



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

**PROPERTY OWNER: CHAMOUSIS RACHEL & SPARKS NATHAN**

CHAMOUSIS RACHEL & SPARKS NATHAN  
1708 NW SLUMAN RD  
VANCOUVER , WA 98665

**ACCOUNT NUMBER: 37922-061**

**PROPERTY LOCATION: 1708 NW SLUMAN RD  
VANCOUVER , WA 98665**

**PETITION: 502**

**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	\$	579,600	\$	408,000
Improvements	\$	423,675	\$	429,636
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>1,003,275</b>	<b>BOE VALUE</b>	<b>\$ 837,636</b>

Date of hearing: March 18, 2026

Recording ID# CHAMOUSIS

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:

Rachel Chamousis

Assessor:

None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch-style residence with 1,353 square feet, built in 1980 and is of average construction quality located on 2.72 acres. The property includes a finished day basement measuring 1,721 square feet and a shed measuring 320 square feet.

The appellant stated that the majority of the land of the subject property is in a riparian habitat. The sale of the subject property advertised that it could be divided into multiple lots, but a critical areas report resulted in more restrictions that would prohibit easily developing the property. Extensive permitting would be required for any development. There is also a slope that would prevent development. The appellant's evidence included a fish and wildlife habitat conservation areas critical areas report by Olson Environmental as of October 2018. The appellant submitted twelve comparable sales [#188916-000 sold for \$900,000 in April 2025; #148318-000 sold for \$715,000 in December 2024; #986028-304 sold for \$855,000 in August 2024; #189260-005 sold for \$895,000 in July 2025; #189122-010 sold for \$860,000 in September 2024; #108270-000 sold for \$635,000 in June 2024; #188273-015 sold for \$1,800,000 in August 2024; #189318-000 sold for \$805,000 in September 2022; #185519-000 sold for \$710,000 in July 2024; #200374-040 sold for \$771,800 in August 2024; #227169-000 sold for \$749,900 in November 2024; and #214689-000 sold for \$700,000 in November 2024].

The appellant requested a value of \$837,636.

The Assessor's evidence included four comparable sales, geographical maps, 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's information included overlays of land restrictions and topography that would prohibit development of the subject property, and the appellant's comparable property sales support the requested value of \$837,636.

# 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 \$837,636 as of January 1, 2025.

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

Mailed on April 2, 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: DUCKWORTH WARD**

DUCKWORTH WARD  
37711 NE WASHOUGAL RIVER RD  
WASHOUGAL, WA 98671

**ACCOUNT NUMBER: 141304-000**

**PROPERTY LOCATION: 37711 NE WASHOUGAL RIVER RD  
WASHOUGAL, WA 98671**

**PETITION: 504**

**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	\$ 403,134	\$ 403,134
Improvements	\$ 29,746	\$ 29,746
<b>ASSESSED VALUE</b>	<b>\$ 432,880</b>	<b>BOE VALUE \$ 432,880</b>

Date of hearing: March 18, 2026

Recording ID# DUCKWORTH

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:  
Ward Duckworth

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch-style residence with 728 square feet, built in 1972 and is of fair construction quality located on 1.56 acres.

The appellant stated he experienced a 43% increase in property value this year. He successfully appealed in 2017 when he purchased the property. The subject property only has a very small structure on the land built on posts and beams. The subject property utilizes a sewer and well. No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$308,000.

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

The appellant provided no information to support a value other than the assessed value of \$432,880.

## 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 \$432,880 as of January 1, 2025.

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

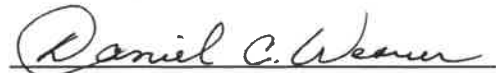
Mailed on April 2, 2026

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: DINH HAN HAN & NGUYEN JIMMY**

DINH HAN HAN & NGUYEN JIMMY  
835 NW GRAND RIDGE DR  
CAMAS, WA 98607

**ACCOUNT NUMBER: 125662-116**

**PROPERTY LOCATION: 835 NW GRAND RIDGE DR  
CAMAS, WA 98607**

**PETITION: 517**

**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	\$ 275,000	\$ 275,000
Improvements	\$ 1,071,249	\$ 1,071,249

**ASSESSED VALUE \$ 1,346,249 BOE VALUE \$ 1,346,249**

Date of hearing: March 18, 2026

Recording ID# DINH

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:  
Jimmy Nguyen

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch-style residence with 2,274 square feet, built in 2002 and is of very good construction quality located on 0.24 acres. The property includes a finished day basement measuring 2,752 square feet.

The appellant stated comparable sales listed in the area have reduced in value. There is a sanitation pump adjacent to the subject property which creates noise once a week. There is a road behind the subject property where workers access this sanitation pump. A neighboring house constructed by the same builder sold in 2025 for \$1,100,000. The property was purchased for \$1,465,000 in November 2024. The appellant submitted three comparable sales [#125662-108 sold for \$1,160,000 in July 2025; #125606-102 sold for \$999,500 in December 2024; and #83144-050 sold for \$1,435,000 in June 2025].

The appellant requested a value of \$1,130,850.

The Assessor's evidence included three comparable sales, an RMLS page of the subject property, a property information card, and a cover letter recommending no change to the assessed value.

The purchase price of \$1,465,000 in November 2024, and the Assessor's comparable property sales support the assessed value of \$1,346,249.

