



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WALLSCHLAEGER CHRISTOPHER A

WALLSCHLAEGER CHRISTOPHER A
19313 NE RISTO RD
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 201450-000

**PROPERTY LOCATION: 19313 NE RISTO RD
BATTLE GROUND, WA 98604**

PETITION: 470

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	\$ 392,748	\$ 392,748
Improvements	\$ 377,665	\$ 377,665
ASSESSED VALUE	\$ 770,413	BOE VALUE \$ 770,413

Date of hearing: March 5, 2026

Recording ID# WALLSCHLAEGER

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:
Christopher Wallschlaeger

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a split-style residence with 1,860 square feet, built in 1973 and is of average minus construction quality located on 6 acres. The property includes a finished day basement measuring 720 square feet and a loafshed measuring 1,320 square feet.

The appellant believes the Assessor's comparable sales are not comparable to the subject property. The subject property has two acres of rolling hills and a ravine. The subject property was purchased as-is and is not updated to be comparable to 1990s homes. The appellant does not believe 1997 should be the effective year built of the house because the previous owner did not complete substantial upgrades. The appellant invested \$60,000 into the property. The foundation still needs work and the bathrooms need updating. The neighboring property, listed for 100 days with flat land, is having trouble selling for \$725,000. The appellant submitted three comparable sales [#226856-016 sold for \$810,000 in July 2025; #226989-010 sold for \$574,900 in June 2025; and #181749-000 sold for \$650,000 in July 2025].

The appellant requested a value of \$616,330.

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

The Assessor's eight comparable property sales support the assessed value of \$770,413.

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 \$770,413 as of January 1, 2025.

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

Mailed on March 20, 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: AMIRKHANYAN NATALIA & GAIDAMAKA ELIZABETH

AMIRKHANYAN NATALIA & GAIDAMAKA ELIZABETH
17510 NE 159TH ST
BRUSH PRAIRIE, WA 98606

ACCOUNT NUMBER: 204238-000

**PROPERTY LOCATION: 17510 NE 159TH ST
BRUSH PRAIRIE, WA 98606**

PETITION: 471

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	\$	282,765	\$	282,765
Improvements	\$	188,879	\$	130,510
ASSESSED VALUE	\$	471,644	BOE VALUE	\$ 413,275

Date of hearing: March 5, 2026

Recording ID# AMIRKHANYAN

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:
Elizabeth Starling

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 876 square feet, built in 1925 and is of fair construction quality located on 1.16 acres. The property includes a general purpose building measuring 529 square feet, a detached garage measuring 532 square feet, and a carport measuring 400 square feet.

The appellant stated larger lots around her property are valued the same as the subject property. Most of the property is clay and floods throughout the year. The appellant believes the subject property is below fair condition due to poor insulation and rot. The appellant's evidence included photos of the subject property's condition. The appellant submitted three comparable sales [#204239-000 sold for \$405,000 in October 2017; #204238-005 sold for \$159,500 in July 2010; and #204721-000 sold for \$535,000 in July 2020].

The appellant requested a value of \$134,793.

The Assessor's evidence included four comparable sales, photos of the subject property, a property information card, and a cover letter recommending the assessed value be reduced to \$413,275. The change in value was caused by a change in condition of the general-purpose building and a change in the size of the building from 1,296 square feet to 529 square feet. The change in size was made retroactive to periods 2021/2022. The appellant disagreed with the appraiser's findings.

The evidence provided supports a value of \$413,275. The change in size of the general-purpose building is a manifest error which could give rise to correction of an error as far back as the regulations allow.

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 \$413,275 as of January 1, 2025.

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


Mailed on March 20, 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: WATTS ROBERT & WATTS TAMMY TRUSTEES

WATTS ROBERT & WATTS TAMMY TRUSTEES
20803 NE 89TH AVE
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 192914-010

**PROPERTY LOCATION: 20803 NE 89TH AVE
BATTLE GROUND, WA 98604**

PETITION: 469

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	\$	281,086	\$	281,086
Improvements	\$	418,337	\$	362,170
ASSESSED VALUE	\$	699,423	BOE VALUE	\$ 643,256

Date of hearing: March 5, 2026

Recording ID# WATTS

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:
Kimberly Gray

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,640 square feet, built in 1978 and is of average construction quality located on 1.25 acres. The property includes a shed measuring 240 square feet, a detached garage measuring 1,600 square feet, and a leanto measuring 480 square feet.

