



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: KUFUS MICHAEL**

KUFUS MICHAEL  
PO BOX 66022  
VANCOUVER, WA 98666

**ACCOUNT NUMBER: 33640-000**

**PROPERTY LOCATION: 2112 E 5TH ST  
VANCOUVER, WA 98661**

**PETITION: 331**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	197,500	\$	197,500
Improvements	\$	679,930	\$	679,930
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>877,430</b>	<b>BOE VALUE</b>	<b>\$ 877,430</b>

Date of hearing: February 5, 2026

Recording ID# KUFUS

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:  
Michael Kufus

Assessor:  
Susan Peterson

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story duplex with 3,304 square feet, built in 2018 and is of average plus construction quality located on 0.11 acres.

The appellant is concerned with the land value of the subject property. He stated there is a loud industrial commercial property across the street from the subject property which is a constant disturbance. The appellant focused on the land values of his comparable sales in relation to the subject property. The appellant submitted three comparable sales [#33515-000 sold for \$450,000 in April 2025; #33340-000 sold for \$505,000 in February 2025; and #32570-000 sold for \$1,012,000 in March 2022].

The appellant requested a value of \$751,057.

The Assessor's Office stated there is a \$25,000 view premium on this property. The Assessor's Office acknowledged that there could be noise issues that should be examined during the revaluation. Land values are calculated by price per square foot with premiums added for different premium features. The subject property has nice finishings and is in a location with gentrification. The Assessor believes their sales are superior and bracket the subject property's quality and condition. The Assessor's evidence included three 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 value of \$877,430.

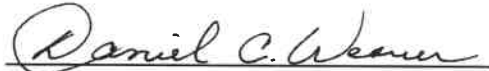
## DECISION

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 \$877,430 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. \*\***



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: TAYLOR CHARLES & TAYLOR SHANNON RUTH**

TAYLOR CHARLES & TAYLOR SHANNON RUTH  
2200 NW 151ST ST  
VANCOUVER, WA 98685

**ACCOUNT NUMBER: 185199-005**

**PROPERTY LOCATION: 2200 NW 151ST ST  
VANCOUVER, WA 98685**

**PETITION: 221**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	335,384	\$	335,384
Improvements	\$	723,135	\$	598,616
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>1,058,519</b>	<b>BOE VALUE</b>	<b>\$ 934,000</b>

Date of hearing: February 5, 2026

Recording ID# TAYLOR

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 3,627 square feet, built in 1994 and is of good construction quality located on 1.52 acres. The property includes a general purpose building measuring 2,400 square feet.

The appellant's evidence included an appraisal performed by Justin Kiesz of Kiesz & Associates indicating a value of \$934,000 as of June 2025 and a detailed analysis of the Assessor's comparable sales.

The appellant requested a value of \$934,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$975,694.

An independent appraisal requires an intense review of the property and provides a significant indicator of market value. The independent appraisal provided by the appellant supports a value of \$934,000.

## 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 \$934,000 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: CANNON MARK A & CANNON WENDI JO**

CANNON MARK A & CANNON WENDI JO  
948 NE 34TH AVE  
CAMAS, WA 98607

**ACCOUNT NUMBER: 123831-106**

**PROPERTY LOCATION: 948 NE 34TH AVE  
CAMAS, WA 98607**

**PETITION: 334**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	320,000	\$	320,000
Improvements	\$	752,283	\$	740,100
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>1,072,283</b>	<b>BOE VALUE</b>	<b>\$ 1,060,100</b>

Date of hearing: February 5, 2026

Recording ID#: CANNON

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 4,023 square feet, built in 2006 and is of good plus construction quality located on 0.14 acres.

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

The appellant requested a value of \$917,000.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,060,100.

The Assessor's comparable property sales support the revised assessed value of \$1,060,100.

