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:** **BAILEY TYLER & BAILEY CAITLIN**

BAILEY TYLER & BAILEY CAITLIN
14916 NE GODDARD RD
BATTLE GROUND, WA 98604

**ACCOUNT NUMBER:** 229009-010

**PROPERTY LOCATION:** 14916 NE GODDARD RD
BATTLE GROUND, WA 98604

**PETITION:** 141

**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 | $ | 300,259 | | $ | 300,259 |
| Improvements | $ | 545,241 | | $ | 474,741 |
| **ASSESSED VALUE** | **$** | **845,500** | **BOE VALUE** | **$** | **775,000** |

Date of hearing: November 20, 2025

Recording ID# BAILEY

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:
  - Caitlin Bailey
- Assessor:
  - Alex VanDinter

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,618 square feet, built in 1994 and is of average plus construction quality located on 1.1 acres.

The appellant stated that the Assessor's comparable sales include two five-acre parcels and one two-acre parcel, while the subject property is only 1.1 acres. The appellant believes these properties would not be considered comparable because the amount of land comes with many different needs and requirements. The appellant's nine comparable sales are from close to the assessment date, have similar characteristics to the subject property, similar lot sizes, and are within a few miles of the subject property. The appellant provided comparable sales with construction qualities that bracket the subject property. The appellant submitted nine comparable sales [#233702-005 sold for $700,000 in July 2024; #194816-000 sold for $713,000 in December 2024; #223643-000 sold for $835,000 in July 2024; #986027-558 sold for $827,500 in October 2024; #194816-000 sold for $735,000 in October 2024; #196946-015 sold for $828,000 in December 2024; #225914-000 sold for $660,000 in November 2024; #232912-000 sold for $749,500 in December 2024; and #229017-036 sold for $790,000 in October 2024].

The appellant requested a value of $775,000.

The Assessor's Office noted that all land value adjustments can be seen in the land value entry on their comparable sales chart. The Assessor's Office does not believe two-story homes of varying construction qualities are comparable to an average plus ranch home. The appellant's comparable #7 is older than the subject property, and comparable #8 is considered inferior quality with a smaller basement. The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $845,500.

The appellant's comparable sales are closer to the assessment date, have very similar characteristics, are in closer proximity, bracket the subject property, and support the requested value of $775,000.

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**
Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, 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 $775,000 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

**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. *****

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:** **ENGARD LAVERNE ELISE & ENGARD STEPHEN PAUL TRUSTEES**

ENGARD LAVERNE ELISE & ENGARD STEPHEN PAUL TRUSTEES
17908 NW 69TH AVE
RIDGEFIELD, W 98642

**ACCOUNT NUMBER**: 190671-000

**PROPERTY LOCATION:** 17908 NW 69TH AVE
RIDGEFIELD, W 98642

**PETITION**: 144

**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 | $ | 382,887 | | $ | 382,887 |
| Improvements | $ | 505,985 | | $ | 454,176 |
| **ASSESSED VALUE** | **$** | **888,872** | **BOE VALUE** | **$** | **837,063** |

Date of hearing: November 20, 2025

Recording ID# ENGARD

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:
  - 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 2,762 square feet, built in 1978 and is of average construction quality located on 2.05 acres.

The appellant's evidence included a map of the lot and a description of the land.

The appellant requested a value of $653,779.

The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to $837,063.

The Assessor corrected for the value of the easements on the property but not for the setbacks which are common on many properties. The revised value of $837,063 is supported.

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 $837,063 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.

***** 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. *****

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:** **WONG JOCELYN**

WONG JOCELYN
701 COLUMBIA ST UNIT #714
VANCOUVER, WA 98660

**ACCOUNT NUMBER:** 48170-434

**PROPERTY LOCATION:** 701 COLUMBIA ST UNIT #714
VANCOUVER, WA 98660

**PETITION:** 145

**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 | $ | 0 | | $ | 0 |
| Improvements | $ | 343,480 | | $ | 265,000 |
| **ASSESSED VALUE** | **$** | **343,480** | **BOE VALUE** | **$** | **265,000** |

Date of hearing: November 20, 2025

Recording ID# WONG

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:
  - Jocelyn Wong
- Assessor:
  - None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style condominium with 845 square feet, built in 2004 and is of average construction quality.

