



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

**PROPERTY OWNER: AKRE JEREMY R & AKRE MARTHA M**

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 118105-078**

**PROPERTY LOCATION: 1008 NW 106TH CIR  
VANCOUVER, WA 98685**

**PETITION: 271**

**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>BOARD OF EQUALIZATION (BOE) VALUE</b>	
	<b>ASSESSED VALUE</b>	
Land	\$ 175,503	\$ 175,503
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 175,503</b>	<b>BOE VALUE \$ 175,503</b>

Date of hearing: June 27, 2023

Recording ID# SADRI

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:

Kim Blake (Representative)

Sayer Weil (Representative)

Assessor:

None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch-style mobile home with 1,508 square feet, built in 1997 and is of average construction quality located on 0.17 acres.

The representatives stated that the lot is in the same group that had its value lowered in hearings earlier this year. The lot is on shared sewer and has a mobile home on it. The property was purchased by the tenant for \$100,000 in September 2021.

The appellant requested a value of \$145,503.

The property was purchased by the tenant which may not be an arms-length purchase and the new owner is not subject to the same restrictions and holding period as the owner of the group of similar properties owned by one holder. No evidence was supplied to support the sale price (market) of an individually owned lot and mobile home.

## 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 \$175,503 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***



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

**PROPERTY OWNER:** SADRI ASGHAR R TRUSTEE(C/B)

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER:** 110175-284

**PROPERTY LOCATION:** 15112 NE 34TH ST  
VANCOUVER, WA 98682

**PETITION:** 297

**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	\$ 199,500	\$ 199,500
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 199,500</b>	<b>BOE VALUE \$ 199,500</b>

Date of hearing: June 27, 2023

Recording ID#: SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is land beneath a mobile home of 0.27 acres.

The subject parcels are adjacent, with mobile homes on them that are not owned by the appellant. The year's-worth of notice required for converting the property, and the costs associated, make changes to the property difficult. The appellant's evidence included a bid by Global Pacific Environmental to demolish a small house on a comparable property for \$9,246.52 as of October 2016.

The appellant requested a value of \$169,500.

The appellant did not provide comparable sales of property to prove the value of individual sales before applying an adjustment for holding and sales costs.

## 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 \$199,500 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***



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

**PROPERTY OWNER:** SADRI ASGHAR TRUSTEE (C/B)

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER:** 110175-286

**PROPERTY LOCATION:** 15100 NE 34TH ST  
VANCOUVER, WA 98682

**PETITION:** 298

**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	\$ 199,500	\$ 199,500
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 199,500</b>	<b>BOE VALUE \$ 199,500</b>

Date of hearing: June 27, 2023

Recording ID#: SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is land beneath a mobile home of 0.27 acres.

The subject parcels are adjacent, with mobile homes on them that are not owned by the appellant. The year's-worth of notice required for converting the property, and the costs associated, make changes to the property difficult. The appellant's evidence included a bid by Global Pacific Environmental to demolish a small house on a comparable property for \$9,246.52 as of October 2016.

The appellant requested a value of \$169,500.

The appellant did not provide comparable sales of property to prove the value of individual sales before applying an adjustment for holding and sales costs.

## 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 \$199,500 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***



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

**PROPERTY OWNER: SADRI ASGHAR R TRUSTEE(C/B)**

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 110175-288**

**PROPERTY LOCATION: 15018 NE 34TH ST  
VANCOUVER, WA 98682**

**PETITION: 299**

**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	\$ 199,500	\$ 199,500
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 199,500</b>	<b>BOE VALUE \$ 199,500</b>

Date of hearing: June 27, 2023

Recording ID# SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is land beneath a mobile home of 0.26 acres.

The subject parcels are adjacent, with mobile homes on them that are not owned by the appellant. The year's-worth of notice required for converting the property, and the costs associated, make changes to the property difficult. The appellant's evidence included a bid by Global Pacific Environmental to demolish a small house on a comparable property for \$9,246.52 as of October 2016.

The appellant requested a value of \$169,500.

The appellant did not provide comparable sales of property to prove the value of individual sales before applying an adjustment for holding and sales costs.

## 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 \$199,500 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***





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

**PROPERTY OWNER: SADRI ASGHAR R TRUSTEE**

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 167085-000**

**PROPERTY LOCATION: (NO SITUS ADDRESS)**  
**LOCATION: #185 JOHN STANGER DLC**

**PETITION: 315**

**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	\$ 59,951	\$ 59,951
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 59,951</b>	<b>BOE VALUE \$ 59,951</b>

Date of hearing: June 27, 2023

Recording ID#: SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is land beneath a mobile home of 0.27 acres.

The representatives stated that the properties are landlocked with railroad adjacent to them and water encroachment when the river is high. The parcels are effectively in a floodway, which makes them worthless for building. The slope of the land is 25%. The appellant's evidence included materials detailing the difficulty in utilizing the property.

The appellant requested a value of \$0.

The appellant did not provide any quantitative information to support a value other than the assessed value of \$59,951.

## 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 \$59,951 as of January 1, 2022.

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

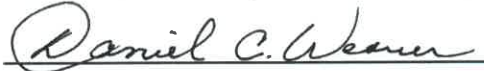
Mailed on July 21, 2023

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. \*\***



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

**PROPERTY OWNER: SADRI ASGHAR R TRUSTEE**

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 167086-000**

**PROPERTY LOCATION: (NO SITUS ADDRESS)**  
**LOCATION: #186 JOHN STANGER DLC**

**PETITION: 316**

**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	\$ 103,494	\$ 103,494
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 103,494</b>	<b>BOE VALUE \$ 103,494</b>

Date of hearing: June 27, 2023

Recording ID# SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is land beneath a mobile home of 0.64 acres.

The representatives stated that the properties are landlocked with railroad adjacent to them and water encroachment when the river is high. The parcels are effectively in a floodway, which makes them worthless for building. The slope of the land is 25%. The appellants' evidence included materials detailing the difficulty in utilizing the property.

The appellant requested a value of \$0.

The appellant did not provide any quantitative information to support a value other than the assessed value of \$103,494.

## 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 \$103,494 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***



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

**PROPERTY OWNER: SADRI JAMES**

DELTA MANAGEMENT CO.  
C/O KIM BLAKE  
203 E RESERVE ST  
VANCOUVER, WA 98661

**ACCOUNT NUMBER: 166685-005**

**PROPERTY LOCATION: 1806 SE LIESER POINT RD  
VANCOUVER, WA 98664**

**PETITION: 318**

**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	\$ 422,687	\$ 422,687
Improvements	\$ 1,200,755	\$ 1,200,755
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,623,442</b>	<b>BOE VALUE \$ 1,623,442</b>

Date of hearing: June 27, 2023

Recording ID# SADRI

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:  
Kim Blake (Representative)  
Sayer Weil (Representative)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story residence with 6,334 square feet, built in 2007 and is of very good plus construction quality located on 0.3 acres.

The appellant requested a value of \$1,435,956 on the appeal form but withdrew the request at the hearing.

## 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 \$1,623,442 as of January 1, 2022.

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

Mailed on July 21, 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. \*\***