The appellant's evidence included a comparative market analysis by Jaysiah Ferguson of The Jaysiah Group indicating a value of \$649,600 as of July 2025.

The appellant requested a value of \$673,997.

The Assessor's Office discovered that the additional building is not a detached garage but actually a general purpose building. The Assessor's Office recommends lowering the structure value from \$418,337 to \$362,170 to account for this change, and it would bring the total value down to \$643,256. The Assessor's evidence included four comparable sales, a property information card, and a cover letter.

The Assessor's comparable property sales support the revised value of \$643,256 provided by the Assessor at the hearing. In addition, the reclassification of the detached garage to a general-purpose building may be considered a manifest error and given retroactive treatment as provided by regulations.

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 \$643,256 as of January 1, 2025.

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

Mailed on March 20, 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: PALAZZO NOLAN

PALAZZO NOLAN
808 NW 87TH ST
VANCOUVER, WA 98665

ACCOUNT NUMBER: 98133-036

**PROPERTY LOCATION: 808 NW 87TH ST
VANCOUVER, WA 98665**

PETITION: 451

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	\$ 201,500	\$ 201,500
Improvements	\$ 326,628	\$ 253,500
ASSESSED VALUE	\$ 528,128	BOE VALUE \$ 455,000

Date of hearing: March 5, 2026

Recording ID# PALAZZO

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Terry Hagberg

Appellant:
Nolan Palazzo

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi-level residence with 1,320 square feet, built in 1973 and is of average construction quality located on 0.21 acres. The property includes a finished day basement measuring 696 square feet.

The appellant stated the Assessor's comparable sales in the neighborhood have far nicer upgrades than the subject property. The subject property's wooden steps and porch are deteriorating, the property is missing rain gutters, and the garage has structural issues. The appellant's evidence included an appraisal performed by Steven Philip Gray of Porch Light Appraisal indicating a value of \$455,000 as of January 2025.

The appellant requested a value of \$455,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$495,000 resulting from a review of the independent appraisal.

An independent appraisal requires an intense review of the property and provides a significant indicator of value. The independent appraisal should be given full consideration and supports the requested value of \$455,000.

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 \$455,000 as of January 1, 2025.

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

Mailed on March 20, 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: ADAMSON MICHAEL E & ADAMSON BARBARA A TRUSTEES

ADAMSON MICHAEL E & ADAMSON BARBARA A TRUSTEES
664 NW NORWOOD ST
CAMAS, WA 98607

ACCOUNT NUMBER: 85259-000

PROPERTY LOCATION: #164 SEC 10 T1NR3EWM .40A

PETITION: 454

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	\$ 300,237	\$ 255,521
Improvements	\$ 0	\$ 0
ASSESSED VALUE	\$ 300,237	BOE VALUE \$ 255,521

Date of hearing: March 5, 2026

Recording ID# ADAMSON

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 Adamson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 0.4-acre bare-land parcel.

The appellant stated he owns two properties. The former owner deeded over land to Camas to construct a road, but the road was never created, but he states that an easement still exists. The subject property should not be taxed on the easement. The appellant provided a deed to show the details of the land and that the sewer is excepted from the parcel. The appellant is concerned with the land adjustments made by the Assessor. The appellant's evidence included photos of the subject property, maps of the sewer line, and a bargain and sale deed demonstrating details of the easement on the property.

The appellant requested a value of \$235,000.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$287,120 due to the reduction of the land size from .47 acres to .40 acres. The appellant disagreed with the appraiser's findings.

The Assessor originally valued the .47 acres of property at \$300,237 but now concedes the property should only be valued at .40 acres due to the easement. The current measurement of 0.40 acres is 85% of the initially measured 0.47 acres, which should give rise to a calculation of .85 multiplied by the initial value of \$300,237 for a value of \$255,521.

