

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HEGLIN, SUZAN K

Suzan Heglin
5660 SW 6th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 125628-000

PROPERTY LOCATION: 5660 SW 6th Avenue
Camas, WA

PETITION: 93

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 229,062	\$ 229,062
Improvements	\$ 269,353	\$ 215,938
Personal property		
Minerals		
ASSESSED VALUE	\$ 498,415	BOE VALUE \$ 445,000

Date of hearing: January 24, 2017 Recording ID#1242017Heglin

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
Suzan Heglin

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,528 square feet with a 1,528 square foot basement, built in 1955 and is of average quality construction located on .37 acres.

The appellant stated that the house has not been improved since she purchased it for \$445,000. There are many problems that need to be resolved such as wet walls in the basement, crime in the neighborhood, it is a small lot with easements through it and it borders the loud railroad. People will not want to buy this house with all of its problems. Unfortunately she said she rushed into purchasing this home since she was moving here from out of state. There was no appraisal done for the purchase and the inspection was done by a friend of the realtor and did not mention all of the issues.

The appellant requested a value of \$445,000.

The assessor provided no sales information. Only a property information card and a cover letter recommending reducing the assessed value to \$470,632 (purchase price trended for time to the assessment date of January 1, 2016).

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$445,000 as of January 1, 2016.

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

Mailed on January 30, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

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, www.clark.wa.gov/boardofequalization, the assessor's office or the Washington State Board of Tax Appeals.

To request this form for the visually impaired or in a language other than English call 360-753-3217.

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PAPADOR, GERALD J & PAPADOR, NANCY C
TRUSTEES

Gerald & Nancy Papador
1906 NE 387th Avenue
Washougal, WA 98671

ACCOUNT NUMBER: 140687-000

PROPERTY LOCATION: 1906 NE 387th Avenue
Washougal, WA

PETITION: 179

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 227,005	\$ 227,005
Improvements	\$ 933,430	\$ 754,995
Personal property		
Minerals		
ASSESSED VALUE	\$ 1,160,435	BOE VALUE \$ 982,000

Date of hearing: January 24, 2017 Recording ID#1242017Papador

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
Gerald & Nancy Papador

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,870 square feet with a 1,560 square foot basement, built in 2008 and is of very good quality construction on 9.75 acres.

The appellants stated that there are comparable sales in Bear Prairie Estates development with lower values. Parcel #140673-000 has an asking price of \$840,000 and has not sold in several years. Three comparable sales were submitted [#141544-000 which sold for \$840,000 in January of 2016; #137092-000 which sold for \$1,000,000 in September of 2015; and #137165-000 which sold for \$982,000 in November of 2015].

The appellant requested a value of \$850,000.

The assessor provided a list of 3 sales ranging in adjusted sale price from \$973,759 to \$1,061,864, a property information card and a cover letter recommending keeping the assessed value the same.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$982,000 as of January 1, 2016.

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

Mailed on January 30, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SCHLOSSMACHER, STEVEN G &
SCHLOSSMACHER, ENA M

Steven & Ena Schlossmacher
5555 East Evergreen Blvd. #105
Vancouver, WA 98661

ACCOUNT NUMBER: 186854-048

PROPERTY LOCATION: 12502 NE 23rd Avenue
Vancouver, WA

PETITION: 182

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 96,000	\$ 96,000
Improvements	\$ 235,948	\$ 235,948
Personal property		
Minerals		
ASSESSED VALUE	\$ 331,948	BOE VALUE \$ 331,948

Date of hearing: January 24, 2017 RecordingID#1242017Schlossmacher

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
Steve Schlossmacher

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 1,900 square feet, built in 2006 and is of good minus quality construction located on .087 acres.

The appellant stated that his property is located in the Villas of Salmon Creek. There are only 46 condo's all of which are duplex's. His two story unit is attached to a one story unit. There are no amenities in this complex. The market is 55+ with no children under 18 living in the complex. He feels that the two story home would be less desirable for the 55 and over buyer. He submitted 4 pages of properties in his neighborhood that are identical or similar but relied on assessed value not comparable sales.

