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: **LERNER MICHAEL A & LERNER MARLINDA B**

LERNER MICHAEL A & LERNER MARLINDA B
PO BOX 1303
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 67484-000

PROPERTY LOCATION: 324 S HILLHURST RD
RIDGEFIELD, WA 98642

PETITION: 54

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	$	259,200		$	259,200
Improvements	$	423,654		$	423,654
ASSESSED VALUE	**$**	**682,854**	**BOE VALUE**	**$**	**682,854**

Date of hearing: October 22, 2025

Recording ID# LERNER

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 2-story residence with 2,176 square feet, built in 1994 and is of average plus construction quality located on 0.23 acres.

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

The appellant requested a value of $624,000.

The Assessor's evidence included eight 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 $682,854.

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 $682,854 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 12th, 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: **TREVINO RACHEL M**

TREVINO RACHEL M
1515 HARNEY ST
VANCOUVER, WA 98660

ACCOUNT NUMBER: 55670-000

PROPERTY LOCATION: 1515 HARNEY ST
VANCOUVER, WA 98660

PETITION: 57

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	$	237,186		$	237,186
Improvements	$	299,667		$	192,814
ASSESSED VALUE	**$**	**536,853**	**BOE VALUE**	**$**	**430,000**

Date of hearing: October 22, 2025

Recording ID# TREVINO

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:
  - Rachel Trevino
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,400 square feet, built in 1907 and is of good plus construction quality located on 0.11 acres.

The appellant stated the Assessor's comparable sales had inaccurate information. One property was listed with 1,600 square feet but has been renovated and now has 2,000 square feet. The Assessor's comparable sales were newly renovated, but the subject property needs over $100,000 of work to be comparable. The subject property has the original doors, siding, and windows, and it currently has no insulation. The appellant hopes to complete work to make the subject property more marketable, but it had not begun at the time of the assessment. The appellant's evidence included an appraisal performed by Scott Olson of Firgrove Appraising indicating a value of $430,000 as of June 2025.

The appellant requested a value of $430,000.

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

An independent appraisal requires an intense review of the property and provides a significant indicator of market value. We find the subject appraisal performed as of June 6, 2025, provides a significant benchmark for the determination of the value as of January 1, 2025. There have been no substantial events to indicate a change in value from the $430,000 indicated in June 2025.

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 $430,000 as of January 1, 2025.

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

Mailed on November 12th, 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: **DOLLAR TARA LACHELLE & SCHULZ ANDREW JOHN**

DOLLAR TARA LACHELLE & SCHULZ ANDREW JOHN
2910 N ST
VANCOUVER, WA 98663

ACCOUNT NUMBER: 19740-000

PROPERTY LOCATION: 2910 N ST
VANCOUVER, WA 98663

PETITION: 58

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	$	162,000		$	162,000
Improvements	$	257,954		$	257,954
ASSESSED VALUE	**$**	**419,954**	**BOE VALUE**	**$**	**419,954**

Date of hearing: October 22, 2025

Recording ID# DOLLAR

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 residence with 1,254 square feet, built in 1920 and is of average construction quality located on 0.12 acres. The property includes a detached garage measuring 396 square feet.

The property was purchased for $415,000 in July 2024.

The appellant requested a value of $332,000.

The Assessor's evidence included the purchase price of the subject property and a cover letter recommending no change to the assessed value.

The purchase price of $415,000 plus an adjustment for time between the purchase date in July 2024 to January 1, 2025 supports a value of $419,954.

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 $419,954 as of January 1, 2025.

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

Mailed on November 12th, 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: **ACCIAVATTI KE & ACCIAVATTI JUSTIN**

ACCIAVATTI KE & ACCIAVATTI JUSTIN
1316 NW 89TH ST
VANCOUVER, WA 98665

ACCOUNT NUMBER: 98144-214

PROPERTY LOCATION: 1316 NW 89TH ST
VANCOUVER, WA 98665

PETITION: 60

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	$	209,000		$	209,000
Improvements	$	294,788		$	294,788
ASSESSED VALUE	**$**	**503,788**	**BOE VALUE**	**$**	**503,788**

Date of hearing: October 22, 2025

Recording ID# ACCIAVATTI

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:
  - Justin Acciavatti
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,529 square feet, built in 1976 and is of average construction quality located on 0.21 acres.

The appellant stated the 16% value increase on the structure was higher than this market warrants. The appellant questions the adjustments made by the Assessor. The property was purchased for $559,999 in January 2025. The appellant submitted four comparable sales [#98144-248 sold for $500,000 in November 2024; #188908-005 sold for $518,500 in October 2024; #118140-118 sold for $560,000 in March 2025; and #98134-080 sold for $443,200 in October 2024].

The appellant requested a value of $471,256.

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

The purchase price of $560,000 in January 2025 supports the assessed value of $503,788.

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 $503,788 as of January 1, 2025.

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

Mailed on November 12th, 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: **ZHDANYUK ANDREY V & ZHDANYUK NATASHA L**

ZHDANYUK ANDREY V & ZHDANYUK NATASHA L
8319 NE 144TH AVE
VANCOUVER, WA 98682

ACCOUNT NUMBER: 104188-252

PROPERTY LOCATION: 8319 NE 144TH AVE
VANCOUVER, WA 98682

PETITION: 64

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	$	201,150		$	201,150
Improvements	$	215,159		$	215,159
ASSESSED VALUE	**$**	**416,309**	**BOE VALUE**	**$**	**416,309**

Date of hearing: October 22, 2025

Recording ID# ZHDANYUK

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 residence with 1,089 square feet, built in 1991 and is of fair construction quality located on 0.17 acres.

The appellant submitted three comparable sales [#105832-558 sold for $430,000 in July 2024; #105832-522 sold for $368,700 in August 2025; and #104188-282 sold for $395,000 in April 2023].

The appellant requested a value of $405,000.

The Assessor's evidence included six comparable sales, an analysis of the appellant's comparables, a property information card, 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 $416,309.

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 $416,309 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 12th, 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: **BLEASDELL STEVEN K**

BLEASDELL STEVEN K
3620 NW NORWOOD ST
CAMAS, WA 98607

ACCOUNT NUMBER: 124817-176

PROPERTY LOCATION: 3620 NW NORWOOD ST
CAMAS, WA 98607

PETITION: 65

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	$	315,000	$	315,000
Improvements	$	810,435	$	665,500
ASSESSED VALUE	**$**	**1,125,435**	**BOE VALUE $**	**980,500**

Date of hearing: October 22, 2025

Recording ID# BLEASDELL

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:
  - Steve Bleasdell
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,267 square feet, built in 2005 and is of very good construction quality located on 0.18 acres.

The appellant stated he found six comparable sales from Zillow and verified those sales on the Property Information Center. The six sales are all in the subject property's neighborhood. The average price per square foot for these properties is $297.33 while the assessed value of the subject property is $351.70 per square foot. The subject property is one of the smaller homes in the neighborhood. The appellant noted that two of the Assessor's comparable sales are on the lake, and one property is further away from the subject property. The appellant's first comparable sale is the closest in size to the subject property. The appellant submitted three comparable sales [#124817-190 sold for $1,495,000 in April 2025; #124817-184 sold for $1,330,000 in March 2024; and #124817-322 sold for $1,183,000 in September 2024].

The appellant requested a value of $951,466.

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

The Assessor's comparable property sales, when including the finished basements square footage, indicate a value of $300 per square foot. The appellant's comparable sales' values also amount to approximately $300 per square foot. Using $300 per square foot, the value of the subject property is indicated to be $980,500.

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 $980,500 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 12th, 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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