



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CASTEEL KYLE & CASTEEL AMANDA

CASTEEL KYLE & CASTEEL AMANDA
310 NE 85TH ST UNIT G
VANCOUVER, WA 98665

ACCOUNT NUMBER: 97976-144

**PROPERTY LOCATION: 310 NE 85TH ST UNIT G
VANCOUVER, WA 98665**

PETITION: 308

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 | \$ 314,393 | \$ 276,245 |
| ASSESSED VALUE | \$ 314,393 | BOE VALUE \$ 276,245 |

Date of hearing: February 4, 2026

Recording ID# CASTEEL

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 condominium unit with 1,271 square feet, built in 1972 and is of fair construction.

The appellant's evidence included photos of the damage in the subject property. The appellant submitted three comparable sales [#97976-108 sold for \$310,000 in April 2025; #97976-138 sold for \$265,000 in February 2025; and #97976-150 sold for \$259,000 in February 2025].

The appellant requested a value of \$276,245.

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

The Assessor's comparable sale, #97976-126, and the appellant's comparable property sales support the value of \$276,245.

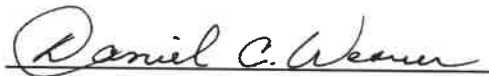
DECISION

The Board, after carefully reviewing the information 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 \$276,245 as of January 1, 2025.

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

Mailed on February 18, 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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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: SMITH MELANIE R

SMITH MELANIE R
105 NE 70TH CIR
VANCOUVER, WA 98665

ACCOUNT NUMBER: 98824-178

PROPERTY LOCATION: 105 NE 70TH CIR
VANCOUVER, WA 98665

PETITION: 313

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 | \$ 234,600 | \$ 234,600 |
| Improvements | \$ 329,269 | \$ 329,269 |
| ASSESSED VALUE | \$ 563,869 | BOE VALUE \$ 563,869 |

Date of hearing: February 4, 2026

Recording ID# SMITH

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:
 - Melanie Parker
 - Assessor:
 - Robin Fonoti

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,605 square feet, built in 1950 and is of average construction quality located on 0.31 acres. The property includes a detached garage measuring 832 square feet.

The appellant stated the subject property is 75 years old and has no new piping or electrical. The appellant does not believe the effective year built of 1969 recorded by the Assessor reflects the actual age of the home.

The appellant requested a value of \$510,000.

The Assessor's Office stated their comparable sales were constructed in the 1960s to match the effective year built. They suggested providing cost to cure bids for the electrical and piping problems. The Assessor's Office stated the property is receiving a full value depreciation 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 appellant provided no comparable property sales to support a value other than the assessed value of \$563,869.

DECISION

The Board, after carefully reviewing the information and testimony 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 \$563,869 as of January 1, 2025.

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

Mailed on February 18, 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: YUNG GLEN J & TO XUAN K

YUNG GLEN J & TO XUAN K
2014 COLUMBIA ST
VANCOUVER, WA 98660

ACCOUNT NUMBER: 54000-000

**PROPERTY LOCATION: 2014 COLUMBIA ST
VANCOUVER, WA 98660**

PETITION: 314

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 | \$ 223,682 | \$ 223,682 |
| Improvements | \$ 870,633 | \$ 870,633 |
| ASSESSED VALUE | \$ 1,094,315 | BOE VALUE \$ 1,094,315 |

Date of hearing: February 4, 2026

Recording ID# YUNG

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 2,208 square feet, built in 1925 and is of good construction quality located on 0.11 acres. This property includes a finished basement measuring 1,320 square feet and a secondary living structure measuring 1,066 square feet.

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

Per WAC 458-14-146, stating that Board members shall disqualify themselves from hearing an appeal involving property owned in whole or in part by members or employees of the board or county legislative authority or any person related to a member or employee of the board or county legislative authority by blood or marriage, the Board of Equalization was required to recuse themselves and could not achieve a quorum at this hearing and the property value must be sustained. The taxpayer has the right to appeal the Board's action to the State Board of Tax Appeals.

DECISION

Since the Board Members must recuse themselves, a quorum was not reached, therefore, a decision could not be rendered in this case by the Board. The value of the subject property remains at the value of \$1,094,315 as certified by the Assessor.

The certified value of the subject property is sustained at \$1,094,315 as of January 1, 2025.