## 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 \$1,060,100 as of January 1, 2025.

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

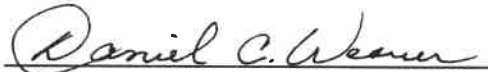
Mailed on February 18, 2026

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: TUINGA JOHN PAUL**

TUINGA JOHN PAUL  
PO BOX 1491  
BRUSH PRAIRIE, WA 98606

**ACCOUNT NUMBER: 236956-000**

**PROPERTY LOCATION: 27007 NE 230TH ST  
BATTLE GROUND, WA 98604**

**PETITION: 338**

**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:

	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
	<b>ASSESSED VALUE</b>	
Land	\$ 320,701	\$ 320,701
Improvements	\$ 576,466	\$ 504,299
<b>ASSESSED VALUE</b>	<b>\$ 897,167</b>	<b>BOE VALUE \$ 825,000</b>

Date of hearing: February 5, 2026

Recording ID# TUINGA

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 1.5-story residence with 1,979 square feet, built in 1994 and is of average plus construction quality located on 5 acres. The property includes a finished day basement measuring 1,128, an unfinished day basement measuring 200 square feet, a shed measuring 320 square feet, and a detached garage measuring 1,824 square feet.

The appellant submitted three comparable sales [#233817-002 sold for \$790,000 in February 2025; #236360-000 sold for \$800,000 in March 2024; and #229230-020 sold for \$799,000 in September 2024].

The appellant requested a value of \$790,000.

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

The Assessor's comparable property sale, Property #120380-000, and the appellant's sale, Property #23381-702, are the most comparable properties and support a value of \$825,000.

## 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 \$825,000 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: MABBOTT CAROL & BATEMAN DENNIS**

MABBOTT CAROL & BATEMAN DENNIS  
3019 SE 156TH AVE  
VANCOUVER, WA 98683

**ACCOUNT NUMBER: 92008-282**

**PROPERTY LOCATION: 3019 SE 156TH AVE  
VANCOUVER, WA 98683**

**PETITION: 341**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	254,400	\$	254,400
Improvements	\$	383,136	\$	320,600
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>637,536</b>	<b>BOE VALUE</b>	<b>\$ 575,000</b>

Date of hearing: February 5, 2026

Recording ID# MABBOTT

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:  
Carol Mabbot

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story residence with 2,388 square feet, built in 1990 and is of average plus construction quality located on 0.16 acres.

The appellant stated she purchased the property in November 2024 for \$552,000. The property was listed on the RMLS, there were three bidders for the property, and it was an arms-length sale. It was originally listed in August for \$600,000, but after a price drop to \$575,000, the appellant bid for the property. Additionally, there was a home inspection, which led to the price being negotiated down to accommodate the roof repair. The appellant completed these repairs before the assessment date. The property was purchased for \$552,000 in November 2024. The appellant's evidence included a Home Inspection Report from October 2024 prepared by Bartley Inpections.

The appellant requested a value of \$555,000.

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 purchase price of \$552,000 adjusted for the cost of roof repair and replacement supports the value of \$575,000 agreed to by the appellant.

## 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 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: WILHELM TREVER**

WILHELM TREVER  
19801 NE 239TH AVE  
BATTLE GROUND, WA 98604

**ACCOUNT NUMBER: 202559-005**

**PROPERTY LOCATION: 19801 NE 239TH AVE  
BATTLE GROUND, WA 98604**

**PETITION: 342**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	322,945	\$	322,945
Improvements	\$	585,334	\$	585,334
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>908,279</b>	<b>BOE VALUE</b>	<b>\$ 908,279</b>

Date of hearing: February 5, 2026

Recording ID# WILHELM

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:  
Trever Wilhelm

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,795 square feet, built in 1987 and is of good construction quality located on 2.61 acres. The property includes a detached garage measuring 1,440 square feet and a leanto measuring 600 square feet.

The appellant stated the Assessor assumes the subject property is in market ready condition, but it has deferred maintenance that would need to be completed to compete with the Assessor's comparable sales. The house has its original components from the 1980s including flooring, windows, and roof. The cumulative amount of work necessary would require a substantial discount on the purchase price. The appellant believes a \$120,000 to \$160,000 downward adjustment would show the as-is market value. The appellant's evidence included an appraisal performed by Mark Jackson of Metro Appraisal Service indicating a value of \$617,000 as of October 2019.

The appellant requested a value of \$800,000.

