



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WALDHAUS JOHN L

WALDHAUS JOHN L
55 S KUKUI ST #D611
HONOLULU, HAWAII 96813

ACCOUNT NUMBER: 37916-981

PROPERTY LOCATION: 4900 E 5TH ST
VANCOUVER, WA 98661

PETITION: 231

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 143,863	\$ 143,863
Improvements	\$ 160,907	\$ 160,907
Personal property		
ASSESSED VALUE	\$ 304,770	BOE VALUE \$ 304,770

Date of hearing: January 9, 2024

Recording ID#: WALDHAUS A

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:
John Waldhaus

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,221 square feet, built in 1942 and is of fair construction quality located on 0.08 acres.

The appellant purchased the subject property in poor condition in 2018. The subject property has deferred maintenance; specifically, the roof and siding of the structure must be replaced. The subject property is on a sloped lot that will need stabilizing. No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$283,701.

The appellant did not provide quantitative evidence to support a value other than the assessed value of \$304,770.

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 \$304,770 as of January 1, 2023.

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

Mailed on January 23, 2024
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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WALDHAUS JOHN LEO

WALDHAUS JOHN LEO
55 S KUKUI ST #D611
HONOLULU, HAWAII 96813

ACCOUNT NUMBER: 37918-624

PROPERTY LOCATION: PLATTED SEC 16 T2N R1E ADJ#5 BLK 9 & ADJ#5
BLK8 1.34A

PETITION: 232

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 180,930	\$ 92,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 180,930	BOE VALUE \$ 92,000

Date of hearing: January 9, 2024

Recording ID# WALDHAUS B

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:
John Waldhaus

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.34-acre parcel of bare land.

The appellant agreed with the Assessor's new recommended assessed value of \$92,000. The property was purchased for \$88,010 in July 2021.

The appellant requested a value of \$92,000.

The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$91,999.

The Assessor agreed with the appellant's requested value of \$92,000.

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 \$92,000 as of January 1, 2023.

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

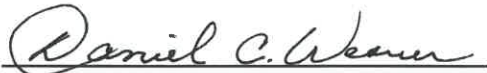
Mailed on January 23, 2024

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: WALDHAUS JOHN

WALDHAUS JOHN
55 S KUKUI ST #D611
HONOLULU, HAWAII 96813

ACCOUNT NUMBER: 83075-000

PROPERTY LOCATION: 655 SW TROUT CT
CAMAS, WA 98607

PETITION: 233

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 172,530	\$ 172,530
Improvements	\$ 197,818	\$ 100,000
Personal property		
ASSESSED VALUE	\$ 370,348	BOE VALUE \$ 272,530

Date of hearing: January 9, 2024

Recording ID# WALDHAUS C

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:
John Waldhaus

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,264 square feet, built in 1925 and is of fair construction quality located on 0.32 acres. The property includes an unfinished basement measuring 504 square feet.

The appellant agreed with the Assessor's new recommended assessed value of \$272,530. The property was purchased for \$253,000 in July 2021.

The appellant requested a value of \$272,530.

The Assessor's evidence included five sales and a cover letter recommending the assessed value be reduced to \$272,530.

The Assessor agreed with the appellant's requested value of \$272,530.

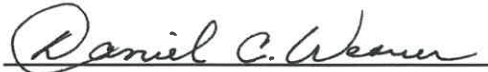
DECISION

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 \$272,530 as of January 1, 2023.

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

Mailed on January 23, 2024
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: SWEET RICHARD G & SWEET TONETTE

SWEET RICHARD G & SWEET TONETTE
37014 SE 13TH ST
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 143318-000

**PROPERTY LOCATION: 37014 SE 13TH ST
WASHOUGAL, WA 98671**

PETITION: 241

ASSESSMENT YEAR: Valued January 1, 2023 TAXES PAYABLE IN: 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 424,755	\$ 424,755
Improvements	\$ 999,920	\$ 999,920
Personal property		
ASSESSED VALUE	\$ 1,424,675	BOE VALUE \$ 1,424,675

Date of hearing: January 9, 2024

Recording ID# SWEET

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 4,973 square feet, built in 1994 and is of very good construction quality located on 5.04 acres.

The appellant submitted three comparable sales [#143317-000 sold for \$1,220,000 in May 2023; #143319-000 sold for \$1,200,000 in March 2023; and #143322-000 sold for \$1,400,000 in September 2022].

The appellant requested a value of \$1,135,465.

The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

The appellant's comparable data was not complete and sufficient to establish a value other than the assessed value of \$1,424,675.

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 \$1,424,675 as of January 1, 2023.

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

Mailed on January 23, 2024
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: RIDER BARBARA & RIDER DANIEL

RIDER BARBARA & RIDER DANIEL
PO BOX 647
CAMAS, WA 98607

ACCOUNT NUMBER: 170861-000

**PROPERTY LOCATION: 28418 NE 53RD ST
CAMAS, WA 98607**

PETITION: 242

ASSESSMENT YEAR: Valued January 1, 2023 TAXES PAYABLE IN: 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 354,000	\$ 354,000
Improvements	\$ 204,609	\$ 155,000
Personal property		
ASSESSED VALUE	\$ 558,609	BOE VALUE \$ 509,000

Date of hearing: January 9, 2024

Recording ID# RIDER

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:
Barbara Rider

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,356 square feet, built in 1977 and is of fair plus construction quality located on 2.5 acres.

