

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

**PROPERTY OWNER:** BARTLETT, JEFFREY SHAWN & BARTLETT,  
SHARON D

Jeff & Sharon Bartlett  
18603 NE 136<sup>th</sup> Street  
Brush Prairie, WA 98606

**ACCOUNT NUMBER:** 207317-220

**PROPERTY LOCATION:** 18603 NE 136<sup>th</sup> Street  
Brush Prairie, WA

**PETITION:** 359

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 185,582	\$ 185,582
Improvements	\$ 261,716	\$ 161,418
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 447,298</b>	<b>BOE VALUE \$ 347,000</b>

Date of hearing: March 9, 2017 Recording ID#03092017Bartlett

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:  
Jeff Bartlett

Assessor:  
None

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,295 square feet and a 616 square foot basement, built in 1974 and is of average quality construction on 2.61 acres.

The appellant stated that they purchased the home in January 2016 for \$335,000. A submitted appraisal was performed by Randy Probasco of Probasco Appraisal Service Inc. as of January 2016 showing a value of \$347,000. Pictures were shown of the house with no walls, just studs as they are trying to repair numerous items.

The appellant requested a value of \$347,000.

The assessor provided a list of 213 sales adjusted only for time and a cover letter recommending an adjustment to the assessed value of \$399,927.

## 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 \$347,000 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** MANSEAU, THOMAS & MANSEAU, SABRINA

Thomas & Sabrina Manseau  
10316 NE 197<sup>th</sup> Street  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 193829-056

**PROPERTY LOCATION:** 10316 NE 197<sup>th</sup> Street  
Battle Ground, WA

**PETITION:** 360

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 99,000	\$ 99,000
Improvements	\$ 396,768	\$ 365,352
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 495,768</b>	<b>BOE VALUE \$ 464,352</b>

Date of hearing: March 9, 2017 Recording ID#003092017Manseau

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

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a two story residence with 2,796 square feet, built in 2001 and is of good quality construction on .3018 acres.

The appellants stated on the petition that the appraisal they submitted, performed by Amanda Schoolfield as of December 2014 shows a value of \$420,000. They feel property values have not gone up over 18% in their area.

The appellant requested a value of \$420,000.

The assessor provided a list of 370 sales adjusted only for time and a cover letter recommending an adjustment to the assessed value of \$464,352 which approximates the value of the fee appraisal adjusted forward to January 1, 2016.

## 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 \$464,352 as of January 1, 2016. (assessor recommended reduced value).

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** CHEN, WEN-TEH

Wen-Teh Chen  
3460 Windsor Court  
Costa Mesa, CA 92626

**ACCOUNT NUMBER:** 233766-000

**PROPERTY LOCATION:** 20309 NE 276<sup>th</sup> Street  
Battle Ground, WA

**PETITION:** 362

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$ 163,980	\$ 163,980	
Improvements	\$ 713,167	\$ 511,020	
Personal property			
Minerals			
<b>ASSESSED VALUE</b>	<b>\$ 877,147</b>	<b>BOE VALUE</b>	<b>\$ 675,000</b>

Date of hearing: March 9, 2017 RecordingID#003092017Chen

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:  
Wen-Teh Chen by teleconference

Assessor:  
None

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,921 square feet, built in 2006 and is of good minus quality construction located on 5 acres.

The appellant stated that an independent appraisal was done in June 2016. This appraisal was performed by Randy M Goode of Crossroad Appraisal Inc. in June of 2016 showing a value of \$675,000. The new assessment represents a 40% increase from \$627,000 to \$877,147. This magnitude of increase is not supported by the comparable data and MLS action data.

The appellant requested a value of \$659,000.

The assessor provided a list of 152 sales adjusted only for time and a cover letter recommending an adjustment to the assessed value of \$817,881.

## 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 \$675,000 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** MISHCHUK, OLGA

Alex & Olga Mishchuk  
PO Box 56712  
Portland, OR 97238

**ACCOUNT NUMBER:** 208012-000

**PROPERTY LOCATION:** 10217 NE 212<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 369

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$ 192,617	\$ 192,617	
Improvements	\$ 927,592	\$ 630,383	
Personal property			
Minerals			
<b>ASSESSED VALUE</b>	<b>\$ 1,120,209</b>	<b>BOE VALUE</b>	<b>\$ 823,000</b>

Date of hearing: March 9, 2017 Recording ID#003092017Mishchuk

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:  
Alex Mishchuk

Assessor:  
None

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 2 story residence with 5,716 square feet, built in 2007 and is of very good plus quality construction located on 8.96 acres.

