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: **WATROUS CASEY TRUSTEE**

WATROUS CASEY TRUSTEE
1020 W MCKEVER LN
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 986058-351

PROPERTY LOCATION: 1020 W MCKEVER LN
WASHOUGAL, WA 98671

PETITION: 216

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	$	230,000		$	200,000
Improvements	$	627,453		$	627,453
ASSESSED VALUE	**$**	**857,453**	**BOE VALUE**	**$**	**827,453**

Date of hearing: December 11, 2025

Recording ID# WATROUS

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:
  - Casey Watrous
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,972 square feet, built in 2022 and is of good construction quality located on 0.27 acres.

The appellant stated the property has limitations from slopes and a retention pond. The appellant stated that the Assessor's Office confirmed a permanent $20,000 reduction on the land exists in their database. The property was purchased for $864,000 in April 2023. The appellant's evidence included photos of the sloping on the property.

The appellant requested a value of $807,453.

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

A review of the information from the appellant indicates that even though the property may be larger in actual size, it is significantly less useful because of the restrictions and the unusually sloped topography. The land associated with this property should not be increased from the value of $200,000 assigned in the prior year.

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 $827,453 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: **BIRD ANGEL KALRA & BIRD MICHAEL THOMAS**

BIRD ANGEL KALRA & BIRD MICHAEL THOMAS
224 N 22ND CT
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986057-832

PROPERTY LOCATION: 224 N 22ND CT
RIDGEFIELD, WA 98642

PETITION: 217

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	$	187,350		$	187,350
Improvements	$	574,152		$	574,152
ASSESSED VALUE	**$**	**761,502**	**BOE VALUE**	**$**	**761,502**

Date of hearing: December 11, 2025

Recording ID# BIRD 217

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 2,914 square feet, built in 2022 and is of average plus construction quality located on 0.16 acres.

The appellant submitted four comparable sales [#213513-222 sold for $660,000 in April 2025; #986030-925 sold for $880,000 in July 2024; #986037-574 sold for $699,900 in October 2024; and #213808-082 sold for $585,000 in December 2024].

The appellant requested a value of $651,500.

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 Assessor's comparable property sales support the assessed value of $761,502.

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 $761,502 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: **BIRD ANGEL & BIRD MICHAEL**

BIRD ANGEL & BIRD MICHAEL
224 N 22ND CT
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986028-140

PROPERTY LOCATION: 613 N ALLEN CREEK DR
RIDGEFIELD, WA 98642

PETITION: 218

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	$	337,488	$	337,488
ASSESSED VALUE	**$**	**500,988**	**BOE VALUE $**	**500,988**

Date of hearing: December 11, 2025

Recording ID# BIRD 218

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 1,539 square feet, built in 2012 and is of average minus construction quality located on 0.11 acres.

The appellant submitted four comparable sales [#986061-316 sold for $483,165 in June 2024; #213808-212 sold for $459,900 in April 2025; #213498-078 sold for $500,000 in February 2025; and #213808-348 sold for $440,000 in August 2024].

The appellant requested a value of $456,333.

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 Assessor's comparable property sales support the assessed value of $500,988.

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 $500,988 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: **HATHAWAY BARRETT J & HATHAWAY COURTNEY C**

HATHAWAY BARRETT J & HATHAWAY COURTNEY C
4913 NE 41ST ST
VANCOUVER, WA 98661

ACCOUNT NUMBER: 986055-234

PROPERTY LOCATION: 4913 NE 41ST ST
VANCOUVER, WA 98661

PETITION: 219

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	$	143,000		$	143,000
Improvements	$	422,382		$	422,382
ASSESSED VALUE	**$**	**565,382**	**BOE VALUE**	**$**	**565,382**

Date of hearing: December 11, 2025

Recording ID# HATHAWAY

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 1,598 square feet, built in 2020 and is of good minus construction quality located on 0.14 acres.

The appellant submitted three comparable sales [#986059-684 sold for $559,000 in February 2024; #108200-000 sold for $585,000 in March 2024; and #100271-224 sold for $756,000 in December 2024].

The appellant requested a value of $533,133.

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 sales support the assessed value of $565,382.

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 $565,382 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: **PACE LEROY MICHAEL & PACE RAMONA JEAN**

PACE LEROY MICHAEL & PACE RAMONA JEAN
18418 NE 83RD ST
VANCOUVER, WA 98682

ACCOUNT NUMBER: 168614-000

PROPERTY LOCATION: 18418 NE 83RD ST
VANCOUVER, WA 98682

PETITION: 222

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	$	416,499		$	416,499
Improvements	$	608,658		$	608,658
ASSESSED VALUE	**$**	**1,025,157**	**BOE VALUE**	**$**	**1,025,157**

Date of hearing: December 11, 2025

Recording ID# PACE

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:
  - Leroy Pace
  - Ramona Pace
- Assessor:
  - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,742 square feet, built in 2017 and is of average construction quality located on 8 acres.

