



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BLEASDELL, STEVEN K

Steven Bleasdell
3620 NW Norwood Street
Camas, WA 98607

ACCOUNT NUMBER: 124817-176

PROPERTY LOCATION: 3620 NW Norwood Street
Camas, WA

PETITION: 343

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 115,500	\$ 115,500
Improvements	\$ 587,611	\$ 502,000
Personal property		
ASSESSED VALUE	\$ 703,111	BOE VALUE \$ 617,500

Date of hearing: February 19, 2019 Recording ID# Bleasdell

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

Attendees:

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

Appellant:
Steven Bleasdell

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 3,267 square feet, built in 2005 and is of very good construction quality located on .18 acres.

The appellant stated the comparable sales reflect the market value. The market is actually down in Camas and surrounding areas. Seven comparable sales were submitted [#124817-238 sold for \$600,000 in May 2018; #123831-010 sold for \$570,000 in May 2018; #127463-264 sold for \$580,000 in April 2018; #124986-004 sold for \$556,000 in April 2018; #123831-006 sold for \$575,000 in May 2018; #081958-156 sold for \$630,000 in May 2018; and #127363-104 sold for \$585,000 in May 2018].

The appellant requested a value of \$585,834.

The assessor provided no information.

Looking at the comparable sales with square footage closest to the subject size indicates using a value of \$189 per square foot and provides a value of the \$617,500.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of 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 \$617,500 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: VELDINK, RICHARD & VELDINK, BRENDA

Richard & Brenda Veldink
2532 NW Lacamas Drive
Camas, WA 98607

ACCOUNT NUMBER: 92232-604

PROPERTY LOCATION: 2532 NW Lacamas Drive
Camas, WA

PETITION: 347

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 300,000	\$	300,000
Improvements	\$ 518,676	\$	342,414
Personal property			
ASSESSED VALUE	\$ 818,676	BOE VALUE	\$ 642,414

Date of hearing: February 19, 2019 Recording ID# Veldink

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

Attendees:

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

Appellant:
Richard Veldink

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,906 square feet, built in 1996 and is of very good construction quality located on .54 acres.

The appellant stated that the house has not been updated/remodeled in 21 years. The siding failure needs to be replaced. He had an estimate 10 years ago for \$12,000 to \$15,000 just to repair the two deck areas. The back patio was poured incorrectly and is now cracking. Three comparable sales were submitted [#125073-244 sold for \$550,000 in June 2018; #125662-192 sold for \$590,000 in June 2018; and #91044-024 sold for \$559,400 in June 2018]. He just questions the quality and condition of the home as the assessor values it.

The appellant requested a value of \$575,000.

The assessor provided no information.

The time adjusted values of comparable sales indicate a \$600,000 + valuation. Last year's value of \$642,414 is appropriate.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of 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 \$642,414 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TERRY, ADAM M & TERRY, CRYSTAL J

Adam & Crystal Terry
C/O Steve Anderson CRB
15840 SE 114th Avenue
Clackamas, OR 97015

ACCOUNT NUMBER: 237048-000

PROPERTY LOCATION: 22502 NE 269th Avenue
Battle Ground, WA

PETITION: 348

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 212,385	\$ 212,385
Improvements	\$ 570,567	\$ 382,615
Personal property		
ASSESSED VALUE	\$ 782,952	BOE VALUE \$ 595,000

Date of hearing: February 19, 2019 Recording ID# Terry

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

Attendees:

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

Appellant:

Steve Anderson and Bob Schafer represented the appellant

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,208 square feet and a 2,142 square foot basement, built in 2007 and is of good minus construction quality located on 4.61 acres.

The appellant's representative stated that the property was purchased in August 2016 for \$465,000 and did not increase in value \$318,000 in one year. Four comparable sales were submitted [#236841-014 sold for \$479,900 in January 2017; #236968-010 sold for \$499,900 in December 2017; #233938-000 sold for \$523,000 in November 2017; and #120070-001 sold for \$580,000 in October 2017].

The appellant requested a value of \$480,000 on the petition but changed that to \$595,000 during the hearing.

The assessor provided a list of 212 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

The appellant's comparable sales support the value of \$595,000 requested by the appellant.

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 \$595,000 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KOCH, LINDA & KOCH, JAYSON

Jayson & Linda Koch
C/O Steve Anderson CRB
15840 SE 114th Avenue
Clackamas, OR 97015

ACCOUNT NUMBER: 181986-042

PROPERTY LOCATION: 17204 NE 27th Avenue
Ridgefield, WA

PETITION: 349

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 131,100	\$ 131,100
Improvements	\$ 376,387	\$ 347,387
Personal property		
ASSESSED VALUE	\$ 507,487	BOE VALUE \$ 478,487

Date of hearing: February 19, 2019 **Recording ID#** Koch

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

Attendees:

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

Appellant:

Jayson Koch
Steve Anderson and Bob Schafer represented the appellant.

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,064 square feet, built in 2001 and is of good minus construction quality located on .23 acres.