The appellant referred to a bid to replace the galvanized pipes that cause leaks in the subject property for \$23,000 and an estimate to replace the roof. The appellant provided an estimate for a cost to cure to replace the wooden, aged garage door that no longer operates properly. The linoleum flooring in the subject property tested positive for asbestos which must be professionally removed. The appellant referred to an estimate for \$4,800 to repaint the exterior of the structure. The subject property is located on steep land with no view. The appellant's evidence included a bid by Repipe Specialists to repipe the property for \$22,900 as of October 2022, a bid by Hi-Tops Construction to replace the roof for \$16,944 and to add a support post under the porch for \$250 as of October 2022, a bid by Garage Harmony LLC to replace the garage door for \$3,816 as of November 2023, a bid by 3 Kings to remove asbestos from the linoleum and replace it for \$4,000 as of November 2023, and a bid by Creekside Painting to paint the exterior of the house for \$4,884 as of June 2023.

The appellant requested a value of \$485,700.

The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

The information provided by the appellant supports a reduction to cure items needing immediate attention of approximately \$38,600, which then indicates a revised assessed value of \$509,000.

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 \$509,000 as of January 1, 2023.

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



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TKACHUK PAUL G & TKACHUK JULIA

TKACHUK PAUL G & TKACHUK JULIA
5413 NE 133RD ST
VANCOUVER, WA 98686

ACCOUNT NUMBER: 986040-815

**PROPERTY LOCATION: 5413 NE 133RD ST
VANCOUVER, WA 98686**

PETITION: 244

ASSESSMENT YEAR: Valued January 1, 2023 TAXES PAYABLE IN: 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 172,900	\$ 172,900
Improvements	\$ 511,896	\$ 511,896
Personal property		
ASSESSED VALUE	\$ 684,796	BOE VALUE \$ 684,796

Date of hearing: January 9, 2024

Recording ID# TKACHUK

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 3,024 square feet, built in 2017 and is of good minus construction quality located on 0.14 acres.

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

The appellant requested a value of \$643,685.

The Assessor's evidence included four sales and a cover letter recommending no change to the assessed value.

The appellant provided no information that would determine a value other than the assessed value of \$684,796.

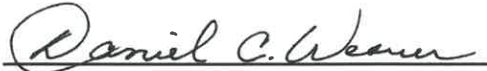
DECISION

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 \$684,796 as of January 1, 2023.

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

Mailed on January 23, 2024
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: BRENNAN LEILANI M & BRENNAN THOMAS J

BRENNAN LEILANI M & BRENNAN THOMAS J
8900 NE 163RD AVE
VANCOUVER, WA 98682

ACCOUNT NUMBER: 153956-004

**PROPERTY LOCATION: 8900 NE 163RD AVE
VANCOUVER, WA 98682**

PETITION: 245

ASSESSMENT YEAR: Valued January 1, 2023 TAXES PAYABLE IN: 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 180,900	\$ 180,900
Improvements	\$ 324,338	\$ 324,338
Personal property		
ASSESSED VALUE	\$ 505,238	BOE VALUE \$ 505,238

Date of hearing: January 9, 2024

Recording ID# BRENNAN

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:
Thomas Brennan

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,376 square feet, built in 2000 and is of fair plus construction quality located on 0.15 acres.

The appellant has resided in the property for 20 years and completed minimal work on the property. The subject property has damaged siding that would cost \$5,000 to repair. No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$485,900.

The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

The appellant provided no detailed quantitative information that would support a value other than the assessed value of \$505,238.

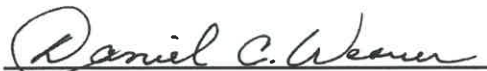
DECISION

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 \$505,238 as of January 1, 2023.

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

Mailed on January 23, 2024
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: KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES

KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES
520 SE COLUMBIA RIVER DR 116
VANCOUVER, WA 98661

ACCOUNT NUMBER: 187803-030

PROPERTY LOCATION: 13301 NW 42ND CT
VANCOUVER, WA 98685

PETITION: 213

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 254,800	\$ 254,800
Improvements	\$ 459,456	\$ 459,456
Personal property		
ASSESSED VALUE	\$ 714,256	BOE VALUE \$ 714,256

Date of hearing: January 9, 2024

Recording ID# KNUDTSON

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:
David Knudtson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,798 square feet, built in 2002 and is of good minus construction quality located on 0.23 acres.

The appellant referred to land sales throughout Clark County. Many of these higher value lots were in gated communities with Homeowners Associations, which the appellant did not consider comparable to the subject property. The subject property does not have restrictions from a Homeowners Association or any restrictive covenants, conditions, or other restrictions.

The subject property has five bedrooms and three and a half bathrooms. The subject property's fence is destroyed, it retains the original carpet, and minimal updates have been made. The subject property operates as a group home with space rented from \$850 to \$550 per month including utilities.

The appellant referred to three specific comparable sales with structures that had similar square footage that sold in the assessment year. The appellant considered these properties to have nicer features than the subject property and showed the current state of the market. Property ID 188321-086 has 2,680 square feet, was listed at \$625,000, and sold for \$520,000. Property ID 185026-026 was listed for \$535,000 and sold in January 2022 for \$522,000. Property ID 118139-222 has 2,732 square feet was listed at \$625,000, and sold for \$540,000 in September 2022. The appellant's evidence included lists of land sales and three detailed comparable sales [#188321-086 sold for \$520,000 in November 2022; #185026-026 sold for \$522,000 in December 2021; and #118139-222 sold for \$545,000 in September 2022].

The appellant requested a value of \$525,000.

The Assessor's evidence included four sales and a cover letter recommending no change to the assessed value.

The appellant did not provide evidence that the value assigned by the Assessor was incorrect. The assessed value is supported by the Assessor's comparable property sales at a value of \$714,256.

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 \$714,256 as of January 1, 2023.

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

Mailed on January 23, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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