



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WESTRIDGE RIVER LLC

WESTRIDGE RIVER LLC
C/O J. ROBERT MUSE
7260 W AZURE DR SUITE 140-1022
LAS VEGAS, NV 89130

ACCOUNT NUMBER: 177504-008

PROPERTY LOCATION: 524 SE 201ST AVE

PETITION: 365

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	\$ 335,000	\$ 335,000
Improvements	\$ 1,240,919	\$ 1,054,545

ASSESSED VALUE \$ 1,575,919 BOE VALUE \$ 1,389,545

Date of hearing: February 17, 2026

Recording ID# WESTRIDGE RIVER

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:
James Muse
Della Muse

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 4,945 square feet, built in 2006 and is of very good plus construction quality located on 0.32 acres.

The appellants referred to the map of the combined comparable sales. The appellant's comparable sales are in the same gated community as the subject property. The appellant and the Assessor share one comparable sale that is directly across the street from the subject property. The appellants stated the Assessor's other comparable sales are too far away to be considered comparable because they are located near the lake and golf course, more desirable locations. The appellant submitted three comparable sales [#177504-038 sold for \$1,385,000 in July 2024; #177496-428 sold for \$1,425,000 in June 2024; and #177496-406 sold for \$1,725,000 in June 2024] and a map of the Assessor and appellant comparable sales.

The appellant requested a value of \$1,389,545.

The Assessor's evidence included five 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 were all in the subject's neighborhood and comparable #177504-038, which was across the street from the appellant and needed very little adjustment to be comparable, was used by both the Assessor and the appellant. The appellant's comparable property sales, especially #177504-038, support the requested value of \$1,389,545.

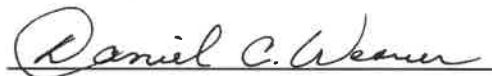
DECISION

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 \$1,389,545 as of January 1, 2025.

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

Mailed on March 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: HOPKINS PHILIP R

HOPKINS PHILIP R
216 WEST 29TH ST
VANCOUVER, WA

ACCOUNT NUMBER: 1210-370

PROPERTY LOCATION: 608 W 33RD ST

PETITION: 370

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	\$ 240,375	\$ 240,375
Improvements	\$ 306,544	\$ 252,625
ASSESSED VALUE	\$ 546,919	BOE VALUE \$ 493,000

Date of hearing: February 17, 2026

Recording ID# HOPKINS

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:
Philip Hopkins

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,423 square feet, built in 1948 and is of average construction quality located on 0.17 acres. The property includes a detached garage measuring 480 square feet.

The appellant referred to comparable sales with similar square footage, lot size, and bedroom number. Two of the Assessor's comparable sales are renovated properties with high-end finishes that are not comparable to the subject property which has no updates or improvements. The appellant believes his value should be lower than his initially requested value. The appellant submitted three comparable sales [#1215-230 sold for \$447,000 in November 2024; #37918-010 sold for \$410,000 in July 2025; and #7060-000 sold for \$490,000 in July 2024].

The appellant requested a value of \$493,000.

The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$533,456.

The appellant's comparable property sales and analysis support the requested value of \$493,000.

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 \$493,000 as of January 1, 2025.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DEK PROPERTIES LLC

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

ACCOUNT NUMBER: 118265-068

PROPERTY LOCATION: 502 NE 105TH ST

PETITION: 406

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	\$ 193,500	\$ 193,500
Improvements	\$ 377,637	\$ 350,500
ASSESSED VALUE	\$ 571,137	BOE VALUE \$ 544,000

Date of hearing: February 17, 2026

Recording ID# DEK PROPERTIES

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:
Krutik Patel

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style duplex with 2,176 square feet, built in 1980 and is of fair plus construction quality located on 0.21 acres.

The appellant's agent provided four comparable sales with adjustments for age, square footage, and lot size. The appellant provided three comparable sales that were close to the subject property. Two of these properties were single family residences and not duplex homes like the subject property. The appellant submitted four comparable sales [#189265-015 sold for \$485,000 in December 2024; #118104-310 sold for \$625,000 in July 2024; #118104-046 sold for \$430,000 in February 2024; and #97839-328 sold for \$639,000 in August 2024].

The appellant requested a value of \$525,000.

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.

The combined property sales of the Assessor and the appellant support a value of \$544,000.

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 \$544,000 as of January 1, 2025.

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

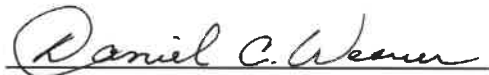
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The Board of Equalization

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