The appellant stated that they tried to sell the property starting in September 2014 for \$1,275,000 and stopped listing it after May of 2016 for \$850,000. There were some \$700,000 offers that were just too low. They had one genuine offer around \$800,000 and after 45 days they asked to switch lenders but then ended up cancelling the purchase. They felt the assessor comparable sales were much nicer homes with better amenities therefore not comparable at all. They would be happy to sell at \$850,000. An appraisal was performed by Ata Mohaghegh of AAA Appraisal Services LLC as of July 2016 showing a value of \$823,000. The fee appraisal was conducted by a visual inspection of the property as well as relying on the 2015-2016 RMLS listing. RMLS listings generally provide extensive views of the interior of houses of this nature.

The appellant requested a value of \$823,000.

The assessor provided a list of 192 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value.

## 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 \$823,000 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** FAULKNER, DOUGLAS K & FAULKNER, SHARON A

Doug & Sharon Faulkner  
18004 NE 81<sup>st</sup> Circle  
Vancouver, WA 98682

**ACCOUNT NUMBER:** 115621-118

**PROPERTY LOCATION** 18004 NE 81<sup>st</sup> Circle  
Vancouver, WA

**PETITION:** 367

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 160,931	\$ 149,338
Improvements	\$ 446,694	\$ 406,085
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 607,625</b>	<b>BOE VALUE \$ 555,423</b>

Date of hearing: March 9, 2017 RecordingID#003092017Faulkner

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:  
Doug and Sharon Faulkner

Assessor:  
None

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,546 square feet, built in 2000 and is of very good minus quality construction located on .82 acres.

The appellant stated the neighbor next door has a sale pending at \$550,000. They submitted seven comparable sales [#115621-114 sold for \$350,000 in May 2013; #115621-128 sold for \$520,000 in April 2014; #115621-182 sold for \$433,000 in August 2012; #115621-106 sold for \$497,000 in July 2016; #115621-138 sold for \$444,900 in December 2014; #206685-150 sold for \$699,000 in January 2016; and #206685-206 sold for \$680,000 in May 2016]. The comparable properties were either out of date range or were not supportable of the appellants requested value.

The appellant requested a value of \$519,095.

The assessor provided a list of 3 sales adjusted only for time and a cover letter recommending an adjustment to the assessed value to \$555,423.

## 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 \$555,423 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** WATROUS, CASEY S & WATROUS, KRISTEN V

Casey & Kristen Watrous  
1730 NW Lacamas Drive  
Camas, WA 98607

**ACCOUNT NUMBER:** 92232-714

**PROPERTY LOCATION** 1730 NW Lacamas Drive  
Camas, WA

**PETITION:** 368

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$ 228,000	\$ 228,000	
Improvements	\$ 413,876	\$ 372,000	
Personal property			
Minerals			
<b>ASSESSED VALUE</b>	<b>\$ 641,876</b>	<b>BOE VALUE</b>	<b>\$ 600,000</b>

Date of hearing: March 9, 2017 RecordingID#003092017Watrous

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

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a two story residence with 3,133 square feet, built in 1994 and is of very good quality construction located on .31 acres.

The appellant stated on the petition that a nearly 18% increase in a year span is not justified. They spoke with Bill Osborn in the assessor's office and he mentioned the records show they have a view which they do not. They are not on the lake side of the street. Four comparable sales were submitted [#92232-654 sold for \$535,000 in December 2014; #92232-826 sold for \$621,000 in November 2016; #92232-588 sold for \$550,000 in August 2014; and #92232-640 sold for \$495,000 in December 2013]. The 2015 assessed value trended forward to 2106 at the county wide 11.52% provides a value of \$600,000 for 2016. The value compares with the value of #92232-826.

The appellant requested a value of \$549,610.

The assessor provided a list of 192 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value.

## 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 \$600,000 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017

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

**PROPERTY OWNER:** DAVIS, TYLER L.

Tyler Davis  
32708 SE Wood Drive  
Washougal, WA 98671

**ACCOUNT NUMBER:** 142024-000

**PROPERTY LOCATION** 32708 SE Wood Drive  
Washougal, WA

**PETITION:** 371

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 185,040	\$ 185,040
Improvements	\$ 387,968	\$ 284,960
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 573,008</b>	<b>BOE VALUE \$ 470,000</b>

Date of hearing: March 9, 2017 RecordingID#003092017Davis

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

March 16, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a two story residence with 3,556 square feet, built in 1993 and is of good minus quality construction located on 5.79 acres.

The appellant stated on the petition that his property was appraised in June. The appraisal was performed by Tiffany Penny of Pennywise Appraisal, LLC as of June 2016 showing a value of \$470,000

The appellant requested a value of \$470,000.

The assessor provided a list of 89 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value. Eight of the comparable properties highlighted listed adjusted sale prices ranging from \$495,000 to \$585,000.

## 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 \$470,000 as of January 1, 2016.

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

Mailed on March 16, 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](http://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.**

March 16, 2017