



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 564-397-2337, Fax: 564-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: FLEER, ROBERT D & FLEER, LESLYE V TRUSTEES
ETAL

Robert & Leslye Fleer Trustees Etal
2001 NE 384th Court
Washougal, WA 98671

ACCOUNT NUMBER: 140688-000

PROPERTY LOCATION: 2001 NE 384th Court
Washougal, WA

PETITION: 612

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 263,706	\$ 263,706
Improvements	\$ 514,694	\$ 482,294
Personal property		
ASSESSED VALUE	\$ 778,400	BOE VALUE \$ 746,000

Date of hearing: March 18, 2020 Recording ID# Fleer

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
John Marks

Appellant:
Robert & Leslye Fleer by teleconference

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 3,243 square feet, built in 2012 and is of very good minus construction quality located on 5.02 acres.

The appellant stated that the Board lowered their valuation to \$700,000 but that value came later and the new value for 2019 went right back up to \$778,000. Six comparable sales were submitted [#140681-000 sold for \$725,000 in May 2018; #129907-000 sold for \$695,000 in May 2018; #140683-000 sold for \$699,850 in March 2018; #140673-000 sold for \$625,000 in February 2018; #140679-000 sold for \$699,900 in March 2017; and #140674-000 sold for \$575,000 in June 2016].

The appellant requested a value of \$684,500.

The assessor provided no information.

Based on the comparable sales at \$230 per square foot and trending last year's value by the 2018 county wide 6.9% indicates a value of \$746,000.

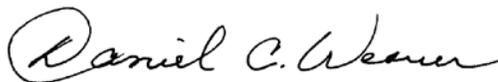
DECISION

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 \$746,000 as of January 1, 2019.

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

Mailed on May 6, 2020
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.



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: REYNOLDS, JANET C

Janet Reynolds
8005 North Fiske Avenue
Portland, OR 97203

ACCOUNT NUMBER: 1051-000

PROPERTY LOCATION: 3015 Kauffman Avenue
Vancouver, WA

PETITION: 613

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 209,614	\$ 209,614
Improvements	\$ 308,915	\$ 191,108
Personal property		
ASSESSED VALUE	\$ 518,529	BOE VALUE \$ 400,722

Date of hearing: March 18, 2020 Recording ID# Reynolds

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
John Marks

Appellant:
Janet Reynolds by teleconference

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,691 square feet, a 1,240 unfinished basement, built in 1906 and is of very good minus in construction quality in badly worn condition located on .45 acres.

The appellant stated that the house was in foreclosure when she purchased it several years ago. She has not been able to remodel it yet. There was dog urine on all of the floors, there is no kitchen yet. A portion of a 2011 appeal was submitted which indicated the assessor would not change house value until it is updated or reconditioned. She is working on getting a loan right now to fix it up. It is not livable at this point.

The appellant requested \$367,972.

The assessor provided no information.

The assessed value of the land and the fixed value of the building (\$191,100) as indicated in the 2011 appeal indicates a value of \$400,722.

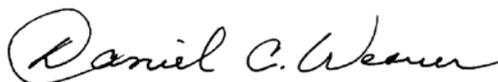
DECISION

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 \$400,722 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: NGUYEN, HUAN BAO & NGUYEN, TUHOA THI

Huan Bao & Tuhoa Thi Nguyen
1997 East Heitman Circle
La Center, WA 92629

ACCOUNT NUMBER: 63472-878

PROPERTY LOCATION: 1997 East Heitman Circle
La Center, WA

PETITION: 616

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 106,260	\$ 106,260
Improvements	\$ 497,219	\$ 497,219
Personal property	\$	\$
ASSESSED VALUE	\$ 603,479	BOE VALUE \$ 603,479

Date of hearing: March 18, 2020 Recording ID#Nguyen

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
John Marks

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,725 square feet and a 528 square foot finished basement, built in 2006, is of average minus construction quality located on .37 acres.

The appellant stated on the petition that the current value of his house is \$520,000 and the new value is \$603,479. This is a 14% increase in one year which is too much. Four comparable sales were submitted [#63472-936 sold for \$540,000 in March 2019; #63472-848 sold for \$509,025 in September 2019; #63472-910 sold for \$510,000 in July 2018; and #63472-904 sold for \$550,000 in June 2019].

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

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

While the Board understands the argument, neither the appellant's sales nor the assessor sales support a lesser value.

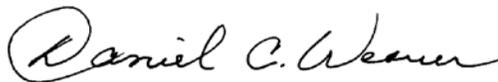
DECISION

The Board, after carefully reviewing the information provided by the appellant and the information provided by the assessor concludes that the appellant has 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 \$603,479 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LABONNE, SCOTT & LABONNE, BECKY

Scott & Becky LaBonne
13205 NE Betts Road
Vancouver, WA 98686

ACCOUNT NUMBER: 186242-000

PROPERTY LOCATION: 13205 NE Betts Road
Vancouver, WA

PETITION: 621

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 167,744	\$ 167,744
Improvements	\$ 367,407	\$ 367,407
Personal property	\$	\$
ASSESSED VALUE	\$ 535,151	BOE VALUE \$ 535,151

Date of hearing: March 18, 2020 Recording ID# LaBonne

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
John Marks

Appellant:
Becky LaBonne by teleconference

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,744 square feet, built in 1958, partially updated in 2004 and is of good minus construction quality located on .5 acres.

