



# 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:** BOE, OWEN & BOE, DONNA

Owen & Donna Boe  
542 NW Fremont Street  
Camas, WA 98607

**ACCOUNT NUMBER:** 82990-590

**PROPERTY LOCATION:** 542 NW Fremont Street  
Camas, WA

**PETITION:** 419

**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	\$ 270,000	\$ 270,000
Improvements	\$ 438,178	\$ 357,500
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 708,178</b>	<b>BOE VALUE \$ 627,500</b>

Date of hearing: February 18, 2020 Recording ID# Boe

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:  
Owen Boe

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is ranch style residence with 2,102 square feet and a 834 square foot basement, built in 2002 and is of good construction quality located on .35 acres.

The appellant stated this is an average home in this area. Based on nearby sales, his value is over assessed. Five comparable sales were originally submitted [#92231-162 sold for \$625,000 in June 2019; #114727-790 sold for \$482,092 in April 2019; #84119-000 sold for \$415,000 in May 2019; #82990-484 sold for \$557,500 in March 2019; and #92233-044 sold for \$395,000 in February 2019]. In a subsequent submission the appellant submitted additional comparable properties (10 in total) along with an analysis.

The appellant originally requested a value of \$617,500 on the petition but changed that to \$572,520 with the subsequent submission.

The assessor provided no information.

Based on the comparable sales #92231-162 and #127363-070 which are close in proximity, size and characteristics, a value of \$627,500 is indicated.

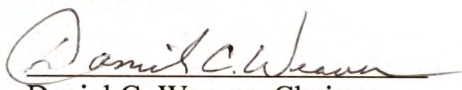
## DECISION

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 \$627,500 as of January 1, 2019.

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

Mailed on February 24, 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](http://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:** MISHCHUK, ALEXEY

Alexey Mishchuk  
PO Box 56712  
Portland, OR 97238

**ACCOUNT NUMBER:** 208012-000

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

**PETITION:** 423

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 264,392	\$ 264,392
Improvements	\$ 987,839	\$ 720,608
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,252,231</b>	<b>BOE VALUE \$ 985,000</b>

**Date of hearing:** February 18, 2020 **Recording ID#** Mishchuk

**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:  
Alexey Mishchuk

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

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

The appellant stated that based on comparable sales the assessment is not the fair market value. Four sales were submitted [#206871-010 sold for \$673,324 in November 2018; #179873-000 sold for \$770,000 in July 2018; #202306-012 sold for \$717,000 in October 2018; and #206918-072 sold for \$885,000 in October 2018].

The appellant requested \$861,000.

The assessor provided three sales adjusted only for time, a 2019 property information card and a cover letter recommending no change to the assessed value. One of the assessor's comparable properties was an outlier and priced more than \$500,000 higher than all of the others. It was excluded from the analysis.

The appellant's sales and the assessor's sales adjusted for time, indicate a value of \$985,000. Prior year adjusted value of \$861,000 increased by 6.9% yields a value of \$920,400.

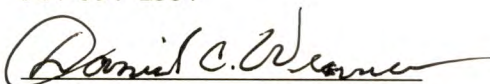
## DECISION

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 \$985,000 as of January 1, 2019.

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

Mailed on February 24, 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:** MCMAKEN, JAMES E & MCMAKEN, LORI L

James & Lori McMaken  
PO Box 1643  
Ridgefield, WA 98642

**ACCOUNT NUMBER:** 213255-000

**PROPERTY LOCATION:** 28700 NW 55<sup>th</sup> Avenue  
Ridgefield, WA

**PETITION:** 424

**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	\$ 233,176	\$ 233,176
Improvements	\$ 502,141	\$ 462,000
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 735,317</b>	<b>BOE VALUE \$ 695,176</b>

Date of hearing: February 18, 2020 Recording ID# McMaken

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:  
James McMaken

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,980 square feet, built in 2003, is of average plus construction quality located on 5.16 acres.

The appellant stated that based on his comparable sales, his assessment is overvalued. Four valid comparable sales were submitted [#213306-000 sold for \$742,000 in August 2017; #213342-000 sold for \$660,000 in October 2018; #211269-000 sold for \$702,000 in February 2017; and #179446-000 sold for \$710,000 in June 2019].

The appellant requested a value of \$675,000 on the petition but changed that to \$695,176 during the hearing.

The assessor provided no information.

The appellant's sales and analysis supports the requested value.

