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: **SCISM BRYAN & SCISM AMBER**

MCCRANER WENDY M & MCCRANER HAYDEN L
608 GRANITE ST
PACIFIC GROVE, CA 93950

ACCOUNT NUMBER: 223393-015

PROPERTY LOCATION: 30521 NE 147TH CT
BATTLE GROUND, WA 98604

PETITION: 154

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	$	284,803		$	284,803
Improvements	$	630,071		$	550,197
ASSESSED VALUE	**$**	**914,874**	**BOE VALUE**	**$**	**835,000**

Date of hearing: December 9, 2025

Recording ID# SCISM

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 4,113 square feet, built in 1992 and is of average plus construction quality located on 2.61 acres. The property includes a detached garage measuring 1,200 square feet with an area over the garage measuring 600 square feet and a leanto measuring 420 square feet.

The property was purchased for $835,000 in August 2025.

The appellant requested a value of $840,000.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $835,000.

The Assessor recommended the value of the subject property be reduced to the purchase price of $835,000.

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 $835,000 as of January 1, 2025.

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

Mailed on December 31, 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: **FINK ALEXIS ANNE TRUSTEE**

FINK ALEXIS ANNE TRUSTEE
17900 NE 113TH AVE
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 194218-018

PROPERTY LOCATION: 17900 NE 113TH AVE
BATTLE GROUND, WA 98604

PETITION: 155

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	$	298,564		$	298,564
Improvements	$	1,404,215		$	1,162,061
ASSESSED VALUE	**$**	**1,702,779**	**BOE VALUE**	**$**	**1,460,625**

Date of hearing: December 9, 2025

Recording ID# FINK

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:
  - Alexis Fink
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 4,235 square feet, built in 2006 and is of excellent construction quality located on 1.06 acres. The property includes an attached outdoor living area measuring 1,185 square feet.

The appellant referred to an appraisal valuing the property at $1.4 million from December 2023. Seventy Five percent of the land of the subject property is considered protected wetland. The subject property is only 1 acre while the Assessor's Office comparable sales are on five acre lots. The appellant's evidence included an appraisal performed by Jesse Boal of Cascade Park Appraisal Service indicating a value of $1,425,000 as of November 2023. The appellant submitted seven comparable sales [#228332-000 sold for $1,250,000 in August 2024; #139577-000 sold for $1,255,000 in May 2024; #226596-000 sold for $1,293,500 in July 2024; #134196-178 sold for $740,000 in September 2024; #175933-034 sold for $890,000 in May 2024; #199837-008 sold for $750,000 in January 2024; and #199879-048 sold for $765,000 in November 2024].

The appellant requested a value of $1,460,625.

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

The appellant's comparable sales, supported by the independent appraisal prepared one year earlier, support a value of $1,460,625.

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 $1,460,625 as of January 1, 2025.

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

Mailed on December 31, 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: **BOSSHARDT JOHN P & PETTY DIANA M TRUSTEES ETAL**

BOSSHARDT JOHN P & PETTY DIANA M TRUSTEES ETAL
1205 NE 146TH AVE
VANCOUVER, WA 98684

ACCOUNT NUMBER: 164701-042

PROPERTY LOCATION: 1205 NE 146TH AVE
VANCOUVER, WA 98684

PETITION: 157

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	$	228,000		$	228,000
Improvements	$	657,316		$	615,294
ASSESSED VALUE	**$**	**885,316**	**BOE VALUE**	**$**	**843,294**

Date of hearing: December 9, 2025

Recording ID# BOSSHARDT

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:
  - John Bosshardt
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,658 square feet, built in 2004 and is of good plus construction quality located on 0.27 acres.

The appellant reviewed sales in 2023 and 2024. The homes in the subject property's neighborhood are extremely similar because all properties must adhere to specific guidelines and plans from the developer. He believes these sales are the most significant to present the value of the subject property. He provided four specific comparable sales in his neighborhood. The appellant submitted four comparable sales [#110175-612 sold for $785,000 in August 2024; #110175-496 sold for $795,000 in December 2024; #110175-624 sold for $830,000 in June 2025; and #110175-454 sold for $775,000 in April 2025].

The appellant requested a value of $809,361, which was updated to $843,294 at the hearing.

The Assessor's evidence included four comparable sales and a cover letter recommending the assessed value be reduced to $876,000.

The appellant's comparable sales better represent the sales in the immediate neighborhood and support a value of $843,294.

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 $843,294 as of January 1, 2025.

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

Mailed on December 31, 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: **KALRA TINESH & KALRA ARCHNA**

KALRA TINESH & KALRA ARCHNA
502 N HORNS CORNER DR
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986030-644

PROPERTY LOCATION: 502 N HORNS CORNER DR
RIDGEFIELD, WA 98642

PETITION: 238

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	$	160,100		$	160,100
Improvements	$	399,888		$	399,888
ASSESSED VALUE	**$**	**559,988**	**BOE VALUE**	**$**	**559,988**

Date of hearing: December 9, 2025

Recording ID# KALRA

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 2,319 square feet, built in 2015 and is of average minus construction quality located on 0.08 acres.

The appellant submitted three comparable sales [#986047-625 sold for $525,000 in January 2025; #986040-492 sold for $515,000 in July 2024; and #986040-497 sold for $530,000 in June 2025].

The appellant requested a value of $525,903.

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

The Assessor's comparable sales support the assessed value of $559,988.

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 $559,988 as of January 1, 2025.

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

Mailed on December 31, 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: **KNOWLES SUZANNE M**

KNOWLES SUZANNE M
1008 E 2ND WAY
LA CENTER, WA 98629

ACCOUNT NUMBER: 986053-982

PROPERTY LOCATION: 1008 E 2ND WAY
LA CENTER, WA 98629

PETITION: 165

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	$	460,040	$	421,500
ASSESSED VALUE	**$**	**623,540**	**BOE VALUE $**	**585,000**

Date of hearing: December 9, 2025

Recording ID# KNOWLES

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:
  - Suzanne Knowles
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,868 square feet, built in 2021 and is of average plus construction quality located on 0.17 acres.

The appellant referred to their comparable sales and a comparative market analysis provided by a real estate agent. The appellant's evidence included a competitive market analysis by Jeannie Keller indicating a value of $580,000 as of October 2025. The appellant submitted six comparable sales [#209111-036 sold for $449,900 in April 2025; #986053-990 sold for $550,000 in February 2025; #209049-086 sold for $550,000 in March 2025; #986061-379 sold for $549,770 in August 2023; #63472-502 sold for $449,000 in November 2024; and #63472-890 sold for $615,000 in April 2024].

The appellant requested a value of $525,450, which was updated to $578,388 at the hearing based on the comparitive market analysis.

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 comparative market analysis indicates an upper end value of $585,000.

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 $585,000 as of January 1, 2025.

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

Mailed on December 31, 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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