



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STAROS DOMINIK & STAROS GINA

STAROS DOMINIK & STAROS GINA
1903 NE 387TH AVE
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 140689-000

**PROPERTY LOCATION: 1903 NE 387TH AVE
WASHOUGAL, WA 98671**

PETITION: 256

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	\$ 398,162	\$ 398,162
Improvements	\$ 1,181,991	\$ 1,076,838

ASSESSED VALUE \$ 1,580,153 BOE VALUE \$ 1,475,000

Date of hearing: January 21, 2026

Recording ID# STAROS

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:
Dominik Staros
Gina Staros

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,625 square feet, built in 2013 and is of very good construction quality located on 6.4 acres. The property includes a freestanding guest house measuring 1,446 square feet.

The appellants stated their opinion of value is based on their July 2024 appraisal. They believe a 3% reduction from that appraisal value would reflect market conditions. The median market value of homes in Clark County decreased by 4% and homes remained on the market for over 60 days. Three houses in the subject property's neighborhood were listed, but despite price reductions, only one property sold. The appellant's evidence included an appraisal performed by Kenneth Weiner of Fast Track Appraisals indicating a value of \$1,475,000 as of June 2024. The appellant submitted three comparable sales [#140678-000 sold for \$1,480,000 in December 2023; #140673-000 sold for \$12,000,000 in March 2024; and #142054-000 sold for \$1,420,000 in May 2024].

The appellant requested a value of \$1,430,000.

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

An independent appraisal requires an intense review of the property and provides a significant indicator of market value, so a value of \$1,475,000 is supported.

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 \$1,475,000 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



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: STROM NATALIE A & STROM JUSTIN D TRUSTEES

STROM NATALIE A & STROM JUSTIN D TRUSTEES
3576 SE WOODWARD ST
PORTLAND, OR 97202

ACCOUNT NUMBER: 110185-770

**PROPERTY LOCATION: 1010 NE 142ND AVE
VANCOUVER, WA 98684**

PETITION: 259

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	\$ 240,000	\$ 240,000
Improvements	\$ 813,000	\$ 813,000
ASSESSED VALUE	\$ 1,053,000	BOE VALUE \$ 1,053,000

Date of hearing: January 21, 2026

Recording ID# STROM

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:
Todd Hawes

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 5-unit multi-family property with 4,000 square feet, built in 1978 and located on 0.41 acres.

The property was purchased for \$1,093,000 in April 2025.

The appellant requested a value of \$940,000.

The Assessor's Office referred to the purchase of the subject property on April 9th, 2025, for \$1,093,000. He stated the vacancy rate is 7.7% in Vancouver and rent values have increased in the local market according to CoStar. Four comparable sales were presented including the sale of the subject property. The average total value of these four units is \$1,077,000. The income approach used the actual rent of the subject property provided by the owners to result in a value of \$1,150,000. The Assessor's evidence included five comparable sales, a Co-Star multi-family market report, and a cover letter recommending no change to the assessed value.

The information provided by the Assessor supports the assessed value of \$1,053,000.

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 \$1,053,000 as of January 1, 2025.

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


Mailed on February 6, 2026

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ZHILKO VIKTOR & ZHILKO VIKTORIYA

ZHILKO VIKTOR & ZHILKO VIKTORIYA
5120 S ST
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 132844-000

**PROPERTY LOCATION: 5120 S ST
WASHOUGAL, WA 98671**

PETITION: 291

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	\$ 307,500	\$ 307,500
Improvements	\$ 981,515	\$ 808,100

ASSESSED VALUE \$ 1,289,015 BOE VALUE \$ 1,115,600

Date of hearing: January 21, 2026

Recording ID# ZHILKO

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 ranch style residence with 4,063 square feet, built in 2015 and is of good construction quality located on 0.88 acres. The property includes a detached garage measuring 1,350 square feet with an area over the garage measuring 728 square feet and an attached outdoor living area measuring 574 square feet.

The appellant submitted three comparable sales [#986037-249 sold for \$900,000 in April 2024; #134196-178 sold for \$740,000 in September 2024; and #130115-146 sold for \$880,000 in June 2024].

The appellant requested a value of \$950,000.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced from \$1,289,015 to \$1,115,600.

The Assessor's comparable property sales, after adjustments, support the recommended value of \$1,115,600.