## 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 \$1,346,249 as of January 1, 2025.

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

Mailed on April 2, 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: COUVER COVE LLC**

COUVER COVE LLC  
C/O CHARLESWORTH MARK  
919 NE 19TH AVE STE 100  
PORTLAND, OR 97232

**ACCOUNT NUMBER: SEE ATTACHED**

**PROPERTY LOCATION: SEE ATTACHED**

**PETITION: SEE ATTACHED**

**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	\$	(SEE ATTACHED)	\$	(SEE ATTACHED)
Improvements	\$	(SEE ATTACHED)	\$	(SEE ATTACHED)
<b>ASSESSED VALUE</b>	<b>\$</b>	<b>(SEE ATTACHED)</b>	<b>BOE VALUE</b>	<b>\$ (SEE ATTACHED)</b>

Date of hearing: March 18, 2026

Recording ID#: COUVER COVE

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 Charlesworth  
Kelsey Thornton

Assessor:  
Mike King

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

Continued

## FACTS AND FINDINGS

(SEE ATTACHMENT FOR PROPERTY DETAILS)

The appellant stated he closed on these properties on February 16th, 2024, after they were listed publicly on CoStar. The County views these properties as individual parcels because they are individually platted, but the bank views them as a commercial package and there was no interest in selling them individually. The properties were appraised at \$2,870,000 in June 2023, and the final buyers statement shows the total purchase price as \$2,790,000. There was a seller credit applied to the purchase for \$133,420 for the deteriorated condition of the properties. Adjustments were made by the Assessor, and stipulations were sent to the appellant, but the appellant believes the purchase price would present a lower market value than the assessed value or the revised assessed value in the stipulations. An additional appraisal from November 2024 valued all properties at a total of \$2,890,000. All of the units are in similar ware and condition but vary slightly in size. There are two larger duplexes with 1,800 square feet and additional bedrooms. All of the subject properties were purchased together for \$2,790,000 in February 2024. The appellant's evidence included an appraisal for all of the properties performed by Steven Castele of Kidder Matthews indicating a value of \$2,870,000 as of June 2023 and an appraisal for all of the properties performed by Moscato Okoneski & Associates indicating a value of \$2,890,000 as of November 2024. The appellant updated his opinion to \$2,656,580 for all properties based on the purchase price with a subtraction for the seller's credit.

(SEE ATTACHMENT FOR APPELLANT ESTIMATES OF VALUE)

The Assessor's Office stated they made the correction in value for the absence of fireplaces which the appellant highlighted. Two of the duplexes needed to be moved to fair condition from average condition. The Assessor's Office sent over a revised stipulation letter and believed the appellant intended to sign it so did not create a second comparable market chart. The Assessor's evidence included three comparable sales for each property, a property information card for each property, and a cover letter recommending the assessed value be reduced to the initial opinion of value for each property.

The appellant agreed to pay \$2,790,000 for seven duplex units in a group. In the final agreement the seller agreed to a credit of \$133,420 for a net price of \$2,656,580. The two appraisals of the properties of \$2,870,000 in June 2023 and \$2,890,000 in November 2024 also support the actual net purchase price of \$2,656,580.

(SEE ATTACHMENT FOR BOARD DETERMINATION OF VALUES)

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor, 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 properties in the aggregate is set at \$2,656,580 which is allocated to the individual duplexes as shown in the attached chart.

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

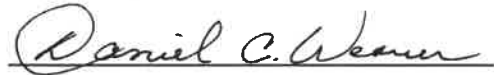
Mailed on April 2, 2026

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. \*\***

Owner	Property				Assessor Value				Appellant		BOE Final Determined Value			
	Property ID	Case	Address	Acres	Sqft	Year	Land	Improvements	Total	Revised Assessed Value	Estimated Total	Percent of Total Estimated Value	Land	Improvements
COUVER	110185582	424	142ND AVE	0.2	1,600	1980	\$ 210,250	\$ 320,098	\$ 530,348	\$ 499,000	14.2125%	\$ 210,250	\$ 167,316	\$ 377,566
COUVER	110185584	425	142ND AVE	0.2	1,800	1980	\$ 210,250	\$ 347,707	\$ 557,957	\$ 508,000	14.4688%	\$ 210,250	\$ 174,126	\$ 384,376
COUVER	110185586	426	142ND AVE	0.24	1,800	1980	\$ 221,250	\$ 347,707	\$ 568,832	\$ 502,000	14.2979%	\$ 221,250	\$ 158,586	\$ 379,836
COUVER	110185588	427	142ND AVE	0.24	1,600	1980	\$ 221,125	\$ 365,829	\$ 586,954	\$ 516,000	14.6967%	\$ 221,125	\$ 169,304	\$ 390,429
COUVER	110185590	428	14TH ST	0.2	1,600	1980	\$ 210,250	\$ 365,829	\$ 576,079	\$ 505,000	14.3834%	\$ 210,250	\$ 171,856	\$ 382,106
COUVER	110185774	429	10TH ST	0.21	1,550	1978	\$ 210,250	\$ 308,237	\$ 518,487	\$ 489,000	13.9277%	\$ 210,250	\$ 159,749	\$ 369,999
COUVER	110185772	430	10TH ST	0.23	1,556	1978	\$ 210,250	\$ 309,313	\$ 519,563	\$ 492,000	14.0131%	\$ 210,250	\$ 162,019	\$ 372,269
average construction quality duplexes						Totals:	\$ 1,493,625	\$ 2,364,720	\$ 3,858,220	\$ 3,511,000	100%	\$ 1,493,625	\$ 1,162,955	\$ 2,656,580