



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SOMERSET INVESTORS LLC

RYAN
C/O BYRNES MIKE
777 108TH AVE NE SUITE 825
BELLEVUE, WA 98004

ACCOUNT NUMBER: 114783-177

PROPERTY LOCATION: 13305 SE 19TH ST
VANCOUVER, WA 98683

PETITION: 579

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:

		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 3,707,758	\$	3,707,758
Improvements	\$ 16,465,942	\$	16,465,942
ASSESSED VALUE	\$ 20,173,700	BOE VALUE	\$ 20,173,700

Date of hearing: April 30, 2025

Recording ID# SOMERSET

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:

Michael Byrnes

Assessor:

None

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Continued

FACTS AND FINDINGS

The subject property is a multi-family living residence with 95 rentable living units with 100,790 square feet, built in 1974 and located on 7.71 acres.

The appellant's evidence included an Income Analysis indicating a value of \$19,630,000, a rent comparable summary, an income statement from January 2023 to December 2023, and a Rent Roll as of December 2023. The appellant's agent accepted the Assessor's value.

The appellant requested a value of \$20,000,000.

The Assessor's evidence included an Income approach indicating a value of \$20,173,700, three comparable sales, and a CoStar Market Analysis.

The actual details of the appellant's agent's calculation showed a value of \$20,238,300, which closely approximates the assessed value of \$20,173,700.

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 \$20,173,700 as of January 1, 2024.

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

Mailed on May 7, 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. *****