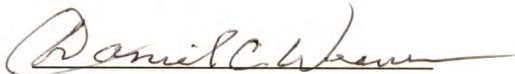
## DECISION

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 \$695,176 as of January 1, 2019.

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

Mailed on February 24, 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:** SPAETH, KEVIN & SPAETH, DEBRA

Kevin & Debra Spaeth  
3941 Birch Street  
Washougal, WA 98671

**ACCOUNT NUMBER:** 130035-098

**PROPERTY LOCATION:** 3941 Birch Street  
Washougal, WA

**PETITION:** 425

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 120,000	\$ 120,000
Improvements	\$ 476,598	\$ 397,070
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 596,598</b>	<b>BOE VALUE \$ 517,070</b>

Date of hearing: February 18, 2020 Recording ID# Spaeth

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:  
Kevin & Debbie Spaeth

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a two story residence with 3,566 square feet, built in 2003 and is of good plus construction quality located on .17 acres.

The appellant stated that the assessed value is more than area sales. Three sales were submitted [#130115-158 sold for \$475,463 in May 2019; #134140-328 sold for \$450,000 in February 2018; and #130361-018 sold for \$469,900 in January 2018]. The average per square foot of these is \$144.

The appellant requested a value of \$517,070.

The assessor provided a list of four sales adjusted only for time, a 2019 property information card and a cover letter recommending no change to the assessed value. The assessor comparable sales grid indicated a value of \$591,302, however the assessed value recorded is \$596,598.

The appellant's comparable sales, especially #130115-158, supports the requested value. The assessor's details do not match 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 \$517,070 as of January 1, 2019.

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

Mailed on February 24, 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:** WILLIAMS, JAMES N & WILLIAMS, VALERIE K

James & Valerie Williams  
PO Box 4  
Yacolt, WA 98675

**ACCOUNT NUMBER:** 279237-000

**PROPERTY LOCATION:** 24914 NE WH Garner Road  
Yacolt, WA

**PETITION:** 411

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 188,299	\$ 188,299
Improvements	\$ 450,470	\$ 718,299
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 638,769</b>	<b>BOE VALUE \$ 530,000</b>

Date of hearing: February 18, 2020 Recording ID# Williams

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:  
James Williams and son, Seth Williams. Spectators to the hearing were  
Sigrund Shoemaker and Shelli James.

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 1,560 square feet, another guest house with 1,560 square feet, built in 2005 and is of average construction quality located on 9.19 acres.

The appellant stated they bought the property in 2015 for \$399,000. The last assessment went up 20.5%. Fifteen sales were submitted ranging from \$389,500 to \$580,000. The realtor that sold them the property submitted an email suggesting the sale price on today's market would be between \$460,000 and \$570,000.

The appellant requested a value of \$510,271.

The assessor provided no information.

The appellant's comparable sales supports a value of \$530,000.

## 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 \$530,000 as of January 1, 2019.

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

Mailed on February 24, 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:** CAMPBELL, LEE E & CAMPBELL, SANDRA  
STEPHENS

Lee & Sandra Campbell  
2028 SE Oak Street  
Portland, OR 97214

**ACCOUNT NUMBER:** 986027-715

**PROPERTY LOCATION:** #28, Section 28, Township 2 North, Range 4 East WM  
Washougal, WA

**PETITION:** 426

**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	\$ 44,664	\$ 15,300
Improvements	\$ 0	\$ 0
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 44,664</b>	<b>BOE VALUE \$ 15,300</b>

Date of hearing: February 18, 2020 Recording ID# Campbell

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:  
Lee Campbell  
Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.50 acre of property.

The appellant stated that there is a provisional easement from the London's to access this parcel. It is just base rock, steep and too narrow for two cars to pass each other. There is considerable debris, garbage, tires, trailers and vehicles. A bid to remove all of the debris is from A1 Hauling & Site Clean Up LLC listing a cost of \$58,319.20. This property is very remote.

The appellant requested a value of \$15,300.

The assessor provided no information.

The remote location and clean-up costs, support 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 \$15,300 as of January 1, 2019.

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

Mailed on February 24, 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](http://www.clark.wa.gov/boardofequalization), the assessor's office or the Washington State Board of Tax Appeals.



