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: **VALABOJU RADHA KRISHNA**

VALABOJU RADHA KRISHNA
5925 NE 80TH CT
VANCOUVER, WA 98662

ACCOUNT NUMBER: 986057-613

PROPERTY LOCATION: 5925 NE 80TH CT
VANCOUVER, WA 98662

PETITION: 78

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	$	155,000	$	155,000
Improvements	$	320,644	$	320,644
ASSESSED VALUE	**$**	**475,644**	**BOE VALUE $**	**475,644**

Date of hearing: November 4, 2025

Recording ID# VALABOJU

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Gloria Matthews
  - 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 1,805 square feet, built in 2021 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 $441,116.

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 detailed information to support a value other than the assessed value of $475,644.

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 $475,644 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 19th, 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: **ONG JOOPENG**

ONG JOOPENG
2933 N MCCANTA WAY
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986057-540

PROPERTY LOCATION: 2933 N MCCANTA WAY
RIDGEFIELD, WA 98642

PETITION: 79

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	$	163,500		$	163,500
Improvements	$	509,523		$	509,523
ASSESSED VALUE	**$**	**673,023**	**BOE VALUE**	**$**	**673,023**

Date of hearing: November 4, 2025

Recording ID# ONG

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Gloria Matthews
  - 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 2,462 square feet, built in 2021 and is of average plus construction quality located on 0.15 acres.

The appellant submitted three comparable sales [#986061-325 sold for $610,000 in May 2025; #986061-322 sold for $574,900 in February 2025; and #986052-660 sold for $655,000 in December 2024].

The appellant requested a value of $645,000.

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

The six comparable sales provided by the Assessor support the assessed value of $673,023.

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 $673,023 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: **HODGES BILL J & FERREIRA ASHLEY CO-TRUSTEES**

HODGES BILL J & FERREIRA ASHLEY CO-TRUSTEES
901 W MAGNOLIA LP
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 986055-396

PROPERTY LOCATION: 901 W MAGNOLIA LP
WASHOUGAL, WA 98671

PETITION: 81

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	$	280,000		$	280,000
Improvements	$	1,017,423		$	756,308
ASSESSED VALUE	**$**	**1,297,423**	**BOE VALUE**	**$**	**1,036,308**

Date of hearing: November 4, 2025

Recording ID# HODGES

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Gloria Matthews
  - Terry Hagberg
- Appellant:
  - Bill Hodges
  - Ashley Ferriera
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 4,007 square feet, built in 2021 and is of very good construction quality located on 0.21 acres.

The appellants stated the Assessor used a comparable sale from 2022 which is further from the assessment date than the appellants' sales. The Assessor's sales were also located further from the subject property. The appellants' comparable sales were in the subject property's neighborhood and constructed by the same builder. Property ID 986055397 is very close to the subject property in characteristics, so the appellants believe that is a good sale in relation to the subject property. The appellants purchased the property in a multiple-bidder market, and they believe they overpaid. The appellant submitted three comparable sales [#986055-425 sold for $980,000 in June 2025; #986058-342 sold for $980,000 in April 2025; and #986055-402 sold for $1,037,500 in December 2024]. The appellant's evidence also included a list of sales of properties within the same neighborhood and Home Owners' Association as the subject property.

The appellant requested a value of $1,036,308.

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

The appellants' comparable property sales support the requested value of $1,036,308. In addition, the Assessor's sale #986055-425, with a March 2022 sale date, also sold in June 2025 for $980,000

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 $1,036,308 as of January 1, 2025.

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

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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: **HIGGINS JOHN W & HIGGINS TAMMY**

HIGGINS JOHN W & HIGGINS TAMMY
2210 W MAIN ST #107-381
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 226066-010

PROPERTY LOCATION: 26707 NE 147TH AVE
VANCOUVER, WA 98663

PETITION: 87

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	$	308,553		$	308,553
Improvements	$	686,699		$	616,447
ASSESSED VALUE	**$**	**995,252**	**BOE VALUE**	**$**	**925,000**

Date of hearing: November 4, 2025

Recording ID# HIGGINS

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Gloria Matthews
  - Terry Hagberg
- Appellant:
  - John Higgins
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,609 square feet, built in 2005 and is of average construction quality located on 2.67 acres. The property includes an unfinished day basement measuring 873 square feet.

The appellant referred to a list of properties with assessments that are lower than the purchase prices. He believes this should represent a similar percentage reduction in his assessment. The appellant's evidence included a list of sales from 2024 with their corresponding assessed values.

The appellant requested a value of $0, which was updated to $875,000 at the hearing.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $925,000.

The Assessor reevaluated the comparable property sales and suggested a revised value of $925,000.

DECISION

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

The market value of the subject property is set at $925,000 as of January 1, 2025.

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

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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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