



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI ASGHAR R & CANO ROBERT TRUSTEES

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

ACCOUNT NUMBER: (SEE ATTACHED)

PROPERTY LOCATION: (SEE ATTACHED)

PETITION: (SEE ATTACHED)

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: June 28, 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 properties are land beneath mobile homes, which are owned separately.

The appellants stated that the subject properties are lots rented to tenants who own the mobile home on the lot. Water and sewer are serviced to each parcel. In order to develop a parcel, one year of notice would need to be given to the tenant and the mobile home would likely be left behind to be dealt with by the appellant. 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 \$116,529 for each parcel.

The appellant did not provide comparable sales to support the value of the property before the adjustments for holding and sales costs reduce the market value. The appellant only assumes the Assessor has not reduced the value of the property for these costs. The appellant has not proved the assessed value is greater than the market value.

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 \$146,529 for each parcel as of January 1, 2022.

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

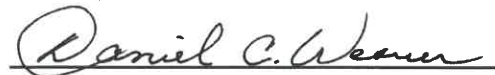
Mailed on July 21, 2023

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. ****

ATTACHMENT A

6-28-23 Hearings

Owner		Property				Assessor Value			Appellant		BOE Value		
		Property ID	Case	Location Address	Acreage	Land	Improvements	TOTAL	Estimated Total	Land	Improvements	TOTAL	
SADRI ASGHAR	105832-882	295	14615 NE84TH ST	0.12	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-884	296	14705 NE84TH ST	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-622	276	14720 NE84TH ST	0.17	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-624	277	14716 NE84TH ST	0.21	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-626	278	14712 NE84TH ST	0.17	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-630	280	14704 NE84TH ST	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-632	281	14616 NE84TH ST	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-634	282	14711 NE84TH ST	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-636	283	14715 NE84TH ST	0.11	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-638	284	14615 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-640	285	14707 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-642	286	14711 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-644	287	14710 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-646	288	14618 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-820	289	14715 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-822	290	14717 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-824	291	14719 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-826	292	14718 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-828	293	14716 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		
SADRI ASGHAR	105832-830	294	14714 NE85TH CIR	0.14	\$ 146,529	\$ -	\$ 146,529	\$ 116,529	\$ 146,529	\$ -	\$ 146,529		

For values as of January 1st, 2022



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

ACCOUNT NUMBER: 105832-628

**PROPERTY LOCATION: 14708 NE 84TH ST
VANCOUVER, WA 98682**

PETITION: 279

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	\$ 162,810	\$ 146,529
Improvements	\$ 183,662	\$ 183,662
Personal property		
ASSESSED VALUE	\$ 346,472	BOE VALUE \$ 330,191

Date of hearing: June 28, 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 home with 1,663 square feet, built in 1945 and is of fair construction quality located on 0.15 acres. The property includes a carport measuring 680 square feet.

The representative stated that the subject property is a (stick-built) house in a group of mobile homes. The rent has been kept low given the condition of the home. The home was inspected by the appellant's representative in 2023 and the condition is more aligned with badly worn instead of the current fair rating by the Assessor's Office. There are issues with the roof and the home has asbestos siding. The appellant's evidence included materials detailing the poor condition of the property.

The appellant requested a value of \$262,810.

The lot should be valued the same as the mobile home lots surrounding the subject, but the appellant has not provided support for the costs to cure the problems with the home.

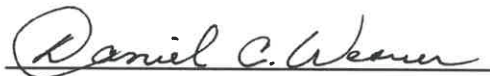
DECISION

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 \$330,191 (\$146,529 for land and \$183,662 for the structure) 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
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Daniel C. Weaver, Chairman

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