 195,902	\$ -	\$ 243,224	\$ 243,224		
160722-110	570	5313 NE 66TH AVE UNIT G55	ranch-style condo	1,198	0	\$ -	\$ 252,012	\$ 252,012	\$ 202,981	\$ -	\$ 252,012	\$ 252,012		
160722-114	571	5313 NE 66TH AVE UNIT G57	ranch-style condo	1,211	0	\$ -	\$ 265,006	\$ 265,006	\$ 213,446	\$ -	\$ 265,006	\$ 265,006		
160722-116	572	5313 NE 66TH AVE UNIT G58	ranch-style condo	1,155	0	\$ -	\$ 243,224	\$ 243,224	\$ 195,902	\$ -	\$ 243,224	\$ 243,224		
160722-118	573	5313 NE 66TH AVE UNIT G59	ranch-style condo	1,198	0	\$ -	\$ 252,012	\$ 252,012	\$ 202,981	\$ -	\$ 252,012	\$ 252,012		
160722-120	574	5313 NE 66TH AVE UNIT G60	ranch-style condo	1,212	0	\$ -	\$ 265,220	\$ 265,220	\$ 213,619	\$ -	\$ 265,220	\$ 265,220		
160722-138	575*	5317 NE 68TH AVE J1	2-story condo	2,187	0	\$ -	\$ 432,550	\$ 432,550	\$ 348,393	\$ -	\$ 432,550	\$ 432,550		
160722-144	576	5317 NE 68TH AVE J4	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-146	577	5317 NE 68TH AVE J5	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-148	578	5317 NE 68TH AVE J6	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-150	579	5317 NE 68TH AVE J7	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-152	580	5317 NE 68TH AVE J8	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-154	581**	5317 NE 68TH AVE J9	2-story condo	1,545	0	\$ -	\$ 305,522	\$ 305,522	\$ 246,080	\$ -	\$ 305,522	\$ 305,522		
160722-156	582	5317 NE 68TH AVE J10	2-story condo	1,563	0	\$ -	\$ 327,534	\$ 327,534	\$ 263,809	\$ -	\$ 327,534	\$ 327,534		
All were built in 2003 and are fair plus quality.					47,382		\$ 10,243,014	\$ 10,243,014	\$ 8,250,138		\$ 10,243,014	\$ 10,243,014		
TOTAL														

*Case 575 (PID#160722-138) is owned by "LG ENCHANTED WOODS LLC 66.6667%"

**Case 581 (PID #160722-154) is owned by "PEBBLE CREEK -BRISTOL LLC 33.3333%"