



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ROY THEODORE & TAKAYOSHI MEGHAN

ROY THEODORE & TAKAYOSHI MEGHAN
422 NW 152ND ST
VANCOUVER, WA 98685

ACCOUNT NUMBER: 185575-658

**PROPERTY LOCATION: 422 NW 152ND ST
VANCOUVER, WA 98685**

PETITION: 371

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	\$ 184,300	\$ 184,300
Improvements	\$ 258,368	\$ 258,368
ASSESSED VALUE	\$ 442,668	BOE VALUE \$ 442,668

Date of hearing: February 18, 2026

Recording ID# ROY

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 1,559 square feet, built in 2006 and is of average minus construction quality located on 0.06 acres.

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

The appellant requested a value of \$428,903.

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 or other information to support a value other than the assessed value of \$442,668.

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 \$442,668 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: DU PHUONG MUON & NGUYEN XUANHONG THI

DU PHUONG MUON & NGUYEN XUANHONG THI
PO BOX 56692
PORTLAND, OR 97238

ACCOUNT NUMBER: 117893-080

**PROPERTY LOCATION: 15502 NE 30TH AVE
VANCOUVER, WA 98686**

PETITION: 372

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	\$ 287,450	\$ 287,450
Improvements	\$ 666,410	\$ 554,035
ASSESSED VALUE	\$ 953,860	BOE VALUE \$ 841,485

Date of hearing: February 18, 2026

Recording ID# DU

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 3,497 square feet, built in 1987 and is of good plus construction quality located on 0.23 acres.

The appellant submitted three comparable sales [#117890-530 sold for \$860,000 in August 2024; #117893-094 sold for \$790,000 in December 2024; and #181916-060 sold for \$840,000 in April 2024].

The appellant requested a value of \$841,485.

The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to \$841,485.

The Assessor agreed to the value of \$841,485 requested by the appellant on the basis that "the sales used to value all properties in Clark County do not support the assessed value of the appealed property."

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 \$841,485 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: BEATTY MARK & BEATTY MELISSA

BEATTY MARK & BEATTY MELISSA
PO BOX 133
VANCOUVER, WA 98666

ACCOUNT NUMBER: 37917-387

**PROPERTY LOCATION: 7125 SE EVERGREEN HWY
VANCOUVER, WA 98664**

PETITION: 376

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	\$ 566,009	\$ 566,009
Improvements	\$ 1,324,959	\$ 1,324,959
ASSESSED VALUE	\$ 1,890,968	BOE VALUE \$ 1,890,968

Date of hearing: February 18, 2026

Recording ID# BEATTY

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 Beatty
Melissa Beatty

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,292 square feet, built in 2013 and is of class 7 construction quality located on 0.52 acres. The property includes a finished day basement measuring 1,503 square feet and a pool measuring 360 square feet.

The appellants stated their property value is assessed at a higher price per square foot than other properties in the area. The appellants believe they overpaid for the subject property. The subject property only has two bedrooms. The appellants paid significantly less for the property than its initial listing value and believe it could have been negotiated lower. The property was purchased for \$2,100,000 in August 2024. The appellant submitted six comparable sales [#166635-000 sold for \$1,580,000 in October 2024; #122606-000 sold for \$6,350,000 in June 2024; #166834-000 sold for \$1,400,000 in August 2024; #37917-517 sold for \$1,650,000 in January 2025; #112427-264 sold for \$1,850,000 in December 2024; and #35770-160 sold for \$1,320,000 in October 2024].

The appellant requested a value of \$1,520,146.

The Assessor's evidence included 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 \$2,100,000 in August 2024 is a significant factor in the valuation of the subject property, and there is no evidence to support the reduction in value lower than the assessed value of \$1,890,968.

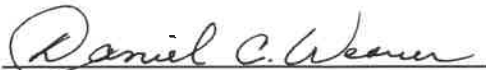
DECISION

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 \$1,890,968 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: LENGVENIS DYLAN & LENGVENIS JENNIFER

LENGVENIS DYLAN & LENGVENIS JENNIFER
22701 NE 355TH CIR
YACOLT, WA 98675

ACCOUNT NUMBER: 279678-000

**PROPERTY LOCATION: 22701 NE 355TH CIR
YACOLT, WA 98675**

PETITION: 379

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	\$ 284,496	\$ 284,496
Improvements	\$ 525,350	\$ 400,000
ASSESSED VALUE	\$ 809,846	BOE VALUE \$ 684,496

Date of hearing: February 18, 2026

Recording ID# LENGVENIS

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:
Jennifer Lengvenis

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,716 square feet, built in 2000 and is of average construction quality located on 5 acres.

The appellant stated the property was purchased for \$640,000 in 2024. It was bank owned, but it was on the market since December 2023. It was initially listed for \$770,000, but the price dropped multiple times before the appellant considered purchasing the property. The barn was removed from the subject property before the bank took ownership of the property. The property was purchased for \$640,000 in March 2024.

The appellant requested a value of \$684,496.

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

The property was listed by a realtor, and the price reduced several times before a sale took place in March for \$640,000 after a four-month listing. The purchase price in March 2024 supports the requested value of \$684,496.

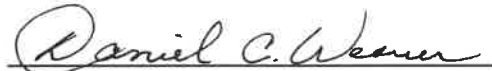
DECISION

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 \$684,496 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: ABERG LAWRENCE L & ABERG BETTY

ABERG LAWRENCE L & ABERG BETTY
3915 NE 143RD AVE
VANCOUVER, WA 98682

ACCOUNT NUMBER: 109583-200

**PROPERTY LOCATION: 3915 NE 143RD AVE
VANCOUVER, WA 98682**

PETITION: 382

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	\$ 220,564	\$ 220,564
Improvements	\$ 775,586	\$ 578,436
ASSESSED VALUE	\$ 996,150	BOE VALUE \$ 799,000

Date of hearing: February 18, 2026

Recording ID# ABERG

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:
Lawrence Aberg

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,699 square feet, built in 2016 and is of good minus construction quality located on 0.46 acres. The property includes an area over the garage measuring 648 square feet and a detached garage measuring 864 square feet.