The appellant requested a value of \$264,587.

The assessor provided a list of 368 sales adjusted only for time and a cover letter recommending keeping the assessed value the same. There were 6 properties highlighted to support the value assigned by the assessor. One of the highlighted properties was in the same complex and was the same model as the subject property and sold on August 18, 2015 for \$325,000 and adjusted for time to \$337,948.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$331,948 as of January 1, 2016.

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

Mailed on January 30, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ANDERSON, LARRY D & ANDERSON, J CHRISTINE

Larry & Christine Anderson
2208 NW Lacamas Drive
Camas, WA 98607

ACCOUNT NUMBER: 92232-648

PROPERTY LOCATION: 2208 NW Lacamas Drive
Camas, WA

PETITION: 188

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 258,000	\$ 258,000
Improvements	\$ 425,422	\$ 363,600
Personal property		
Minerals		
ASSESSED VALUE	\$ 683,422	BOE VALUE \$ 621,600

Date of hearing: January 24, 2017 Recording ID#1242017Anderson

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
Christine Anderson

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,107 square feet with a 1,260 square foot basement, built in 1993 and is of very good quality construction located on .29 acres.

The appellant stated that the neighborhood is not selling for this value without a view of the lake or golf course. Based on the age and deterioration of the property they could not sell for the assessed value. Four comparable properties were submitted but they were listings and not sales. One comparable sale was presented in the hearing [#92232-826, \$621,600 sold in November of 2016]. A bid to replace the failing stucco siding was presented verbally. JD Stucco and Granite Corporation of Salem prepared the bid listing a cost of \$25,487.50 to replace the stucco siding.

The appellant requested a value of \$534,511.

The assessor provided a list of 192 sales adjusted only for time and a cover letter recommending keeping the assessed value the same.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$621,600 as of January 1, 2016.

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

Mailed on January 30, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DULING, BILL L & DULING, TERESA M

Bill & Teresa Duling
32907 NW 41st Avenue
Ridgefield, WA 98642

ACCOUNT NUMBER: 210189-000

PROPERTY LOCATION: 32905 NW 41st Avenue
Ridgefield, WA

PETITION: 187

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 56,036	\$ 41,036
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
ASSESSED VALUE	\$ 56,036	BOE VALUE \$ 41,036

Date of hearing: January 24, 2017 Recording ID#1242017Duling

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
Bill Duling

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is an unbuildable 1.56 acre piece of land.

The appellant stated that the property was determined to be un-buildable in September of 1998. There are no buildings, all of them were rotten and the mobile home was demolished.

The appellant requested a value of \$35,000.

The assessor provided a cover letter recommending a value of \$41,036 due to them removing the parcel from “developed homesite” and adjusting the valuation to 30% of buildable, the current standard for unbuildable.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor’s presumption of correctness.

Market value of the subject property is set at \$41,036 as of January 1, 2016.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: RILEY, PETER Z & RILEY, CONNY

Peter & Conny Riley
4412 NW 188th Street
Ridgefield, WA 98642

ACCOUNT NUMBER: 180607-000

PROPERTY LOCATION: 4412 NW 188th Street
Ridgefield, WA

PETITION: 186

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 194,966	\$ 194,966
Improvements	\$ 466,251	\$ 415,034
Personal property		
Minerals		
ASSESSED VALUE	\$ 661,217	BOE VALUE \$ 610,000

Date of hearing: January 24, 2017 Recording ID#1242017Riley

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
None

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,220 square feet, built in 2012 and is of good minus quality construction located on 5.23 acres.

The appellant provided an appraisal performed by Justin Keisz of Keisz & Associates for Key Bank showed a value of \$610,000 as of February 2016.

The appellant requested a value of \$550,000.

The assessor provided a list of 98 sales adjusted only for time and a cover letter recommending keeping the assessed value the same.

DECISION

The Board, after carefully reviewing the information provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$610,000 as of January 1, 2016.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
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