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

Mailed on February 18, 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: CAMACHO DUNCAN & CAMACHO DANA

CAMACHO DUNCAN & CAMACHO DANA
13210 NW 33RD AVE
VANCOUVER, WA 98685

ACCOUNT NUMBER: 187785-064

**PROPERTY LOCATION: 13210 NW 33RD AVE
VANCOUVER, WA 98685**

PETITION: 315

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 | \$ 259,600 | \$ 259,600 |
| Improvements | \$ 648,025 | \$ 590,400 |
| ASSESSED VALUE | \$ 907,625 | BOE VALUE \$ 850,000 |

Date of hearing: February 4, 2026

Recording ID# CAMACHO

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:
Duncan Camacho

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,882 square feet, built in 2001 and is of good construction quality located on 0.23 acres.

The appellant stated the Assessor's first comparable sale is a new construction property with high end finishes and is not comparable to the subject property. Comparable Sale #2 is a custom-built home. Comparable sale #3 has brand new appliances and upgraded features from a recent renovation before its sale; it has a new roof, new air conditioning, new flooring, and new paint. The Assessor's fourth comparable sale has additional square footage and a larger lot with a full view of the Salmon Creek Greenway. The appellant's comparable sale #1 is in the subject property's neighborhood. The subject property's land is predominately sloped. The appellant submitted three comparable sales [#117893-878 sold for \$845,000 in February 2024; #188305-018 sold for \$793,000 in September 2024; and #118140-100 sold for \$759,000 in September 2024].

The appellant requested a value of \$815,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$898,900.

The appellant's comparable property sales better characterize the subject property, especially Property #117893-878, and support a value of \$850,000.

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 \$850,000 as of January 1, 2025.

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

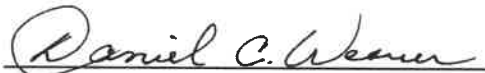
Mailed on February 18, 2026

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: SANDERSON KARINA T & SANDERSON SANDY B

SANDERSON KARINA T & SANDERSON SANDY B
415 NE 147TH AVE
VANCOUVER, WA 98684

ACCOUNT NUMBER: 110299-046

**PROPERTY LOCATION: 415 NE 147TH AVE
VANCOUVER, WA 98684**

PETITION: 318

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 | \$ 210,250 | \$ 210,250 |
| Improvements | \$ 392,159 | \$ 359,750 |
| ASSESSED VALUE | \$ 602,409 | BOE VALUE \$ 570,000 |

Date of hearing: February 4, 2026

Recording ID# SANDERSON

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:
 - Karina Sanderson
 - Sandy Sanderson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style duplex with 1,894 square feet, built in 1973 and is of fair plus construction quality located on 0.18 acres. The property includes an unfinished basement measuring 1,334 square feet.

The appellants stated another duplex in their development with a remodeled finished basement, air conditioning, new siding, and landscaped yard sold for less than the assessed value of the subject property. The subject property's basement is unfinished and has radiant heat. The appellants believe that \$100,000 would need to be invested into the property for it to be marketable. The appellant's evidence included a competitive market analysis by Coldwell Banker indicating a value of \$485,000 as of October 2025 and photos of the damage to the property.

The appellant requested a value of \$485,000.

The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$570,000.

The Assessor's comparable property sales and the competitive market analysis's average sale price support the Assessor's revised assessed value of \$570,000.

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 \$570,000 as of January 1, 2025.

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

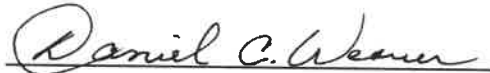
Mailed on February 18, 2026

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: **TSAI YUEH LONG & CHEN YU**

TSAI YUEH LONG & CHEN YU
 3526 NW NORWOOD ST
 CAMAS, WA 98607

ACCOUNT NUMBER: 124817-170

PROPERTY LOCATION: 3526 NW NORWOOD ST
 CAMAS, WA 98607

PETITION: 319

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 | \$ 315,000 | \$ 315,000 |
| Improvements | \$ 775,158 | \$ 775,158 |
| ASSESSED VALUE | \$ 1,090,158 | BOE VALUE \$ 1,090,158 |

Date of hearing: February 4, 2026

Recording ID# TSAI

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:
 Yu Chen

Assessor:
 None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,415 square feet, built in 2005 and is of very good minus construction quality located on 0.18 acres.

