



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: JONES MARK D & JONES MEI-SHU

JONES MARK D & JONES MEI-SHU
12047 NE GLENN WIDING DR UNIT 56714
PORTLAND, OR 97220

ACCOUNT NUMBER: 92003-400

**PROPERTY LOCATION: 14707 SE 28TH ST
VANCOUVER, WA 98683**

PETITION: 265

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	\$	199,800	\$	199,800
Improvements	\$	431,732	\$	431,732
ASSESSED VALUE	\$	631,532	BOE VALUE	\$ 631,532

Date of hearing: January 22, 2026

Recording ID# JONES

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:
Mark Jones

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,604 square feet, built in 1990 and is of average plus construction quality located on 0.23 acres.

The appellant stated the property has no upgrades. The appellant has owned the home for 20 years, and prior to his ownership, it was abandoned which resulted in condition issues. The driveway and sidewalk have lifted and shifted, resulting in safety hazards. Comparable properties have new appliances, countertops, and other features that the subject property does not have. The appellant provided comparable sales that the Assessor's Office used and made adjustments to reflect the comparability to the condition of the subject property. The appellant submitted three comparable sales, 2 of which were the same as the Assessor's sales, [#92003-096 sold for \$719,900 in March 2023; #92004-010 sold for \$718,000 in July 2024; and #92004-344 sold for \$770,000 in July 2024].

The appellant requested a value of \$515,000.

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

The appellant did not provide comparable sales that demonstrated a value other than the assessed value of \$631,532.

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 \$631,532 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: GRIER DAVID I

GRIER DAVID I
302 ST LOUIS WAY
VANCOUVER, WA 98664

ACCOUNT NUMBER: 37911-904

**PROPERTY LOCATION: 302 SAINT LOUIS WAY
VANCOUVER, WA 98664**

PETITION: 277

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	\$	197,727	\$	197,727
Improvements	\$	310,811	\$	310,811
ASSESSED VALUE	\$	508,538	BOE VALUE	\$ 508,538

Date of hearing: January 22, 2026

Recording ID# GRIER

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:
David Grier

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,645 square feet, built in 1962 and is of fair plus construction quality located on 0.24 acres.

The appellant stated trees were removed by the City of Vancouver which affected the desirability of the subject property. He believes the removal of these trees should increase the value adjustment placed on the property for negative noise influence from the nearby road. No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$407,207.

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 did not provide comparable sales that would support a value other than the assessed value of \$508,538.

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 \$508,538 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
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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ANGQUICO CHRISTINE G & ANGQUICO WALTER O

ANGQUICO CHRISTINE G & ANGQUICO WALTER O
3615 NE MINEHAHA ST
VANCOUVER, WA 98661

ACCOUNT NUMBER: 149327-010

**PROPERTY LOCATION: 3615 NE MINNEHAHA ST
VANCOUVER, WA 98661**

PETITION: 278

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	\$ 143,970	\$ 143,970
Improvements	\$ 303,559	\$ 303,559
ASSESSED VALUE	\$ 447,529	BOE VALUE \$ 447,529

Date of hearing: January 22, 2026

Recording ID# ANGQUICO

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:
Jason Arberry

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 1,951 square feet, built in 1996 and is of average construction quality located on 0.13 acres.

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

The appellant requested a value of \$409,471.

The Assessor's Office stated the entryway road is paved and should not prohibit access to the subject property. The appellant was concerned with neighboring duplexes, but the Assessor's Office noted these buildings are good quality and well-maintained and do not affect the subject property's value negatively. 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 did not provide comparable sales that would support a value other than the assessed value of \$447,529.