# 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:** YANG, JENNIFER W

Jennifer Yang  
721 SE Fairwinds Loop  
Vancouver, WA 98661

**ACCOUNT NUMBER:** 30912-342

**PROPERTY LOCATION:** 721 Fairwinds Loop  
Vancouver, WA

**PETITION:** 456

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 0	\$ 0
Improvements	\$ 384,280	\$ 384,280
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 384,280</b>	<b>BOE VALUE \$ 384,280</b>

Date of hearing: February 18, 2020 Recording ID# Yang

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 two story condominium residence with 1,521 square feet, was built in 2001 and is of good construction quality located in Northwynd Condominiums at Columbia Shores.

The appellant stated on the petition that her place was assessed when it was purchased in 2017 for \$352,000. It was noted that this unit was valued lower than other units due to minimal upgrades or renovations. A unit with the same square footage is for sale and has been since January 2019. It still has not sold even with price reductions taking it down to \$359,000 currently. An appraisal was submitted however it was dated 2017 and is not current enough to be considered.

The appellant requested a value of \$352,000.

The assessor provided no information.

While the Board understands the argument, no comparable sales were submitted. Trending the purchase price to January 2019 exceeds the assessed value.

DECISION

The Board, after carefully reviewing the information 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 \$384,280 as of January 1, 2019.

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

Mailed on February 24, 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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# CLARK COUNTY BOARD OF EQUALIZATION

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e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** CHUI, CHI-MING & CHUI, SIBYL W TRUSTEES

Chi-Ming & Sibyl Chui  
3922 NW Oakridge Lane  
Camas, WA 98607

**ACCOUNT NUMBER:** 127502-148

**PROPERTY LOCATION:** 3922 NW Oakridge Lane  
Camas, WA

**PETITION:** 457

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 165,000	\$ 165,000
Improvements	\$ 223,511	\$ 184,428
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 388,511</b>	<b>BOE VALUE \$ 349,428</b>

Date of hearing: February 18, 2020 Recording ID# Chui

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:  
Chi-Meng Chui 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 1,930 square feet, built in 2003 and is of average construction quality located on .1 acres.

The appellant stated he found five sales that indicate he is over assessed. The five submitted sales are [#127502-186 sold for \$447,000 (\$174.81 a square foot) in December 2018; #127463-170 sold for \$410,000 (\$171.84 a square foot) in November 2018; #127502-290 sold for \$440,000 (\$168.97 a square foot) in September 2018; #92231-228 sold for \$459,900 (\$164.19 a square foot) in November 2018; and #127463-146 sold for \$487,850 (\$173.49 a square foot) in August 2018]. The properties ranged in size from 2,386 to 2,812 square feet.

The appellant requested a value of \$349,428 (\$181 per square foot).

The assessor provided no information.

The value per square foot of the comparable sales support the requested value.

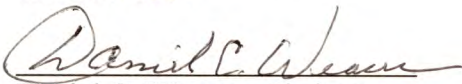
## DECISION

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 \$349,428 as of January 1, 2019.

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

Mailed on February 24, 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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# CLARK COUNTY BOARD OF EQUALIZATION

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## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** SORENSON, CRAIG

Craig Sorenson  
18002 NE 191<sup>st</sup> Circle  
Brush Prairie, WA 98606

**ACCOUNT NUMBER:** 201901-000

**PROPERTY LOCATION:** 18002 NE 191<sup>st</sup> Circle  
Brush Prairie, WA

**PETITION:** 458

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 254,942	\$ 254,942
Improvements	\$ 553,016	\$ 469,058
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 807,958</b>	<b>BOE VALUE \$ 724,000</b>

Date of hearing: February 18, 2020 Recording ID# Sorenson

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 two story residence with 4,074 square feet, built in 1990 and is of very good minus construction quality located on 2.50 acres.

The appellant stated on the petition that he purchased the property last year for \$685,000 and it was corroborated with an appraisal. Based on the average property value increase in Clark County which he believes was 4.2% last year. Accuquick Appraisal listed a value of \$685,000 in November 2017. The date of purchase at \$685,000 is February 2018.

The appellant requested a value of \$713,769.

The assessor provided no information.

Trending forward the purchase price by the 2018 county wide 6.9% increase for 10 months yields a value of \$724,000.


## DECISION

The Board, after carefully reviewing the information 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 \$724,000 as of January 1, 2019.

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

Mailed on February 24, 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](http://www.clark.wa.gov/boardofequalization), the assessor's office or the Washington State Board of Tax Appeals.