The appellant provided comparable sales within her neighborhood close to the assessment date. The average price of her sales is \$838,000, and she believes that is representative of the subject property's value. The appellant submitted three comparable sales [#124817-038 sold for \$880,000 in April 2025; #124750-020 sold for \$775,000 in May 2025; and #124969-002 sold for \$900,500 in April 2025].

The appellant requested a value of \$838,871.

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

The Assessor's comparable property sales support the assessed value of \$1,090,158.

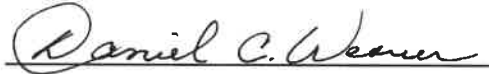
DECISION

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 \$1,090,158 as of January 1, 2025.

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

Mailed on February 18, 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: PORTER DAYNA M

PORTER DAYNA
10712 NE 109TH ST
VANCOUVER, WA 98662

ACCOUNT NUMBER: 986037-610

**PROPERTY LOCATION: 10712 NE 109TH ST
VANCOUVER, WA 98662**

PETITION: 322

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 | \$ 170,000 | \$ 170,000 |
| Improvements | \$ 385,287 | \$ 385,287 |
| ASSESSED VALUE | \$ 555,287 | BOE VALUE \$ 555,287 |

Date of hearing: February 4, 2026

Recording ID#: PORTER

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:
Anna Swinhart

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,159 square feet, built in 2016 and is of average minus construction quality located on 0.1 acres.

The appellant submitted three comparable sales [#145043-022 sold for \$537,000 in October 2023; #986034-123 sold for \$499,900 in March 2024; and #148056-004 sold for \$492,000 in April 2022].

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

The Assessor's Office stated two of the appellant's comparable sales were from 2022 and 2023. The 2024 sale they provided is outside of the neighborhood and market area and cannot be considered by the Assessor's Office. The Assessor's first comparable sale is adjacent to the subject property. It would also be influenced by the nearby development that concerned the appellant. 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 \$555,287.

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 \$555,287 as of January 1, 2025.

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

Mailed on February 18, 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: SAGGAR MANDEEP

SAGGAR MANDEEP
17145 SE TRANQUIL STREET
HAPPY VALLEY, OR 97086

ACCOUNT NUMBER: 150048-004

**PROPERTY LOCATION: 3506 NE 43RD ST
VANCOUVER, WA 98661**

PETITION: 326

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 | \$ 125,000 | \$ 125,000 |
| Improvements | \$ 354,224 | \$ 354,224 |
| ASSESSED VALUE | \$ 479,224 | BOE VALUE \$ 479,224 |

Date of hearing: February 4, 2026

Recording ID# SAGGAR

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 2,173 square feet, built in 2005 and is of average minus construction quality located on 0.08 acres.

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

The appellant requested a value of \$445,974.

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 to support a value other than the assessed value of \$479,224.

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 \$479,224 as of January 1, 2025.

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

Mailed on February 18, 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: NICHOLSON JON F & NICHOLSON KATHY A

NICHOLSON JON F & NICHOLSON KATHY A
2400 S ROYAL CT
RIDGEFIELD, WA 98642

ACCOUNT NUMBER: 986050-838

**PROPERTY LOCATION: 2400 S ROYAL CT
RIDGEFIELD, WA 98642**

PETITION: 328

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 | \$ 186,725 | \$ 186,725 |
| Improvements | \$ 545,668 | \$ 545,668 |
| ASSESSED VALUE | \$ 732,393 | BOE VALUE \$ 732,393 |

Date of hearing: February 4, 2026

Recording ID# NICHOLSON

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:
John Nicholson
Kathy Nicholson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,867 square feet, built in 2020 and is of good construction quality located on 0.2 acres.

The appellants stated homes in 2025 are selling for less than the subject property's assessment. The appellant's comparable sales are similar to the subject property in construction date and quality. A larger property across the street from the subject property at 2435 S Royal Court sold for \$733,000 in May 2025. The subject property was purchased for \$710,000 in 2022. The appellant submitted three comparable sales [#986050-823 sold for \$733,000 in May 2025; #986050-893 sold for \$659,000 in June 2025; and #986065-841 sold for \$635,507 in August 2024].

The appellant requested a value of \$600,189.

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, plus the sale of the neighboring property for \$733,000 in May 2025, support the assessed value of \$732,393.


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 \$732,393 as of January 1, 2025.

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

Mailed on February 18, 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. ****