The appellant believes his assessment should align with the neighboring property that is very similar to the subject property. He is very familiar with both properties because he built both homes. The appellant does intend to sell the subject property soon, and local realtors do not believe the property will sell as high as the assessed value; they believe it will sell for between \$700,000 and \$800,000. The appellant stated the Assessor's comparable sales are further away and in nicer areas, while the subject property is overbuilt for its neighborhood, which is evident by the surrounding smaller, lower quality comparable properties. The appellant submitted three comparable sales [#109778-032 sold for \$580,000 in February 2025; #110178-048 sold for \$719,000 in May 2025; and #163742-010 sold for \$635,000 in December 2024].

The appellant requested a value of \$757,038, which was updated to \$799,000 at the hearing.

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

Using an analysis similar to the analysis used in the prior year, the Assessor's comparable adjusted values range from \$314 to \$445 per square foot, while the appellant's comparable sales, in the similar market area as the subject property, range from \$242 to \$323 per square foot. Since the subject property is clearly overbuilt for the neighborhood, a value of \$296 per square foot has been used to value the subject property at \$799,000.

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 \$799,000 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: MOOERS BRIAN A & MOOERS KATHLEEN L

MOOERS BRIAN A & MOOERS KATHLEEN L
18012 NE 87TH CIR
VANCOUVER, WA 98682

ACCOUNT NUMBER: 115621-152

**PROPERTY LOCATION: 18012 NE 87TH CIR
VANCOUVER, WA 98682**

PETITION: 383

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	\$ 281,200	\$ 281,200
Improvements	\$ 1,001,053	\$ 812,800
ASSESSED VALUE	\$ 1,282,253	BOE VALUE \$ 1,094,000

Date of hearing: February 18, 2026

Recording ID# MOOERS

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 3,578 square feet, built in 2013 and is of very good minus construction quality located on 0.76 acres.

The appellant submitted three comparable sales [#115621-166 sold for \$1,100,000 in March 2025; #115621-164 sold for \$1,250,000 in July 2024; and #98606-047 sold for \$1,085,000 in May 2024].

The appellant requested a value of \$1,094,000.

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 Assessor's comparable sales included the sale of property #115621-164 in January of 2022 for \$1,480,000; however, that property sold again in July of 2024 for \$1,250,000. This error invalidates the correctness of the Assessor's evidence for this appeal. The appellant's comparable property sales support the requested value of \$1,094,000.

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 \$1,094,000 as of January 1, 2025.

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

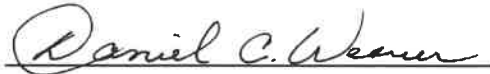
Mailed on March 6, 2026

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: HASEMI FARROKH HOSSEINI

HASEMI FARROKH HOSSEINI
5914 OKLAHOMA DRIVE
VANCOUVER, WA 98661

ACCOUNT NUMBER: 37912-436

**PROPERTY LOCATION: 5914 OKLAHOMA DRIVE
VANCOUVER, WA 98661**

PETITION: 385

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	\$ 202,350	\$ 202,350
Improvements	\$ 300,588	\$ 257,650
ASSESSED VALUE	\$ 502,938	BOE VALUE \$ 460,000

Date of hearing: February 18, 2026

Recording ID# HASEMI

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 1,494 square feet, built in 1965 and is of average construction quality located on 0.21 acres.

The appellant submitted six comparable sales [#37912-463 sold for \$400,000 in May 2022; #37912-457 sold for \$465,000 in May 2025; #37912-456 sold for \$435,000 in July 2024; #37912-345 sold for \$500,000 in August 2022; #37912-501 sold for \$480,000 in September 2022; and #37912-445 sold for \$385,000 in September 2023].

The appellant requested a value of \$435,000.

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's comparable sales measuring around 1,400 square feet and the Assessor's comparable property sale #37912-456 support a value of \$460,000.

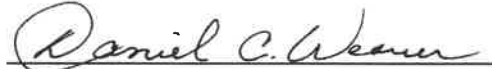
DECISION

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 \$460,000 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: HADI HAIDAR MOHAMMED & AL-MAZIDI ANWAR AAM

HADI HAIDAR MOHAMMED & AL-MAZIDI ANWAR AAM
14300 NE 95TH CIR
VANCOUVER, WA 98682

ACCOUNT NUMBER: 154224-012

**PROPERTY LOCATION: 14300 NE 95TH CIR
VANCOUVER, WA 98682**

PETITION: 408

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	\$ 181,035	\$ 181,035
Improvements	\$ 521,224	\$ 521,224
ASSESSED VALUE	\$ 702,259	BOE VALUE \$ 702,259

Date of hearing: February 18, 2026

Recording ID# HADI

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:
Haidar Hadi

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 3,058 square feet, built in 2013 and is of average plus construction quality located on 0.12 acres.

The appellant referred to his comparable sales. The appellant chose lot sizes and living areas that were comparable to the subject property with similar features. The appellant submitted three comparable sales [#148056-020 sold for \$637,000 in June 2025; #109779-518 sold for \$590,000 in May 2025; and #159373-022 sold for \$596,000 in June 2025].

The appellant requested a value of \$618,597.

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 are all within one mile of the subject property and support the assessed value of \$702,259.

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 \$702,259 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. ****