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 \$447,529 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
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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LIAO QINGHUI & LI HONGXIA

LIAO QINGHUI & LI HONGXIA
2406 NE 46TH ST
VANCOUVER, WA 98663

ACCOUNT NUMBER: 101395-194

**PROPERTY LOCATION: 2406 NE 46TH ST
VANCOUVER, WA 98663**

PETITION: 280

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	\$	185,600	\$	185,600
Improvements	\$	464,582	\$	419,400
ASSESSED VALUE	\$	650,182	BOE VALUE	\$ 605,000

Date of hearing: January 22, 2026
Recording ID#: LIAO
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 2,200 square feet, built in 1989 and is of average plus construction quality located on 0.23 acres.

The appellant's evidence included a bid by Matrix to replace the roof for \$43,759 as of October 2025. The appellant submitted three comparable sales [#101395-168 sold for \$550,000 in March 2025; #101395-190 sold for \$610,000 in June 2025; and #101395-186 sold for \$624,000 in April 2024].

The appellant requested a value of \$470,500.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$605,000 resulting from a cost to cure for the repair of the roof.

The Assessor's comparable property sales and the recognition of a reduction in value for the cost to cure for the roof repair support the revised assessed value of \$605,000.

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 \$605,000 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: THOMPSON JESSE

THOMPSON JESSE
3144 W GREENWOOD AVE
UNIVERSITY PLACE, WA 98466

ACCOUNT NUMBER: 986066-792

PROPERTY LOCATION: #199 SEC 10 T3NR2EWM 8.88A

PETITION: 284

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	\$ 1,099,144	\$ 467,777
Improvements	\$ 0	\$ 0
ASSESSED VALUE	\$ 1,099,144	BOE VALUE \$ 467,777

Date of hearing: January 22, 2026

Recording ID# THOMPSON

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:
Jesse Thompson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is an 8.88-acre bare-land parcel.

The appellant stated a gas line with an easement runs through the middle of the property and various environmental and wetland constraints also limit development. The appellant purchased the property in October 2024 for \$375,000 from a developer who could not develop it after it was listed on the market for a long period of time. The appellant is hoping that a culvert will allow for development, but the possible necessity of a bridge would render the property worthless. The property was purchased for \$375,000 in October 2024. The appellant's evidence included GIS maps and photos demonstrating the condition of the land. The appellant submitted three comparable sales [#91050-149 sold for \$340,000 in November 2024; #228495-000 sold for \$1,000,000 in March 2025; and #192380-000 sold for \$600,000 in March 2023].

The appellant requested a value of \$300,000, which was updated to \$467,777 in additional evidence.

The Assessor's evidence included GIS maps demonstrating easements, aerial views, land details, and wetlands, a property information card, and a cover letter recommending the assessed value be reduced to \$570,537.

The appellant's comparable sales along with an analysis of the subject property supports the revised requested value of \$467,777.

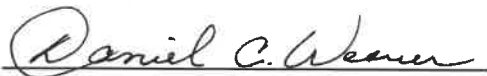
DECISION

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 \$467,777 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: PANG MICHAEL HISAO MUN HO

PANG MICHAEL HISAO MUN HO
1245 SW 160TH AVE
BEAVERTON, OR 97006

ACCOUNT NUMBER: 115050-148

**PROPERTY LOCATION: 17006 SE 3RD ST
VANCOUVER, WA 98684**

PETITION: 285

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	\$ 242,000	\$ 242,000
Improvements	\$ 281,766	\$ 281,766
ASSESSED VALUE	\$ 523,766	BOE VALUE \$ 523,766

Date of hearing: January 22, 2026

Recording ID# PANG

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 1,406 square feet, built in 2001 and is of average minus construction quality located on 0.11 acres.

The appellant's evidence included a 1099 documenting the annual rental income as \$28,740 for 2024. The appellant submitted three comparable sales [#108858-544 sold for \$460,000 in April 2025; #108858-480 sold for \$440,000 in March 2025; and #177227-068 sold for \$460,000 in June 2025].

The appellant requested a value of \$482,066.

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 with minimal adjustments support a value of \$523,766.