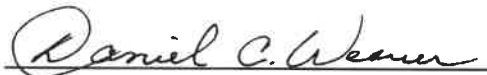
DECISION

The Board, after carefully reviewing the information 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 \$1,115,600 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BOYD JENNIFER

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 4180-000

**PROPERTY LOCATION: 714 W 37TH ST
VANCOUVER, WA 98660**

PETITION: 266

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	\$	235,963	\$	235,963	
Improvements	\$	288,769	\$	278,577	
ASSESSED VALUE	\$	524,732	BOE VALUE	\$	514,540

Date of hearing: January 21, 2026

Recording ID# BOYD

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 1,860 square feet, built in 1926 and is of average construction quality located on 0.11 acres.

The appellant's representative presented five comparable sales within ½ mile of the subject property. The adjusted average value of these sales is \$477,089. The appellant submitted five comparable sales [#6760-000 sold for \$465,000 in January 2024; #10210-000 sold for \$505,000 in August 2024; #6530-000 sold for \$534,900 in June 2024; #10692-000 sold for \$498,500 in March 2025; and #9640-000 sold for \$480,000 in August 2024].

The appellant requested a value of \$490,000, which was updated to \$480,000 in additional evidence.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced from \$524,732 to \$514,540.

The Assessor's revised value, derived from comparable property sales, supports the suggested revised value of \$514,540.


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 \$514,540 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DRAKE TANYA L & DRAKE EDDIE E

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 106361-638

**PROPERTY LOCATION: 7504 NE 66TH WAY
VANCOUVER, WA 98662**

PETITION: 268

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	\$	185,500	\$	185,500
Improvements	\$	246,841	\$	246,841
ASSESSSED VALUE	\$	432,341	BOE VALUE	\$ 432,341

Date of hearing: January 21, 2026

Recording ID# DRAKE

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,382 square feet, built in 2001 and is of fair plus construction quality located on 0.14 acres.

The appellant's representative provided five comparable sales all in similar condition near the subject property and all sold within six months. The adjusted average value of these sales is \$406,012, and the adjusted median value of these sales is \$415,370. The appellant submitted five comparable sales [#108141-620 sold for \$440,000 in February 2025; #108141-750 sold for \$520,000 in November 2024; #108660-368 sold for \$499,900 in July 2024; #105528-308 sold for \$450,000 in June 2024; and #108660-078 sold for \$402,500 in June 2024].

The appellant requested a value of \$415,000.

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 sales support the assessed value of \$432,341.

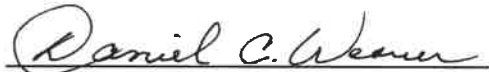
DECISION

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 \$432,341 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MARTIN ADAM MICHAEL & MARTIN AMY FLORINE

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 118104-240

PROPERTY LOCATION: 313 NW 107TH CIR
VANCOUVER, WA 98685

PETITION: 269

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:

	BOARD OF EQUALIZATION (BOE) VALUE	
	ASSESSED VALUE	
Land	\$ 193,500	\$ 193,500
Improvements	\$ 342,133	\$ 286,500
ASSESSED VALUE	\$ 535,633	BOE VALUE \$ 480,000

Date of hearing: January 21, 2026
Recording ID#: MARTIN
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:
Jordan Rubin
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,938 square feet, built in 1993 and is of average plus construction quality located on 0.18 acres.

The appellant's representative provided six comparable sales all within the subject's neighborhood and within ½ mile of the subject property. The adjusted average value of these sales is \$476,870, and the adjusted median value of these sales is \$478,094. The appellant submitted six comparable sales [#189400-020 sold for \$663,989 in September 2024; #189265-015 sold for \$485,000 in December 2024; #189265-005 sold for \$456,890 in April 2024; #118264-096 sold for \$502,903 in November 2024; #187117-001 sold for \$520,000 in June 2024; and #118263-212 sold for \$527,000 in December 2024]. The appellant also provided a detailed list of items needing remediation and updating to fix faulty items and to update for worn and outdated finishings.

The appellant requested a value of \$510,000, which was updated to \$480,000 in additional evidence.

The Assessor's evidence included four 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 appellant's comparable property sales and evidence of cost to cure items needing repair or replacement support a value of \$480,000.

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 \$480,000 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CIUFO ELLEN MAE

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 130111-000

**PROPERTY LOCATION: 33306 SE 27TH ST
WASHOUGAL, WA 98671**

PETITION: 271

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	\$	462,838	\$	462,838
Improvements	\$	413,006	\$	413,006
ASSESSSED VALUE	\$	875,844	BOE VALUE	\$ 875,844

Date of hearing: January 21, 2026

Recording ID# CIUFO

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,103 square feet, built in 1991 and is of average plus construction quality located on 5.03 acres. The property includes an area over the attached garage measuring 312 square feet, a barn measuring 864 square feet, and a shed measuring 240 square feet.

