CLARK COUNTY BOARD OF EQUALIZATION www.clark.wa.gov

PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **SCHELB RICHARD & SCHELB MARTHA**

SCHELB RICHARD & SCHELB MARTHA
PO BOX 53
YACOLT, WA 98675

ACCOUNT NUMBER: 231373-000

PROPERTY LOCATION: 31000 NE 247TH AVE
YACOLT, WA 98675

PETITION: 2

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 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	$	345,592		$	345,592
Improvements	$	0		$	0
ASSESSED VALUE	**$**	**345,592**	**BOE VALUE**	**$**	**345,592**

Date of hearing: October 7, 2025

Recording ID# SCHELB CASE 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
  - Terry Hagberg
- Appellant:
  - None
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 15-acre bare-land parcel.

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

The appellant requested a value of $250,000.

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 information that would support a value other than the assessed value of $345,592.

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 $345,592 as of January 1, 2025.

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

Mailed on October 24, 2025
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

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: **SCHELB RICHARD & SCHELB MARTHA**

SCHELB RICHARD & SCHELB MARTHA
PO BOX 53
YACOLT, WA 98675

ACCOUNT NUMBER: 231396-000

PROPERTY LOCATION: 31000 NE 247TH AVE
YACOLT, WA 98675

PETITION: 5

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 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	$	283,748	$	283,748
Improvements	$	69,046	$	69,046
ASSESSED VALUE	**$**	**352,794**	**BOE VALUE $**	**352,794**

Date of hearing: October 7, 2025

Recording ID# SCHELB CASE 5

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
  - Terry Hagberg
- Appellant:
  - None
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style mobile home with 1,848 square feet, built in 1991 and is of average construction quality located on 5 acres. The property includes a general purpose building measuring 1,008 square feet and a leanto measuring 300 square feet.

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

The appellant requested a value of $201,000.

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 information to support a value other than the assessed value of $352,794.

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 $352,794 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
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1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **LAUBERNDS WILLIAM & LAUBERNDS KATE**

LAUBERNDS WILLIAM & LAUBERNDS KATE
1618 NE 35TH CIR
CAMAS, WA 98607

ACCOUNT NUMBER: 986039-781

PROPERTY LOCATION: 1618 NE 35TH CIR
CAMAS, WA 98607

PETITION: 9

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 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	$	310,000		$	310,000
Improvements	$	480,155		$	440,000
ASSESSED VALUE	**$**	**790,155**	**BOE VALUE**	**$**	**750,000**

Date of hearing: October 7, 2025

Recording ID# LAUBERNDS

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
  - Terry Hagberg
- Appellant:
  - None
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,318 square feet, built in 2019 and is of average plus construction quality located on 0.18 acres.

The appellant submitted three comparable sales [#86975-220 sold for $638,000 in August 2024; #986061-925 sold for $799,658 in April 2025; and #125846-056 sold for $509,000 in May 2025].

The appellant requested a value of $695,000.

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's comparable sales combined with the Assessor's comparable sales support a value of $324 per square foot or $750,000.

DECISION

The Board, after carefully reviewing the information 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 $750,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on October 24, 2025
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **HUBBARD BRANT**

HUBBARD BRANT
1180 SE POLK ST
CAMAS, WA 98607

ACCOUNT NUMBER: 87350-005

PROPERTY LOCATION: 1180 SE POLK ST
CAMAS, WA 98607

PETITION: 10

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 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	$	750,000		$	750,000
Improvements	$	510,095		$	426,089
ASSESSED VALUE	**$**	**1,260,095**	**BOE VALUE**	**$**	**1,176,089**

Date of hearing: October 7, 2025

Recording ID# HUBBARD

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
  - Terry Hagberg
- Appellant:
  - Chistian Wolfe
  - Reena Hunter
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,717 square feet, built in 1989 and is of good construction quality located on 0.29 acres.

The appellant's representative stated that he reviewed land values in the subject property's immediate area and most properties, including the subject property, have land valued at $750,000. The subject property is close to the sewage plant and industrial marine factory so should not have the same land value as other properties further away. These businesses cause daily noise, smell, and visual disturbances to the subject property. There are covenants on the property from the original landowner that restrict certain plants and structures that would obstruct a neighboring property's views. The appellant's evidence included a letter and map detailing detriments to the property including the adjacent location to a sewage treatment plant.

The appellant requested a value of $985,000.

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 disagreed with the appraiser's findings.

The appellant's evidence and testimony demonstrate a detriment to the property value and supports a value of $1,176,089.

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 $1,176,089 as of January 1, 2025.

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

Mailed on October 24, 2025
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **TSIKHANOVICH MAKSIM & SAMUEL GILNA K R**

TSIKHANOVICH MAKSIM & SAMUEL GILNA K R
3903 NE 95TH CIR
VANCOUVER, WA 98665

ACCOUNT NUMBER: 97310-050

PROPERTY LOCATION: 3903 NE 95TH CIR
VANCOUVER, WA 98665

PETITION: 16

ASSESSMENT YEAR: Valued January 1, 2025 **TAXES PAYABLE IN:** 2026

The Board of Equalization for Clark County Washington was duly convened on September 25, 2025 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	$	177,600		$	177,600
Improvements	$	329,207		$	329,207
ASSESSED VALUE	**$**	**506,807**	**BOE VALUE**	**$**	**506,807**

Date of hearing: October 7, 2025

Recording ID# TSIKHANOVICH

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
  - Terry Hagberg
- Appellant:
  - Maksim Tsikhanovich
  - Gilna Samuel
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,814 square feet, built in 2004 and is of average minus construction quality located on 0.2 acres.

The appellant stated that the Assessor's methodology isn't publicly available, and it appears to be problematic. The appellant proposed a methodology that would be less biased with publicly available knowledge. The appellant used the bulk sales data from the Assessor's webpage, but noticed the Assessor's data did not list bedrooms and bathrooms. The appellant's evidence included an analysis of a code they provided to appraise properties.

The appellant requested a value of $479,697.

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

The appellant's analysis was untested and could not be verified to support a specific value other than the assessed value, and the Assessor's comparable sales analysis supports the assessed value of $506,807.

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 $506,807 as of January 1, 2025.

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

Mailed on October 24, 2025
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337

Daniel C. Weaver

Daniel C. Weaver, Chairman

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