The appellant's representative stated that bids were attached to the petition for repair issues. The rear yard has drainage problems resulting in water most of the year and it is impacting the crawl space - \$8,946; foundation support posts are not attached correctly and need to be strengthened with 114 metal bracket wood stabilizers - \$17,000; dormers in the garage are were not insulated or sheet rocked causing moisture penetration - \$2,786; an engineer and architect provided inspection and plans - \$1,000; a new roof is needed \$14,520 but they are anticipating \$9,400 due to accelerated depreciation from the moisture in the attic crawl space. Total costs to cure is \$39,000. Four comparable sales were also submitted [#185837-028 sold for \$475,000 in May 2018; #117892-582 sold for \$475,000 in June 2017; #181986-006 sold for \$520,000 in April 2017; and #181986-058 sold for \$525,000 in March 2018].

The appellant requested a value of \$420,000 on the petition but changed that to \$400,000 during the hearing.

The assessor provided a list of six sales adjusted only for time, a 2018 property information card and a cover letter recommending a change to the assessed value from \$507,487 to \$478,487 after subtracting costs to cure from the assessment.

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 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 \$478,487 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: RANWEILER, MICHAEL PAUL & JOHNSON,
KENNEDY JACKSON

Michael Ranweiler & Kennedy Johnson
409 South Alder Avenue
Yacolt, WA 98675-5656

ACCOUNT NUMBER: 64523-074

PROPERTY LOCATION: 409 South Alder Avenue
Yacolt, WA

PETITION: 351

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 70,000	\$ 70,000
Improvements	\$ 285,267	\$ 258,900
Personal property		
ASSESSED VALUE	\$ 355,267	BOE VALUE \$ 328,900

Date of hearing: February 19, 2019 **Recording ID#** Ranweiler & Johnson

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

Attendees:

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

Appellant:
Kennedy Johnson & Michael Ranweiler

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,729 square feet, built in 2006 and is of average minus construction quality located on .29 acres.

The appellants stated that the assessor's valuation was based on one sale occurring four months after January 1, 2018 and the value was low as it was a foreclosure. An appraisal was performed by Jason A Moreau listing a value of \$287,100 as of August 2016.

The appellant requested a value of \$328,900.

The assessor provided a list of 99 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Three properties highlighted on the list ranged in adjusted sale price from \$347,130 to \$413,919.

The appellant analysis is supported by the appraisal of \$287,100 plus the county wide increase of 10.2% or \$316,000.

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 \$328,900 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DYE, CARIE

Carie Dye
687 51st Street
Washougal, WA 98671

ACCOUNT NUMBER: 134140-330

PROPERTY LOCATION: 687 51st Street
Washougal, WA

PETITION: 353

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 103,500	\$ 103,500
Improvements	\$ 392,571	\$ 312,500
Personal property		
ASSESSED VALUE	\$ 496,071	BOE VALUE \$ 416,000

Date of hearing: February 19, 2019 Recording ID# Dye

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,992 square feet, built in 2010 and is of good construction quality located on .148 acres.

The appellant stated on the petition that the assessed value is considerably higher than sale prices. The same exact house next door appraised for \$50,000 less. Four comparable sales were submitted [#134140-328 sold for \$450,000 in February 2018; #134140-336 sold for \$387,500 in November 2017; #134140-326 sold for \$437,900 in August 2017; and #134140-406 sold for \$420,000 in December 2017].

The appellant requested a value of \$416,000.

The assessor provided a list of 140 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

The appellant's comparable sales and average per square foot price supports the appellant's requested 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 \$416,000 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: NEWTON, MARY JO

Mary Jo Newton
21616 NE 72nd Avenue
Battle Ground, WA 98604-5228

ACCOUNT NUMBER: 193117-000

PROPERTY LOCATION: 21616 NE 72nd Avenue
Battle Ground, WA

PETITION: 354

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 186,077	\$ 186,077
Improvements	\$ 713,586	\$ 631,969
Personal property		
ASSESSED VALUE	\$ 899,663	BOE VALUE \$ 818,046

Date of hearing: February 19, 2019 Recording ID# Newton

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

Attendees:

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

Appellant:
Mary Jo Newton

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 3,431 square feet, built in 1991 and is of good minus construction quality located on 2.23 acres.

The appellant stated that the home was listed for sale for most of 2017 for \$799,000 and after numerous showings there were no offers. A competitive market analysis was submitted listing a value of \$820,000. Fifteen comparable sales were submitted [#193946-020 sold for \$760,000 in October 2017; #194111-002 sold for \$780,000 in July 2017; #22763-018 sold for \$680,000 in October 2017; #206685 -032 sold for \$725,000 in October 2017; #194356-000 sold for \$739,000 in July 2017; #202306-016 sold for \$769,350 in October 2017; #216617-000 sold for \$825,000 in April 2018; #206685-098 sold for \$671,773 in December 2016; #226753-000 sold for \$535,000 in June 2017; #115621-168 sold for \$850,000 in August 2017; #198317-000 sold for \$840,000 in November 2017; #119205-015 sold for \$604,000 in October 2017; #121152-000 sold for \$730,000 in September 2017; and #178848-000 sold for \$465,000 in May 2017 (last three were verbally read into the record)].