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 appellant provided no evidence of the property condition or estimates of cost to cure deferred maintenance that would change the assessed value of \$908,279.

## 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 \$908,279 as of January 1, 2025.

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

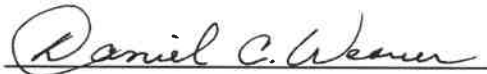
Mailed on February 18, 2026

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:     BADEA ION & PASCA NORA TRUSTEES**

BADEA ION & PASCA NORA TRUSTEES  
12010 NE 58TH AVE  
VANCOUVER, WA 98686

**ACCOUNT NUMBER:     986035-924**

**PROPERTY LOCATION:** 12010 NE 58TH AVE  
VANCOUVER, WA 98686

**PETITION:                 348**

**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:

	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
	<b>ASSESSED VALUE</b>	
Land	\$     192,178	\$     192,178
Improvements	\$     595,752	\$     527,822
<b>ASSESSED VALUE</b>	<b>\$     787,930</b>	<b>BOE VALUE     \$     720,000</b>

Date of hearing:                 February 5, 2026  
Recording ID#                    BADEA  
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:  
Ion Badea  
Nora Pasca  
Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,372 square feet, built in 2016 and is of good construction quality located on 0.17 acres.

The appellant stated that the Assessor's comparable sales are from early in 2024 and do not reflect the later drop in the market. There is a development of many homes in construction very near the subject property, and according to local realtors, this will drop the value of the subject property. The house across the street from the subject property is selling for between \$690,000 to \$720,000. The appellant submitted ten comparable sales [#986038-544 sold for \$720,000 in April 2023; #986040-836 sold for \$629,000 in September 2023; #986059-304 sold for \$679,900 in April 2025; #986035-921 sold for \$719,900 in October 2023; #986035-927 sold for \$700,000 in June 2024; #986035-928 sold for \$660,000 in September 2022; #986059-302 sold for \$669,900 in April 2025; #986060-880 sold for \$680,000 in September 2024; #986059-303 sold for \$679,900 in September 2025; and #986062-266 sold for \$681,900 in December 2024].

The appellant requested a value of \$720,000.

The Assessor's evidence included three comparable sales 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 support the requested value of \$720,000.

## 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 \$720,000 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  
564-397-2337



Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: RIAT DAVID & RIAT LAURA**

RIAT DAVID & RIAT LAURA  
PO BOX 936  
WASHOUGAL, WA 98671

**ACCOUNT NUMBER: 129668-000**

**PROPERTY LOCATION: 37520 SE 35TH ST  
WASHOUGAL, WA 98671**

**PETITION: 349**

**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:

	<b>ASSESSED VALUE</b>		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$	438,764	\$	438,764
Improvements	\$	604,619	\$	604,619
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>1,043,383</b>	<b>BOE VALUE</b>	<b>\$ 1,043,383</b>

Date of hearing: February 5, 2026

Recording ID# RIAT

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 Riat

Assessor:  
Jeremique Clifford

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.5-story residence with 3,210 square feet, built in 1995 and is of average plus construction quality located on 7.5 acres. The property includes a general purpose building measuring 2,304 square feet.

The appellant stated that only a couple of acres of the subject property are usable due to sloping and a creek. The structure needs new plumbing, and there is black mold present. The appellant submitted three comparable sales [#141353-000 sold for \$900,000 in November 2024; #139905-000 sold for \$875,464 in March 2025; and #133277-000 sold for \$900,000 in June 2025].

The appellant requested a value of \$890,000.

The Assessor's Office stated that during the this year's revaluation cycle, the value on acreage did increase for the subject property's area. The subject property's land is valued at .49 acres of flat land, 4.31 acres of rolling land, 2.53 acres of steep land, and .17 acres of low land. The low and steep land of the property is valued at a 30% discounted rate from the market value. The one-acre home site, flatt land, and rolling land are valued at full value. The geographical measurements are provided by a state survey. 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 appellant disagreed with the appraiser's findings.

The Assessor's comparable property sales support the assessed value of \$1,043,383.

## 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 \$1,043,383 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.**