



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

**PROPERTY OWNER: THREE CREEKS INVESTORS LLC**

PROPERTY TAX ANALYTICS  
C/O ALEX ROBINSON  
1 MT JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Improvements	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ (SEE ATTACHED)</b>	<b>BOE VALUE \$ (SEE ATTACHED)</b>

Date of hearing: July 12, 2023  
Recording ID#: INVESTORS  
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

(SEE ATTACHMENT FOR PROPERTY DETAILS.)

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

(SEE ATTACHMENT FOR APPELLANT ESTIMATES OF VALUE.)

(SEE ATTACHMENT FOR BOARD DETERMINATION OF 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 properties is sustained as of January 1, 2022.

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

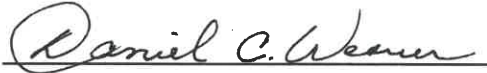
Mailed on August 3, 2023

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. \*\***

THREE CREEKS INVESTORS LLC													For values as of January 1, 2022					
PROPERTY DETAILS													APPELLANT			BOE DETERMINATION		
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	BLDG SQFT	LAND	STRUCTURES	TOTAL	ESTIMATE	LAND	STRUCTURES	TOTAL						
117800-000	601	1207 NE 179TH ST RIDGEFIELD, WA 98642	2.42	PARKING LOT		\$ 463,870	\$ 54,120	\$ 517,990	\$ 470,900	\$ 463,870	\$ 54,120	\$ 517,990						
117840-000	602	(NO SITUS ADDRESS) LOCATION: MOUNTAIN VIEW ACRES LOT 8 & #2 LOT 9 5.64A	5.64	BARE LAND PARCEL		\$ 461,230	-	\$ 461,230	\$ 419,300	\$ 461,230	-	\$ 461,230						
181901-000	603	1203 NE 179TH ST RIDGEFIELD, WA 98642	2.05	BARE LAND PARCEL		\$ 392,920	-	\$ 392,920	\$ 357,200	\$ 392,920	-	\$ 392,920						
181905-000	604	1409 NE 179TH ST RIDGEFIELD, WA 98642	2.58	BARE LAND PARCEL		\$ 207,130	-	\$ 207,130	\$ 188,300	\$ 207,130	-	\$ 207,130						
181930-000	605	1219 NE 179TH ST RIDGEFIELD, WA 98642	4.01	BARE LAND PARCEL		\$ 232,466	-	\$ 232,466	\$ 211,333	\$ 232,466	-	\$ 232,466						
181932-000	606	(NO SITUS ADDRESS) LOCATION: #40 & #51 SEC 14 T3N R1EWM 1.60A	1.6	PARKING LOT		\$ 460,020	-	\$ 460,020	\$ 418,200	\$ 460,020	-	\$ 460,020						
181937-000	607	17714 NE 14TH AVE RIDGEFIELD, WA 98642	4.06	BARE LAND PARCEL		\$ 348,835	-	\$ 348,835	\$ 317,123	\$ 348,835	-	\$ 348,835						
181938-000	608	(NO SITUS ADDRESS) LOCATION: #46 SEC 14 T3N R1EWM 2.23A	2.23	PARKING LOT		\$ 427,350	-	\$ 427,350	\$ 388,500	\$ 427,350	-	\$ 427,350						
181942-000	609	17611 NE UNION RD RIDGEFIELD, WA 98642	0.95	RV SALES OFFICE/ SHOP AREA	6,720	\$ 182,050	\$ 411,070	\$ 593,120	\$ 539,200	\$ 182,050	\$ 411,070	\$ 593,120						
181957-000	610	17611 NE 14TH AVE RIDGEFIELD, WA 98642	2.07	BARE LAND PARCEL		\$ 173,580	-	\$ 173,580	\$ 157,800	\$ 173,580	-	\$ 173,580						
181963-000	611	(NO SITUS ADDRESS) LOCATION: #71 SEC 14 T3N R1EWM 3A	3	BARE LAND PARCEL		\$ 251,570	-	\$ 251,570	\$ 228,700	\$ 251,570	-	\$ 251,570						
181971-000	612	(NO SITUS ADDRESS) LOCATION: #79 SEC 14 T3N R1EWM 2.39A	2.39	BARE LAND PARCEL		\$ 191,180	-	\$ 191,180	\$ 173,800	\$ 191,180	-	\$ 191,180						
181979-000	613	17701 NE UNION RD RIDGEFIELD, WA 98642	1.18	RESTAURANT	7,865	\$ 339,240	-	\$ 339,240	\$ 308,400	\$ 339,240	-	\$ 339,240						

NOTE: Parcel 181942-000 (Case 609) includes a five-bay rv garage.