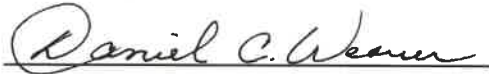
DECISION

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 \$523,766 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: FOURNIER COURTNEY & DEVOE RICHARD

FOURNIER COURTNEY & DEVOE RICHARD
7815 NW BACON RD
VANCOUVER, WA 98665

ACCOUNT NUMBER: 146659-002

**PROPERTY LOCATION: 7815 NW BACON RD
VANCOUVER, WA 98665**

PETITION: 289

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	\$	198,600	\$	198,600
Improvements	\$	404,652	\$	366,400
ASSESSED VALUE	\$	603,252	BOE VALUE	\$ 565,000

Date of hearing: January 22, 2026
Recording ID#: FOURNIER
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:
Courtney Fournier
Richard Devoe
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,518 square feet, built in 1920 and is of average construction quality located on 0.36 acres. The property includes a detached garage measuring 672 square feet.

The appellants stated the property was constructed in 1920 and received an update in 1990 with the addition of a detached garage. The Assessor's Office records the effective year built as 1990, but the appellant notes that the piping and other features do not match a 1990 construction home. The appellant chose older homes with basements and detached garages for their comparable sales. The appellant submitted six comparable sales [#144952-010 sold for \$525,000 in September 2024; #98144-228 sold for \$481,000 in September 2024; #126684-024 sold for \$770,000 in June 2025; #97975-030 sold for \$485,000 in March 2024; #98144-114 sold for \$525,000 in February 2024; and #99776-010 sold for \$535,000 in April 2024].

The appellant requested a value of \$511,555, which was updated to \$564,757 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 disagreed with the appraiser's findings.

The appellant's comparable property sales along with the Assessor's sale #118263-118 support a value of \$565,000.

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 \$565,000 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: NORDSTROM BARBARA TRUSTEE

NORDSTROM BARBARA TRUSTEE
13818 NE 45TH AVE
VANCOUVER, WA 98686

ACCOUNT NUMBER: 117893-158

PROPERTY LOCATION: 13818 NE 45TH AVE
VANCOUVER, WA 98686

PETITION: 93

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	\$ 300,000	\$ 300,000
Improvements	\$ 671,662	\$ 564,000
ASSESSED VALUE	\$ 971,662	BOE VALUE \$ 864,000

Date of hearing: January 22, 2026

Recording ID# NORDSTROM

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:
Barbara Nordstrom

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,128 square feet, built in 1993 and is of very good minus construction quality located on 0.46 acres.

The appellant stated that the average of four of her comparable sales is \$863,000. These comparable sales are in her neighborhood, Highlands at Pleasant Valley. The appellant did not initially include Property ID 186364000 in her average because the Assessor's Office would not consider it, but it is in close proximity to the subject property, very similar, and on a larger lot. It sold for \$825,000 in October 2024. The appellant's evidence included a bid by Au'Natural Hardwood Floors to refinish hardwood floors for \$3,338 as of September 2025, a bid by GV Painting to pressure wash and paint the gutters and trim for \$4,800 as of September 2025, a bid by Sarkinen Home Services to install car charging stations and bring the electrical up to code for \$8,160 as of September 2025, and a bid by Grant Johnson Drainage Company to remove an interior pump from the crawl space and replace vapor barriers in the crawlspace for \$12,099 as of September 2022. The appellant submitted eight comparable sales [#186364-000 sold for \$825,000 in October 2024; #118255-558 sold for \$794,000 in May 2025; #118255-972 sold for \$799,000 in September 2024; #118255-410 sold for \$780,000 in June 2024; #117893-234 sold for \$800,000 in September 2024; #117893-228 sold for \$710,000 in June 2024; #186205-018 sold for \$805,000 in June 2025; and #117893-188 sold for \$784,125 in November 2025].

The appellant requested a value of \$850,000.

The Assessor's evidence included six comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$955,062.

The appellant's comparable property sales and analysis better represent the subject property and support a value of \$864,000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

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 \$864,000 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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