



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI JAMES A TRUSTEE

SADRI JAMES A TRUSTEE
203 E RESERVE ST
VANCOUVER, WA 98661

ACCOUNT NUMBER: 149752-013

**PROPERTY LOCATION: 4300 NE 34TH CIR
VANCOUVER, WA 98661**

PETITION: 183

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 133,325	\$ 133,325
Improvements	\$ 265,880	\$ 265,880
ASSESSED VALUE	\$ 399,205	BOE VALUE \$ 399,205

Date of hearing: January 9, 2025

Recording ID# SADRI 1

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
Gloria Matthews

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 1,362 square feet, built in 2016 and is of fair plus construction quality located on 0.05 acres.

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

The appellant requested a value of \$262,345.

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

The appellant provided no comparable sales to support a value other than the assessed value of \$399,205.

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 \$399,205 as of January 1, 2024.

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

Mailed on January 24, 2025

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 A TRUSTEE

SADRI JAMES A TRUSTEE
203 E RESERVE ST
VANCOUVER, WA 98661

ACCOUNT NUMBER: 149752-011

**PROPERTY LOCATION: 4230 NE 34TH WAY
VANCOUVER, WA 98661**

PETITION: 184

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 133,325	\$ 133,325
Improvements	\$ 302,987	\$ 302,987
ASSESSED VALUE	\$ 436,312	BOE VALUE \$ 436,312

Date of hearing: January 9, 2025

Recording ID# SADRI 2

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
Gloria Matthews

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 1,624 square feet, built in 2016 and is of fair plus construction quality located on 0.05 acres.

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

The appellant requested a value of \$289,493.

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

The appellant provided no comparable sales to support a value other than the assessed value of \$436,312.

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 \$436,312 as of January 1, 2024.

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

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1300 Franklin Street, Suite 650

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564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SMITH GREGG D & SMITH LAUREN M

SMITH GREGG D & SMITH LAUREN M
2106 NE 384TH CT
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 140681-000

**PROPERTY LOCATION: 2106 NE 384TH CT
WASHOUGAL, WA 98671**

PETITION: 187

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 394,623	\$ 394,623
Improvements	\$ 744,441	\$ 660,177
ASSESSED VALUE	\$ 1,139,064	BOE VALUE \$ 1,054,800

Date of hearing: January 9, 2025

Recording ID# SMITH

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
Gloria Matthews

Appellant:
Lauren Smith

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,752 square feet, built in 2003 and is of good construction quality located on 5.22 acres. The property includes an area over the garage measuring 434 square feet and a detached garage measuring 672 square feet with an area over the detached garage measuring 392 square feet.

The appellant stated the Assessor's information from the property information card did not support the initial assessment or the reduced value. The values of the structures did not result in the improvement value the Assessor provided in either total. The appellant submitted three comparable sales [#130077-005 sold for \$1,100,000 in August 2023; #142065-000 sold for \$1,098,800 in June 2023; and #140678-000 sold for \$1,480,000 in December 2023].

The appellant requested a value of \$1,054,800.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,110,000.

The appellant's comparable sales better characterize the subject property and support the requested value of \$1,054,800. In addition, the property appraisal information sheet provided by the Assessor does not agree with the value assigned.

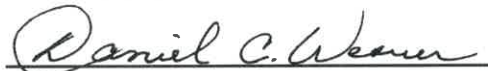
DECISION

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 \$1,054,800 as of January 1, 2024.

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

Mailed on January 24, 2025
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: BURINSKY CINDY M & BURINSKY STEPHEN L

BURINSKY CINDY M & BURINSKY STEPHEN L
110 S REYMONDS AVE
YACOLT, WA 98675

ACCOUNT NUMBER: 65142-000

**PROPERTY LOCATION: 110 S REYMONDS AVE
YACOLT, WA 98675**

PETITION: 191

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 190,663	\$ 190,663
Improvements	\$ 115,967	\$ 115,967
ASSESSED VALUE	\$ 306,630	BOE VALUE \$ 306,630

Date of hearing: January 9, 2025

Recording ID# BURINSKY

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
Gloria Matthews

Appellant:
Stephen Burinsky

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style mobile home with 2,564 square feet, built in 1996 and is of very good construction quality located on 0.52 acres.

The appellant was concerned that there was a 60% increase in his property values. He believes that the assessments happened during a high point in the market. The appellant stated the structure on Property #6514-000 is over 100 years old with no improvements. The appellant was concerned that Property #65142-000 has a value on an outbuilding that has been demolished since April 2023. In the Assessor's letter, it was confirmed this building has been removed from the assessed value. The appellant's evidence included a Berkshire Hathaway Market Tracker Report for Yacolt from June 2024.

The appellant requested a value of \$261,989.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The appellant provided no comparable property sales to support a value other than the assessed value of \$306,630.

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 \$306,630 as of January 1, 2024.

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

Mailed on January 24, 2025
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: BURINSKY STEPHEN L

BURINSKY STEPHEN L
110 S REYMONDS AVE
YACOLT, WA 98675

ACCOUNT NUMBER: 65140-000

**PROPERTY LOCATION: 507 E JONES ST
YACOLT, WA 98675**

PETITION: 192

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 190,663	\$ 190,663
Improvements	\$ 206,488	\$ 194,337
ASSESSED VALUE	\$ 397,151	BOE VALUE \$ 385,000

Date of hearing: January 9, 2025

Recording ID# BURINSKY

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
Gloria Matthews

Appellant:
Stephen Burinsky

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 1,396 square feet, built in 1913 and is of average construction quality located on 0.52 acres. The property includes two general purpose buildings measuring 528 square feet and 400 square feet.

The appellant was concerned that there was a 60% increase in his property values. He believes that the assessments happened during a high point in the market. The appellant stated the structure on Property #6514-000 is over 100 years old with no improvements. The appellant was concerned that Property #65142-000 has a value on an outbuilding that has been demolished since April 2023. In the Assessor's letter, it was confirmed this building has been removed from the assessed value. The appellant's evidence included a Berkshire Hathaway Market Tracker Report for Yacolt from June 2024.

The appellant requested a value of \$348,758.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$385,000.

The appellant provided no comparable sales to support a value other than the revised assessed value of \$385,000.


DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, concludes that the evidence is sufficiently clear, cogent, and convincing to overcome the Assessor's initial presumption of correctness.

The certified value of the subject property is set at \$385,000 as of January 1, 2024.

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564-397-2337



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