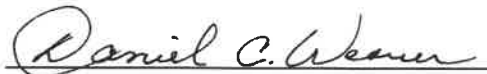
DECISION

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 \$255,521 as of January 1, 2025.

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

Mailed on March 20, 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: GRANT SCOTT A & PENG BETTY

GRANT SCOTT A & PENG BETTY
3530 NW MCMASTER DR
CAMAS, WA 98607

ACCOUNT NUMBER: 986039-748

**PROPERTY LOCATION: 1416 NE 37TH AVE
CAMAS, WA 98607**

PETITION: 456

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	\$ 310,000	\$ 310,000
Improvements	\$ 411,937	\$ 411,937
ASSESSED VALUE	\$ 721,937	BOE VALUE \$ 721,937

Date of hearing: March 5, 2026

Recording ID# GRANT

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:
Betty Peng

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,790 square feet, built in 2019 and is of average plus construction quality located on 0.13 acres.

The appellant referred to her comparable sales and believes that property values have declined. A larger property sold for \$695,000 in January 2026 on the same street. The price per square foot comparison with this property would value the subject property at \$560,000. The appellant believes her home is average construction quality similar to her comparable sales. The appellant submitted three comparable sales [#986039-530 sold for \$610,000 in December 2024; #986032-366 sold for \$660,000 in January 2025; and #986036-498 sold for \$595,000 in December 2024].

The appellant requested a value of \$618,257.

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 sales are all 2-story residences while the Assessor's comparable property sales are ranch homes which support the assessed value of \$721,937.

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 \$721,937 as of January 1, 2025.

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

Mailed on March 20, 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: ABS VENTURES LLC

ABS VENTURES LLC
8521 SE 132ND AVE
HAPPY VALLEY, OR 97086

ACCOUNT NUMBER: 110532-412

**PROPERTY LOCATION: 10508 NE 10TH ST
VANCOUVER, WA 98664**

PETITION: 457

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	\$ 202,300	\$ 202,300
Improvements	\$ 263,584	\$ 263,584
ASSESSED VALUE	\$ 465,884	BOE VALUE \$ 465,884

Date of hearing: March 5, 2026

Recording ID#

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 duplex with 1,584 square feet, built in 1967 and is of fair plus construction quality located on 0.21 acres.

The appellant submitted four comparable sales [#110291-410 sold for \$1,025,000 in October 2024; #110532-424 sold for \$335,000 in August 2023; #110291-408 sold for \$915,000 in February 2024; and #110291-416 sold for \$569,000 in November 2023].

The appellant requested a value of \$425,000.

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

The Assessor's comparable property sales support the assessed value of \$465,884.

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 \$465,884 as of January 1, 2025.

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

Mailed on March 20, 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: LIND BRIAN M & LIND KATIE E

LIND BRIAN M & LIND KATIE E
4906 NE 101ST CIR
VANCOUVER, WA 98686

ACCOUNT NUMBER: 189979-005

**PROPERTY LOCATION: 4906 NE 101ST CIR
VANCOUVER, WA 98686**

PETITION: 458

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	\$ 268,414	\$ 268,414
Improvements	\$ 440,941	\$ 440,941
ASSESSED VALUE	\$ 709,355	BOE VALUE \$ 709,355

Date of hearing: March 5, 2026

Recording ID# LIND

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:
Brian Lind

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,974 square feet, built in 1991 and is of average construction quality located on 1.91 acres. The property includes a shed measuring 340 square feet.

The appellant stated the subject property has unique borderlines that make it less usable. Most of the land is not buildable due to a pond present on the subject property year-round. The appellant's evidence included an aerial photo of the subject property demonstrating the negative conditions on the property.

The appellant requested a value of \$645,000.

The Assessor's evidence included five comparable sales 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 \$709,355.

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 \$709,355 as of January 1, 2025.