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

**PROPERTY OWNER: THREE CREEKS MUMFORD LLC**

PROPERTY TAX ANALYTICS  
C/O ALEX ROBINSON  
1 MT JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

**ACCOUNT NUMBER: 181190-000**

**PROPERTY LOCATION: 18701 NE 10TH AVE  
RIDGEFIELD, WA 98642**

**PETITION: 614**

**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	\$ 4,077,273	\$ 4,077,273
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 4,077,273</b>	<b>BOE VALUE \$ 4,077,273</b>

Date of hearing: July 12, 2023

Recording ID# MUMFORD

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 21.85-acre parcel of bare land.

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

The appellant requested a value of \$689,818.

The appellant provided no evidence to support a value other than the assessed value of \$4,077,273.

## 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 \$4,077,273 as of January 1, 2022.

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

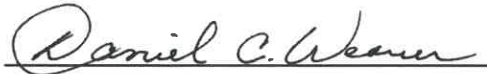
Mailed on August 3, 2023

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: THREE CREEKS MUMFORD LLC**

PROPERTY TAX ANALYTICS  
C/O ALEX ROBINSON  
1 MT JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

**ACCOUNT NUMBER: 986060-810**

**PROPERTY LOCATION: (NO SITUS ADDRESS)**  
**LOCATION: #145 OF SEC 11 T3NR1EWM 7.92A**

**PETITION: 615**

**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	\$ 569,250	\$ 569,250
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 569,250</b>	<b>BOE VALUE \$ 569,250</b>

Date of hearing: July 12, 2023

Recording ID# MUMFORD

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 7.92-acre parcel of bare land.

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

The appellant requested a value of \$0.

The appellant provided no evidence to support a value other than the assessed value of \$569,250.

## 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 \$569,250 as of January 1, 2022.

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

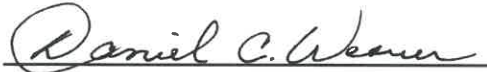
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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: THREE CREEKS-MUMFORD LLC**

PROPERTY TAX ANALYTICS  
C/O ALEX ROBINSON  
1 MT JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

**ACCOUNT NUMBER: 986060-811**

**PROPERTY LOCATION: (NO SITUS ADDRESS)**  
**LOCATION: #146 OF SEC 11 T3NR1EWM 2.23A**

**PETITION: 616**

**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	\$ 160,270	\$ 160,270
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 160,270</b>	<b>BOE VALUE \$ 160,270</b>

Date of hearing: July 12, 2023

Recording ID# MUMFORD

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 2.23-acre parcel of bare land.

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

The appellant requested a value of \$0.

The appellant provided no evidence to support a value other than the assessed value of \$160,270.

## 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 \$160,270 as of January 1, 2022.

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


Mailed on August 3, 2023

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Vancouver, WA 98660-5000

564-397-2337



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

**PROPERTY OWNER: THREE CREEKS NORTH LLC**

PROPERTY TAX ANALYTICS  
C/O ALEX ROBINSON  
1 MT JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Improvements	\$ (SEE ATTACHED)	\$ (SEE ATTACHED)
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ (SEE ATTACHED)</b>	<b>BOE VALUE \$ (SEE ATTACHED)</b>

Date of hearing: July 12, 2023  
Recording ID# NORTH  
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

(SEE ATTACHMENT FOR PROPERTY DETAILS.)

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

(SEE ATTACHMENT FOR APPELLANT ESTIMATES OF VALUE.)

(SEE ATTACHMENT FOR BOARD DETERMINATION OF 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 properties is sustained as of January 1, 2022.

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**ATTACHMENT A**

7-12-2023 Hearings

THREE CREEKS NORTH LLC		For values as of January 1, 2022									
PROPERTY DETAILS		ASSESSOR				APPELLANT ESTIMATE		BOE DETERMINATION			
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	LAND	STRUCTURES	TOTAL	LAND	STRUCTURES	TOTAL	
181200-000	672	18115 NE 10TH AVE VANCOUVER, WA 98661	26.64	BARE LAND PARCEL	\$ 1,736,235	\$ -	\$ 1,736,235	\$ 1,736,235	\$ -	\$ 1,736,235	
181206-000	673	(NO SITUS ADDRESS) LOCATION: #24 OF SEC 11 T3NR1EWM 9.89A	9.89	BARE LAND PARCEL	\$ 1,822,895	\$ -	\$ 1,822,895	\$ 1,822,895	\$ -	\$ 1,822,895	
986060-812	674	(NO SITUS ADDRESS) LOCATION: #147 OF SEC 11 T3NR1EWM .06A	0.06	BARE LAND PARCEL	\$ 13,912	\$ -	\$ 13,912	\$ 13,912	\$ -	\$ 13,912	
986060-813	675	(NO SITUS ADDRESS) LOCATION: #148 OF SEC 11 T3NR1EWM 5.65A	5.65	BARE LAND PARCEL	\$ 20,735	\$ -	\$ 20,735	\$ 20,735	\$ -	\$ 20,735	
986060-814	676	(NO SITUS ADDRESS) LOCATION: #149 OF SEC 11 T3NR1EWM .24A	0.24	BARE LAND PARCEL	\$ 44,025	\$ -	\$ 44,025	\$ 44,025	\$ -	\$ 44,025	