The appellant stated that the assessor's office told her there were no comparable sales to her property. She found nine on her own back to 2017. She listed the assessed values and increases which the Board cannot consider. A list of the needed repairs was also provided but no bids with the costs to cure were provided for Board consideration.

The appellant requested a value of \$460,000.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness.

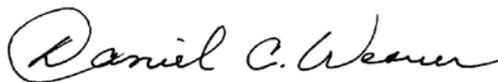
DECISION

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 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 \$535,151 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HAGBERG TERRY L & HAGBERG, ELIZABETH

Terry & Elizabeth Hagberg
911 SW 30th Street
Battle Ground, WA 98604

ACCOUNT NUMBER: 194137-040

PROPERTY LOCATION: 911 SW 30th Street
Battle Ground, WA

PETITION: 622

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 170,000	\$ 170,000
Improvements	\$ 934,260	\$ 838,910
Personal property	\$	\$
ASSESSED VALUE	\$ 1,104,260	BOE VALUE \$ 1,008,910

Date of hearing: March 18, 2020 Recording ID# Hagberg

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
John Marks

Appellant:
Terry Hagberg 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 4,970 square feet, built in 2006 and is of very good construction quality located on 1 acre.

The appellant stated that he is a real estate agent. He provided a market analysis for review. Four comparable sales were submitted [#206685-180 sold for \$735,000 in June 2018; #130336-010 sold for \$925,000 in October 2018; #183708-044 sold for \$975,000 in September 2018; and #180289-000 sold for \$1,124,000 in July 2018].

The appellant requested a value of \$1,008,910.

The assessor provided no information.

The appellant's comparable properties and analysis supports the requested value.

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 \$1,008,910 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PEDEN, J BRUCE & PEDEN, THELMA L TRUSTEES

Bruce & Thelma Peden
1514 South Dusky Drive
Ridgefield, WA 98642

ACCOUNT NUMBER: 220032-008

PROPERTY LOCATION: 1514 South Dusky Drive
Ridgefield, WA

PETITION: 624

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 127,000	\$ 127,000
Improvements	\$ 412,622	\$ 412,622
Personal property	\$	\$
ASSESSED VALUE	\$ 539,622	BOE VALUE \$ 539,622

Date of hearing: March 18, 2020 Recording ID# Peden

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
John Marks

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,615 square feet, built in 2005 and is of good construction quality located on .17 acre.

The appellant stated on the petition that they could not sell the property for \$400,000. It is a two bedroom and bonus room house with 2,300 square feet. Per the contractor John Faggolari, the building costs approximately \$400,000 to \$410,000. This is definitely an empty nester's home with two master suites and a small yard. Three sales were submitted [#986033-368 sold for 495,000 in July 2019; #220032-006 sold for \$480,000 in April 2019; and #220032-020 sold for \$533,000 in May 2019].

The appellant requested a value of \$435,000.

The assessor provided a list of five sales adjusted only for time, a 2019 property information card, and a cover letter recommending no change to the assessed value.

While the Board understands the argument, the appellant comparable sales submitted do not overcome the assessor's presumption of correctness.

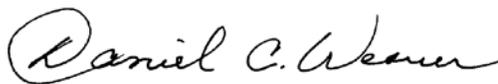
DECISION

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 \$539,622 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: VAN LUVEN, ELON & VAN LUVEN, KAYE

Elon & Kaye Van Luven
1510 South Dusky Drive
Ridgefield, WA 98642

ACCOUNT NUMBER: 220032-010

PROPERTY LOCATION: 1510 South Dusky Drive
Ridgefield, WA

PETITION: 625

ASSESSMENT YEAR: Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 127,000	\$ 127,000
Improvements	\$ 416,087	\$ 416,087
Personal property	\$	\$
ASSESSED VALUE	\$ 543,087	BOE VALUE \$ 543,087

Date of hearing: March 18, 2020 Recording ID# Van Luven

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
John Marks

Appellant:
Elon Van Luven 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 2,765 square feet, built in 2005 and is of good minus construction quality located on .18 acres.

The appellant stated that he is a veteran and is on a fixed income. He has not seen any houses around them sell for \$500,000. There were some houses selling for \$400,000 to \$450,000. The sales grid was not completed for Board consideration.

The appellant requested a value of \$456,552.

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

While the Board understands the argument, using the comparable sales at approximately \$200 per square foot supports the assessed value. If the appellant qualifies, the senior exemption program could provide some relief.

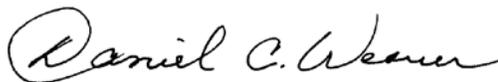
DECISION

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 \$543,087 as of January 1, 2019.

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

Mailed on May 6, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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