The appellant stated her comparable sale #3, Unit 215 in her building, initially a pending sale, has now sold for $259,000 on October 27, 2025. This is a very similar property with additional square footage than the subject property. The appellant stated the subject property has no view. The top floor where the subject property is located also experiences noise from the facilities on the roof. The appellant submitted thre comparable properties [#48170-370 sold for $285,000 in February 2025; #48170-338 sold for $300,000 in April 2023; and the third listing ultimately sold for $259,00 in October 2025].

The appellant requested a value of $265,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $319,659. The appellant disagreed with the appraiser's findings.

The appellant's comparable sales support the requested value of $265,000.

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 $265,000 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

**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. *****

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:** **MALDONADO ANTONY & MALDONADO THU**

MALDONADO ANTONY & MALDONADO THU
11648 MAYFIELD AVE 301
LOS ANGELES, CA 90049

**ACCOUNT NUMBER:** 986057-253

**PROPERTY LOCATION:** 11510 NE ANGELO DR
VANCOUVER, WA 98684

**PETITION:** 146

**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 | $ | 162,060 | | $ | 162,060 |
| Improvements | $ | 262,723 | | $ | 262,723 |
| **ASSESSED VALUE** | **$** | **424,783** | **BOE VALUE** | **$** | **424,783** |

Date of hearing: November 20, 2025

Recording ID# MALDONADO

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:
  - None
- Assessor:
  - None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story residence with 1,396 square feet, built in 2022 and is of fair plus construction quality located on 0.04 acres.

The appellant submitted five comparable sales [#110299-150 sold for $370,000 in January 2024; #162615-044 sold for $336,860 in December 2023; #986048-404 sold for $399,900 in June 2025; #986048-329 sold for $400,000 in February 2024; and #110170-102 sold for $385,000 in February 2024].

The appellant requested a value of $401,273.

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

The Assessor's comparable property sales support the assessed value of $424,783.

## 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 $424,783 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.

***** 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. *****

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:** **SVISTUNOV SERGEY & SVISTUNOV OLGA**

SVISTUNOV SERGEY & SVISTUNOV OLGA
9521 NE 104TH ST
VANCOUVER, WA 98662

**ACCOUNT NUMBER**: 199878-032

**PROPERTY LOCATION:** 9521 NE 104TH ST
VANCOUVER, WA 98662

**PETITION**: 148

**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 | $ | 191,800 | | $ | 191,800 |
| Improvements | $ | 498,872 | | $ | 498,872 |
| **ASSESSED VALUE** | **$** | **690,672** | **BOE VALUE** | **$** | **690,672** |

Date of hearing: November 20, 2025

Recording ID#: SVISTUNOV

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:
  - Olga Svistunov
- Assessor:
  - None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story residence with 3,084 square feet, built in 2005 and is of average plus construction quality located on 0.17 acres.

The appellant stated the subject property is 20 years old. The roof is outdated with damage, the property needs to be repainted, and the kitchen needs repairs as well. The appellant's evidence included a list of needed repairs to the property and corresponding photos.

The appellant requested a value of $620,672.

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 comparable property sales or contractor bids for repairs to support a value other than the assessed value of $690,672.

## 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 $690,672 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.

***** 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. *****

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** **MORAR VALENTIN & MORAR ALISHA**

MORAR VALENTIN & MORAR ALISHA
901 NW 87TH ST
VANCOUVER, WA 98665

**ACCOUNT NUMBER:** 97974-376

**PROPERTY LOCATION:** 901 NW 87TH ST
VANCOUVER, WA 98665

**PETITION:** 151

**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 | $ | 196,750 | | $ | 196,750 |
| Improvements | $ | 200,932 | | $ | 200,932 |
| **ASSESSED VALUE** | **$** | **397,682** | **BOE VALUE** | **$** | **397,682** |

Date of hearing: November 20, 2025

Recording ID# MORAR

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:
  - Valentin Morar
- Assessor:
  - None

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,130 square feet, built in 1975 and is of fair construction quality located on 0.17 acres.

The appellant stated there have been significant repairs needed on the subject property. The property has a gas heater that is no longer manufactured and will need to be replaced.

The appellant requested a value of $370,520.

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

The appellant provided no comparable property sales or bids for repairs that support a value other than the assessed value of $397,682

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 $397,682 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.

***** 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. *****