



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: VILLAGE PARK APARTMENTS LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 108821-000

PROPERTY LOCATION: 3214 NE 62ND AVE
VANCOUVER, WA 98661

PETITION: 667

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	\$ 1,515,888	\$ 1,515,888
Improvements	\$ 15,672,010	\$ 15,672,010
ASSESSED VALUE	\$ 17,187,898	BOE VALUE \$ 17,187,898

Date of hearing: September 19, 2024

Recording ID# VILLAGE PARK

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:
Keri Dudley

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a multi-family apartment complex residence with 93,900 square feet, built in 1987 and located on 3.48 acres.

The appellant's evidence included an appraisal performed by Jeremy Snow and Jory Wilcox of Colliers International indicating a retrospective value of \$15,750,000 and a value with a loaded capitalization rate of \$14,990,000 as of January 2023.

The appellant requested a value of \$12,500,000.

The Assessor's Office's representative stated the income approach is used for multi-family properties. She used market rents and a capitalization rate of 5% that would signify the risk to a potential investor with recognition that this is an older property and there will likely be construction needs in the future. The Assessor's Office used a 32% expense rate. The Assessor's Office did consider reserves in their valuation. The appellant's income approach used deductions for reserves, maintenance, and capital improvements. The Assessor's Office does not consider capital improvements as operating expenses, and the appellant's deductions show overlapping reductions to the value. The appellant received a fee appraisal in 2020 for \$15,700,000, which is the same value as the May 2023 value. The Assessor's evidence included four comparable sales, an income capitalization approach indicating a value of \$17,187,898, and financial information from the property owner.

The appellant's analysis and income approach indicated a value of \$14,990,000 after deducting \$2,800,000 for deferred maintenance. The operating expense also included an allowance for maintenance which indicates a doubling of the maintenance costs. The value computed by the appellant without the gross deduction for deferred maintenance is \$17,790,000 which supports the assessed value set by the Assessor of \$17,187,898.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

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 \$17,187,898 as of January 1, 2023.

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

Mailed on October 7, 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: MADRONA PARKWAY LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 160526-005

**PROPERTY LOCATION: 4601 NE 77TH AVE
VANCOUVER, WA 98662**

PETITION: 668

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	\$ 1,499,200	\$ 1,499,200
Improvements	\$ 9,336,500	\$ 9,336,500
ASSESSED VALUE	\$ 10,835,700	BOE VALUE \$ 10,835,700

Date of hearing: September 19, 2024

Recording ID# MADRONA

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 an office building. with 54,000 square feet, built in 1989 located on 2.39 acres.

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

The appellant requested a value of \$8,500,000.

The Assessor's evidence included an income capitalization approach indicating a value of \$10,835,700 and a cover letter recommending no change to the assessed value.

The appellant provided no detailed information to support a value other than the assessed value of \$10,835,700.

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 \$10,835,700 as of January 1, 2023.

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

Mailed on October 7, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KAYSER FAMILY LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 125847-010

PROPERTY LOCATION: 3401 SE 192ND AVE
VANCOUVER, WA 98653

PETITION: 669

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	\$ 1,253,615	\$ 1,253,615
Improvements	\$ 1,278,085	\$ 1,278,085
ASSESSED VALUE	\$ 2,531,700	BOE VALUE \$ 2,531,700

Date of hearing: September 19, 2024

Recording ID# KAYSER

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 shopping center with 5,975 square feet, built in 2007 and located on 0.91 acres.

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

The appellant requested a value of \$2,000,000.

The Assessor's evidence included a real estate excise tax affidavit indicating a sales value of \$3,730,000 as of August 2023.

The appellant provided no evidence to support a value other than the assessed value of \$2,531,700.

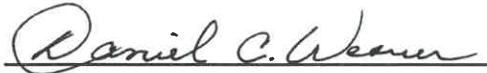
DECISION

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 \$2,531,700 as of January 1, 2023.

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

Mailed on October 7, 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: WPC MILL PLAIN LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 167674-000

PROPERTY LOCATION: 705 SE PARK CREST AVE
VANCOUVER, WA 98683

PETITION: 679

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	\$ 2,888,312	\$ 2,888,312
Improvements	\$ 6,090,788	\$ 6,090,788
ASSESSED VALUE	\$ 8,979,100	BOE VALUE \$ 8,979,100

Date of hearing: September 19, 2024

Recording ID#: WPC MILL

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 business park that includes an automotive center measuring 5,750 square feet, a mini-lube garage measuring 1,230 square feet, a service garage measuring 10,100 square feet, a day care center measuring 7,008 square feet, a self-storage warehouse measuring 12,120 square feet, and one additional self-storage warehouse measuring 10,752 square feet.

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

The appellant requested a value of \$7,100,000.

The Assessor's evidence included an income capitalization approach indicating a value of \$9,014,600 as of January 2021 and a cover letter recommending no change to the assessed value of \$8,979,100.

The appellant provided no evidence to support a value other than the assessed value of \$8,979,100.

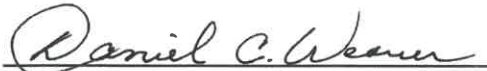
DECISION

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 \$8,979,100 as of January 1, 2023.

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

Mailed on October 7, 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: GREEN PRAIRIE II LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 198088-000

PROPERTY LOCATION: 11512 NE 119TH ST
VANCOUVER, WA 98662

PETITION: 680

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	\$ 647,532	\$ 647,532
Improvements	\$ 0	\$ 0
ASSESSED VALUE	\$ 647,532	BOE VALUE \$ 647,532

Date of hearing: September 19, 2024

Recording ID# GREEN PRAIRIE

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 1.17-acre bare-land parcel.

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

The appellant requested a value of \$500,000.

The Assessor's evidence included a real estate excise tax affidavit indicating a sale of the subject property for \$1,114,102 on December 15, 2023, four comparable commercial land sales, and a cover letter recommending no change to the assessed value.

The appellant provided no evidence to support a value other than the assessed value of \$647,532.

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 \$647,532 as of January 1, 2023.

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

Mailed on October 7, 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: GARRISON SQUARE INVESTORS LLC

PROPERTY TAX ANALYTICS
C/O CHRIS ROBINSON
1 MOUNT JEFFERSON TERRACE, SUITE 101
LAKE OSWEGO, OR 97035

ACCOUNT NUMBER: 37917-903

**PROPERTY LOCATION: 8070 E MILL PLAIN BLVD
VANCOUVER, WA 98664**

PETITION: 757

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	\$ 3,016,100	\$ 3,016,100
Improvements	\$ 3,885,800	\$ 3,885,800
ASSESSED VALUE	\$ 6,901,900	BOE VALUE \$ 6,901,900

Date of hearing: September 19, 2024

Recording ID# GARRISON SQUARE

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 shopping center located on 5.77 acres.

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

The appellant requested a value of \$6,000,000.

The appellant provided no evidence to supports any value other than the assessed value of \$6,901,900.

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 \$6,901,900 as of January 1, 2023.

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

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