The appellant requested a value of \$818,046.

The assessor provided no information.

The appellant's comparable sales and price per square foot support the requested value.

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 lack of 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 \$818,046 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: OLSON, HAROLD R & OLSON, GERALDINE

Harold & Geraldine Olson
1702 NW Gregory Drive
Vancouver, WA 98665-6004

ACCOUNT NUMBER: 98283-366

PROPERTY LOCATION: 1702 NW Gregory Drive
Vancouver, WA

PETITION: 362

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 159,392	\$ 159,392
Improvements	\$ 438,789	\$ 438,789
Personal property		
ASSESSED VALUE	\$ 598,181	BOE VALUE \$ 598,181

Date of hearing: February 19, 2019 Recording ID# Olson

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,490 square feet, built in 1991 and is of good plus construction quality located on .419 acres.

The appellant stated on the petition that nearby sales sold at a far lesser value. An enclosed spreadsheet listed numerous sales however they were mostly sold in 2016 which is out of the timeframe for sales.

The appellant requested a value of \$520,000.

The assessor provided a list of 131 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Two sales highlighted on the list ranged in adjusted sale price from \$646,350 to \$743,580.

Even trending last year's value forward by the 2017 county wide 10.2% you yield a value of \$580,910 which is close to the assessment.

DECISION

The Board, after carefully reviewing the information 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 \$598,181 as of January 1, 2018.

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

Mailed on February 27, 2019
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.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KEGNEY, LLOYD & KEGNEY, DAMIANN

Lloyd & Damiann Kegney
14609 NW 25th Court
Vancouver, WA 98685

ACCOUNT NUMBER: 118263-752

PROPERTY LOCATION: 14609 NW 25th Court
Vancouver, WA

PETITION: 358

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 143,000	\$ 143,000
Improvements	\$ 288,247	\$ 244,900
Personal property		
ASSESSED VALUE	\$ 431,247	BOE VALUE \$ 387,900

Date of hearing: February 19, 2019 Recording ID# Kegney

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

Attendees:

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

Appellant:
None

Assessor:
None



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,034 square feet, built in 1998 and is of average plus construction quality located on .18 acres.

The appellant stated her valuation more accurately represents an average of multiple methods of analysis. Three bids for a new roof were submitted with an average cost of \$23,000. Twelve comparable sales were submitted [#185178-048 sold for \$422,000 in June 2018; #184963-032 sold for \$400,000 in January 2018; #185178-008 sold for \$431,000 in November 2017; #184962-010 sold for \$351,000 in October 2017; #184964-092 sold for \$370,000 in August 2017; #118263-778 sold for \$379,500 in May 2017; #118263-750 sold for \$365,000 in April 2016; #118263-768 sold for \$349,900 in October 2015; #185178-030 sold for \$350,000 in October 2015; #185178-048 sold for \$342,000 in August 2015; #118263-774 sold for \$359,900 in August 2015; and #118263-802 sold for \$306,800 in June 2015].

The appellant requested a value of \$387,900.

The assessor provided no information.

Trending last year's value forward by the 2017 county wide 10.2% less \$23,000 for the new roof and the comparable sales support the appellant's requested value.

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 lack of 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 \$387,900 as of January 1, 2018.

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

Mailed on February 27, 2019
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.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: RETLAWED LLC

DeAnn Miller
7103 NE Fairway Avenue
Vancouver, WA 98662-3691

ACCOUNT NUMBER: 105831-040

PROPERTY LOCATION: 10800 NE 96th Street
Vancouver, WA

PETITION: 360

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 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	\$ 116,350	\$ 116,350
Improvements	\$ 178,048	\$ 123,893
Personal property		
ASSESSED VALUE	\$ 294,398	BOE VALUE \$ 240,243

Date of hearing: February 19, 2019 **Recording ID#** Retlawed LLC

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

Attendees:

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

Appellant:
DeAnn Miller and Craig Limoges by teleconference

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,794 square feet, built in 1971 and is of fair plus construction quality located on .24 acres.

The appellant stated the house was built in 1971 and there have been no updates. It has been a rental from 1992. As far as she knows the whole house is still original. The windows are aluminum and the siding is broken in several places. An estimate for the siding was \$25,000 - \$30,000 including new windows. Another written and detailed estimate was \$54,155 for replacement of siding, gutters, windows and painting plus sheeting under siding.

The appellant requested a value of \$259,221 on the petition but changed to \$230,065 during the hearing.

The assessor provided no information.

The assessor's value of \$294,398 less the costs to cure of \$54,155 yields a value of \$240,243.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of 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 \$240,243 as of January 1, 2018.

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

Mailed on February 27, 2019
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.