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: **HATTIG MYRON & HATTIG YING**

HATTIG MYRON & HATTIG YING
19321 NW 67TH AVE
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986056-229

PROPERTY LOCATION: 19321 NW 67TH AVE
RIDGEFIELD, WA 98642

PETITION: 118

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	$	430,614		$	430,614
Improvements	$	973,634		$	973,634
ASSESSED VALUE	**$**	**1,404,248**	**BOE VALUE**	**$**	**1,404,248**

Date of hearing: November 18, 2025

Recording ID# HATTIG

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

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Myron Hattig
  - Ying Hattig
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,384 square feet, built in 2021 and is of very good minus construction quality located on 1.02 acres.

The appellants stated their key comparable sale is located at 5604 NW 193rd Circle. This sale was examined by both the appellants and the Assessor. This comparable property is 1/3 of an acre larger than the subject property and has an additional 500 square feet, but this property was constructed by the same builder, and it is two years newer. The Assessor's second comparable has an excellent view and is much larger than the subject property due to a daylight basement. The subject property does not have a view. The appellant's evidence included a list of comparable assessments.

The appellant requested a value of $1,290,797.

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

The Assessor's comparable property sales better represent the subject property, and the evidence provided supports the assessed value of $1,404,248.

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 $1,404,248 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 26, 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: **BRASKETT BENJAMIN & BRASKETT MELISSA**

BRASKETT BENJAMIN & BRASKETT MELISSA
2414 NW 151ST ST
VANCOUVER, WA 98685

ACCOUNT NUMBER: 185177-002

PROPERTY LOCATION: 2414 NW 151ST ST
VANCOUVER, WA 98685

PETITION: 119

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	$	428,500	$	428,500
Improvements	$	301,251	$	216,680
ASSESSED VALUE	**$**	**729,751**	**BOE VALUE $**	**645,180**

Date of hearing: November 18, 2025

Recording ID# BRASKETT

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

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Benjamin Braskett
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 1,304 square feet, built in 1938 and is of average construction quality located on 2.71 acres. The property includes an unfinished basement measuring 864 square feet, a general purpose building measuring 1,584 square feet, a general purpose building measuring 576 square feet, and a detached garage measuring 360 square feet.

The appellant stated the subject property is in an extremely distressed state. The property was purchased in October 2024 in a courthouse auction. The roof was leaking, the well was non-functional, city water was not usable in 2024, the wiring was exposed, and many of the breakers were unusable. The interior of the house has structural rot and water damage in the basement. The barn is missing parts of the structure, and it is covered in weeds, so it is not usable. The land is covered in noxious weeds. The appellant purchased the subject property for $650,000 in April 2025. The appellant provided photos of the deteriorated condition of the property.

The appellant requested a value of $480,100.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $645,180.

The Assessor's revised value of $645,180 is supported by the purchase price of $650,000 in April 2025.

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 $645,180 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 26, 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: **TAVAN JOELLE**

TAVAN JOELLE
5101 NE 204TH CT
VANCOUVER, WA 98682

ACCOUNT NUMBER: 160758-230

PROPERTY LOCATION: 5810 NE 47TH ST
VANCOUVER, WA 98661

PETITION: 122

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	$	144,780		$	144,780
Improvements	$	357,384		$	340,220
ASSESSED VALUE	**$**	**502,164**	**BOE VALUE**	**$**	**485,000**

Date of hearing: November 18, 2025

Recording ID# TAVAN 122

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

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Joelle Tavan
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,803 square feet, built in 2016 and is of average construction quality located on 0.06 acres.

The appellant stated she owns four properties in the subdivision of the subject property. The Assessor's comparable sales were from the summer of 2024, and the appellant states the values in the County have decreased closer to the assessment date. The appellant focused on the price per square foot in her analysis of comparable sales of similar properties. The comparable sales are within 5 miles of the property, and there is one pending sale within the same neighborhood. The appellant submitted three comparable sales [#160710-054 sold for $428,000 in July 2025; #160985-114 sold for $500,000 in May 2025; and #160709-034 sold for $435,000 in August 2025].

The appellant requested a value of $485,000.

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 comparable property sales of both the Assessor and the appellant bracket the subject property and support the requested value of $485,000.

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 $485,000 as of January 1, 2025.

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

Mailed on November 26, 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: **TAVAN JOELLE THANH TRUC & NGUYEN STEPHEN**

TAVAN JOELLE THANH TRUC & NGUYEN STEPHEN
6407 NE 49TH CIR
VANCOUVER, WA 98661

ACCOUNT NUMBER: 160758-196

PROPERTY LOCATION: 4718 NE 56TH PL
VANCOUVER, WA 98661

PETITION: 123

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	$	144,780		$	144,780
Improvements	$	356,259		$	340,220
ASSESSED VALUE	**$**	**501,039**	**BOE VALUE**	**$**	**485,000**

Date of hearing: November 18, 2025

Recording ID# TAVAN 123

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

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Joelle Tavan
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,851 square feet, built in 2016 and is of average construction quality located on 0.08 acres.

The appellant stated she owns four properties in the subdivision of the subject property. The Assessor's comparable sales were from the summer of 2024, and the appellant states the values in the County have decreased closer to the assessment date. The appellant focused on the price per square foot in her analysis of comparable sales of similar properties. The comparable sales are within 5 miles of the property, and there is one pending sale within the same neighborhood. The appellant submitted three comparable sales [#160710-054 sold for $428,000 in July 2025; #160985-114 sold for $500,000 in May 2025; and #160709-034 sold for $435,000 in August 2025].

The appellant requested a value of $485,000.

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 comparable property sales of both the Assessor and the appellant bracket the subject property and support the requested value of $485,000.

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 $485,000 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **SHPAK IVAN V**

SHPAK IVAN V
3123 NE 141ST AVE
VANCOUVER, WA 98682

ACCOUNT NUMBER: 986060-369

PROPERTY LOCATION: 3123 NE 141ST AVE
VANCOUVER, WA 98682

PETITION: 126

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	$	220,500		$	220,500
Improvements	$	590,076		$	564,500
ASSESSED VALUE	**$**	**810,576**	**BOE VALUE**	**$**	**785,000**

Date of hearing: November 18, 2025

Recording ID# SHPAK

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

Attendees (all through virtual conference):
- Board of Equalization Members:
  - Daniel C. Weaver, Chairman
  - Joel Cline
  - Terry Hagberg
- Appellant:
  - Ivan Shpak
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,953 square feet, built in 2022 and is of good plus construction quality located on 0.22 acres.

The appellant stated the Assessor's comparable sales were in higher value neighborhoods compared to the appellant's neighborhood. The appellant's total loan from 2023 was $609,000. The appellant stated the comparable sales available in his neighborhood were older homes which reflected their lower sales' values. The appellant submitted seven comparable sales [#107962-344 sold for $580,000 in April 2025; #986035-807 sold for $590,000 in May 2025; #986032-697 sold for $600,000 in April 2025; #162707-160 sold for $488,000 in April 2025; #986025-944 sold for $500,000 in April 2025; #159373-022 sold for $596,000 in June 2025; and #154029-046 sold for $460,000 in April 2025].

The appellant requested a value of $610,000.

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 Assessor's comparable property sale #986055468 was especially convincing and supports a value of $785,000.

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 $785,000 as of January 1, 2025.

This order is submitted into the record of the Clark County Washington Board of Equalization:
Mailed on November 26, 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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