The appellant's representative provided four comparable sales all located within the subject property's neighborhood. The adjusted average value of these sales is \$829,757, and the adjusted median value of these sales is \$832,807. The appellant submitted four comparable sales [#130093-000 sold for \$1,075,000 in November 2024; #142906-000 sold for \$755,000 in October 2024; #143095-000 sold for \$965,000 in April 2024; and #129882-000 sold for \$1,030,000 in October 2024].

The appellant requested a value of \$830,000.

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 sales support the assessed value of \$875,844.

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 \$875,844 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PETERSON RYAN A & PETERSON JACQUELYN D

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 204931-016

**PROPERTY LOCATION: 18909 NE 149TH ST
BRUSH PRAIRIE, WA 98606**

PETITION: 273

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	\$ 491,940	\$ 491,940
Improvements	\$ 476,121	\$ 423,060
ASSESSED VALUE	\$ 968,061	BOE VALUE \$ 915,000

Date of hearing: January 21, 2026

Recording ID# PETERSON

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,208 square feet, built in 1997 and is of average construction quality located on 2.5 acres.

The appellant's representative provided three comparable sales within the subject property's neighborhood. The adjusted average value of these sales is \$909,206, and the adjusted median value of these sales is \$914,992. The appellant submitted three comparable sales [#204931-010 sold for \$875,000 in July 2024; #204120-008 sold for \$799,900 in October 2024; and #202154-014 sold for \$950,000 in January 2025].

The appellant requested a value of \$815,000, which was updated to \$915,000 in additional evidence.

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's comparable property sales, especially #204120-008 used by both the appellant and the Assessor, support a value of \$915,000. The value assigned to the land on the subject property with the same size and zoning as #204120-008 distorts the adjusted value used by the Assessor.


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 \$915,000 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: FUNG JEFFREY & LIAO ZHE

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 986038-351

**PROPERTY LOCATION: 12205 NE 115TH ST
VANCOUVER, WA 98682**

PETITION: 274

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	\$ 167,750	\$ 167,750
Improvements	\$ 275,244	\$ 262,250
ASSESSED VALUE	\$ 442,994	BOE VALUE \$ 430,000

Date of hearing: January 21, 2026

Recording ID# FUNG

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,807 square feet, built in 2017 and is of average construction quality located on 0.06 acres.

The appellant's representative provided five comparable sales close to the subject property. Two of the appellant's comparable sales are on the same street as the subject property. The adjusted average value of the sales is \$428,522, and the adjusted median value of the sales is \$431,460. The appellant submitted five comparable sales [#986038-379 sold for \$435,000 in March 2025; #986038-315 sold for \$415,000 in January 2025; #986038-360 sold for \$430,000 in June 2024; #986038-339 sold for \$435,000 in March 2025; and #986038-289 sold for \$409,900 in February 2024].

The appellant requested a value of \$430,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings. Comparable property sales #986038-360 and #986038-289 were both used by the Assessor and the appellant.

The appellant's comparable property sales, especially #986038-315, #986038-360 and #986038-289, support a value of \$430,000.


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 \$430,000 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



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: PACHECO TYLER NICHOLAS

OWNWELL
C/O PACE COLTON
401 TOM LANDRY HWY #660901
DALLAS, TX 75266

ACCOUNT NUMBER: 986050-565

**PROPERTY LOCATION: 10652 NE 66TH AVE
VANCOUVER, WA 98686**

PETITION: 275

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	\$ 178,000	\$ 178,000
Improvements	\$ 412,420	\$ 397,000
ASSESSED VALUE	\$ 590,420	BOE VALUE \$ 575,000

Date of hearing: January 21, 2026

Recording ID# PACHEO

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:
Jordan Rubin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,724 square feet, built in 2019 and is of average plus construction quality located on 0.12 acres.

The appellant's representative provided six comparable sales within the subject property's neighborhood. The first comparable sale is on the subject property's street. The Assessor's second comparable is an outlier, while the other two sold below the assessment value. The adjusted average value of the appellant's sales is \$547,348, and the adjusted median value of the sales is \$540,422. The appellant submitted six comparable sales [#986050-567 sold for \$569,777 in March 2024; #199218-006 sold for \$599,000 in May 2024; #986039-228 sold for \$592,450 in January 2025; #986039-229 sold for \$599,900 in January 2025; #986043-376 sold for \$510,000 in July 2024; and #986043-384 sold for \$550,000 in September 2024].

The appellant requested a value of \$540,000.

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.

Comparable property sales provided by the appellant and Assessor sales #986050-567 and #986043-384 support a value of \$575,000.

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 \$575,000 as of January 1, 2025.

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

Mailed on February 6, 2026
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



Daniel C. Weaver, Chairman

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