The appellant stated the house has basic features. The neighbors have horses near their property. There are no longer any views, and nearby development increased the flooding in the area. The appellant submitted five comparable sales [#986060-052 sold for $1,090,216 in November 2023; #986060-054 sold for $1,041,818 in December 2023; #986060-047 sold for $1,085,000 in November 2024; #986060-061 sold for $1,160,300 in March 2023; and #115621-070 sold for $875,000 in July 2018].

The appellant requested a value of $889,000.

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

The Assessor's and the appellant's comparable property sales support the assessed value of $1,025,157.

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 $1,025,157 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: **THIES MATTHEW & THIES RAILEEN**

THIES MATTHEW & THIES RAILEEN
32204 NE 94TH ST
CAMAS, WA 98607

ACCOUNT NUMBER: 136929-000

PROPERTY LOCATION: 32204 NE 94TH ST
CAMAS, WA 98607

PETITION: 223

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	$	297,139		$	297,139
Improvements	$	221,716		$	221,716
ASSESSED VALUE	**$**	**518,855**	**BOE VALUE**	**$**	**518,855**

Date of hearing: December 11, 2025

Recording ID# THIES

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 mobile home with 1,997 square feet, built in 1993 and is of good construction quality located on 4.84 acres. The property includes a general purpose building measuring 1,440 square feet and a leanto measuring 240 square feet.

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

The appellant requested a value of $447,139.

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

The appellant provided no information that supported a value other than the assessed value of $518,855.

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 $518,855 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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PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **STOUT THOMAS & OGDEN-STOUT MICHELLE**

STOUT THOMAS & OGDEN-STOUT MICHELLE
21901 NE 124TH CIR
BRUSH PRAIRIE, WA 98606

ACCOUNT NUMBER: 206928-000

PROPERTY LOCATION: 21901 NE 124TH CIR
BRUSH PRAIRIE, WA 98606

PETITION: 234

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	$	460,556		$	460,556
Improvements	$	611,123		$	611,123
ASSESSED VALUE	**$**	**1,071,679**	**BOE VALUE**	**$**	**1,071,679**

Date of hearing: December 11, 2025

Recording ID# STOUT

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

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

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,599 square feet, built in 1994 and is of good construction quality located on 5.74 acres.

The appellant referred to his comparable sales provided by a realtor. A powerline is being developed at the back of the subject property and will diminish the quality of the land and the view. The appellant does want to sell the property but intends to wait due to the likelihood of it selling for much less than the assessed value. The appellant submitted four comparable sales [#202154-042 sold for $915,000 in May 2025; #206685-024 sold for $925,000 in April 2025; #202154-014 sold for $950,000 in January 2025; and #206918-056 sold for $970,000 in January 2025].

The appellant requested a value of $925,000.

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

The Assessor's comparable property sales support the assessed value of $1,071,679.

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 $1,071,679 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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PO Box 5000 / Vancouver, WA 98666-5000 / 564.397.2337 / BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: **POWERS RYAN LEE**

POWERS RYAN LEE
8525 NE 25TH AVE
VANCOUVER, WA 98665

ACCOUNT NUMBER: 986056-761

PROPERTY LOCATION: 8525 NE 25TH AVE
VANCOUVER, WA 98665

PETITION: 227

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	$	216,000		$	216,000
Improvements	$	192,223		$	192,223
ASSESSED VALUE	**$**	**408,223**	**BOE VALUE**	**$**	**408,223**

Date of hearing: December 11, 2025

Recording ID# POWERS

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

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

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,104 square feet, built in 1967 and is of fair construction quality located on 0.19 acres. The property includes an unfinished basement measuring 104 square feet and a detached garage measuring 576 square feet.

The appellant's evidence included a bid by Prestige Home Improvement to install new windows for $18,824 as of May 2023 and a bid by Pacific Exteriors to replace siding for $32,332 as of July 2023. The appellant submitted three comparable sales [#109778-072 sold for $365,000 in June 2024; #97974-334 sold for $395,000 in February 2024; and #98134-082 sold for $410,000 in February 2024].

The appellant requested a value of $380,523.

The Assessor's Office stated the subdivision was platted in 2019 and included this original home. To be equitable, the land is valued at the same value as other neighboring properties. These homes are average quality 2021 homes; they are not used as comparable sales because they are newer, higher quality homes than the subject property. The Assessor has applied a cost to cure value for the windows and the siding. It will remain until the reparis are made or when the property is reevaluated in 2028. The property was moved to fair condition from average to account for the age of the property. 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 sales and discussion support the assessed value of $408,223.

DECISION

The Board, after carefully reviewing the information provided by the appellant and the Assessor, 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 $408,223 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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