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

Mailed on March 20, 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: ROBERTS JAMES B & ROBERTS PAMELA
TRUSTEE**

ROBERTS JAMES B & ROBERTS PAMELA TRUSTEE
6306 NE 144TH ST
VANCOUVER, WA 98686

ACCOUNT NUMBER: 196337-000

PROPERTY LOCATION: 6306 NE 144TH ST
VANCOUVER, WA 98686

PETITION: 459

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	\$ 403,943	\$ 403,943
Improvements	\$ 590,018	\$ 463,057
ASSESSED VALUE	\$ 993,961	BOE VALUE \$ 867,000

Date of hearing: March 5, 2026

Recording ID# ROBERTS

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:
Pamela Roberts
James Roberts

Assessor:
Kimberly Gray
Nick Deatherage

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,987 square feet, built in 1990 and is of average construction quality located on 5 acres. The property includes a barn measuring 680 square feet, a machine shed measuring 384 square feet, a pole cover measuring 190 square feet, a general purpose building measuring 864 square feet, and a leanto measuring 308 square feet.

The appellant stated the median home value only rose 1.25%, while the appellant's valuation rose by 15%. The land decreased in value because of a newly discovered easement. The land has thus been overvalued for 30 years. The appellant added solar panels, and they stated they increased their opinion of value by 4% to account for these new solar panels. The appellants chose comparable sales close in square footage and acreage and with outbuildings. They believe their fifth comparable is the most similar. The appellant submitted five comparable sales [#195544-000 sold for \$899,000 in October 2024; #116340-000 sold for \$858,000 in August 2024; #108270-000 sold for \$635,000 in June 2024; #228348-000 sold for 879,000 in March 2024; and #201478-000 sold for \$850,000 in November 2024].

The appellant requested a value of \$867,000.

The Assessor's Office chose comparable sales of average quality all within 6 miles of the subject property. The Assessor noted the square footage for the subject property is larger than other ranches in the area, and it is challenging to find comparable sales. The Assessor stated the appellant's fifth comparable sale has a basement, has no outbuilding, and was constructed in 1989. The Assessor's Office believes their second comparable is the closest in similarity. 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 best comparable properties sales come from appellants are #19554-000, #201478-000, and #228348-000 (which is also one of the Assessor's comparable sales) and support the requested value of \$867,000.

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 \$867,000 as of January 1, 2025.

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

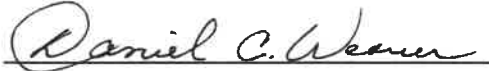
Mailed on March 20, 2026

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: NOURBAKHS SH SEYEDVAHID & SEDGHI HODA

NOURBAKHS SH SEYEDVAHID & SEDGHI HODA
2412 SE 187TH AVE
VANCOUVER, WA 98683

ACCOUNT NUMBER: 126464-218

**PROPERTY LOCATION: 2412 SE 187TH AVE
VANCOUVER, WA 98683**

PETITION: 468

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	\$ 240,800	\$ 240,800
Improvements	\$ 479,421	\$ 479,421
ASSESSED VALUE	\$ 720,221	BOE VALUE \$ 720,221

Date of hearing: March 5, 2026
Recording ID# NOURBAKHS SH
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:
Michael King

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story residence with 2,838 square feet, built in 1999 and is of average construction quality located on 0.19 acres.

The property was purchased for \$735,000 in September 2023. The appellant's evidence included a bid by Northwest Roof Maintenance to replace the roof for \$26,028 as of January 2024.

The appellant requested a value of \$666,617.

The Assessor's Office referred to the appellant's first comparable sale, which is over 1 ½ miles away and is average minus construction class, so the Assessor does not believe it is a good comparable sale. The Assessor's Office believes the roof repair is accounted for in the value in the age of the property. The Assessor's evidence included four comparable sales, a property information card, the subject property's RMLS page, and a cover letter recommending no change to the assessed value.

The Assessor's comparable property sales and analysis support the assessed value of \$720,221.

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 \$720,221 as of January 1, 2025.

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

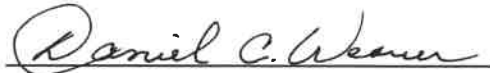
Mailed on March 20, 2026

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. ****