



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: NISHITANI AGNES U

Nishitani Agnes
700 WASHINGTON ST UNIT 1121
VANCOUVER, WA 98660

ACCOUNT NUMBER: 48170-072

PROPERTY LOCATION: 700 WASHINGTON ST UNIT 1121
VANCOUVER, WA 98660

PETITION: 638

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|-------------------|--|-------------------|
| ASSESSED VALUE | | | |
| Land | \$ 0 | \$ | 0 |
| Improvements | \$ 563,952 | \$ | 563,952 |
| Personal property | | | |
| ASSESSED VALUE | \$ 563,952 | BOE VALUE | \$ 563,952 |

Date of hearing: April 3, 2020 Recording ID# Nishitani

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

Attendees (all by teleconference):

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

Appellant:
Agnes Nishitani

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a 1 story condo with 1,483 square feet, built in 2004 and is of excellent construction quality. This is a unit in complex building and has an additional parking space.

The appellant stated that the property has never been improved or remodeled. There have been some leaks, one was repaired, but another one has appeared and the source is unidentified. Her unit only has one bedroom and looks to the west, where new high rises have obstructed water views. The unit is non-warrantable. There is significant damage to the hallway walls and carpeting on her floor, but the building owner is preventing repair. Four comparable sales were submitted [#48170-034 sold for \$464,600 in August 2018; #48170-080 sold for \$250,000 in May 2018; #48170-028 sold for \$390,000 in July 2016; and #48170-076 sold for \$885,000 in April 2018]. Comparable #4 is significantly larger, was refurbished, and was sold furnished.

The appellant requested a value of \$500,000.

The Assessor provided no evidence.

The appellant comparable properties on the same floor sold for over \$400 per square foot. At \$400 per square foot the value would exceed the assessed value.

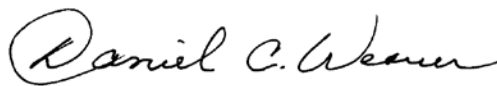
DECISION

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 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 \$563,952 as of January 1, 2019.

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

Mailed on April 13, 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: STELLARD THOMAS S & STELLARD LISA M

Stellard Thomas & Stellard Lisa
23612 NE CANYON LOOP RD
BATTLE GROUND, WA 98604

ACCOUNT NUMBER: 121561-074

PROPERTY LOCATION: 23612 NE CANYON LOOP RD
BATTLE GROUND, WA 98604

PETITION: 711

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|-------------------|--|-------------------|
| ASSESSED VALUE | | | |
| Land | \$ 204,229 | \$ | 204,229 |
| Improvements | \$ 377,239 | \$ | 339,295 |
| Personal property | | | |
| ASSESSED VALUE | \$ 581,468 | BOE VALUE | \$ 543,524 |

Date of hearing: April 3, 2020 Recording ID# Stellard

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

Attendees (all by teleconference):

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

Appellant:
Thomas Stellard

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,849 square feet, built in 1998 and is of average plus construction quality located on 2.41 acres. The home also has a 240 square foot sun room.

The appellant's evidence included an appraisal performed by Jeffrey D. Moltke of Artisan Appraisal Services indicating a value of \$543,500 (cost approach) as of June 2019.

The appellant requested a value of \$543,524.

The Assessor provided no evidence.

A fee appraisal requires a more intense review of the property and provides a better indication of market value. Values later than the assessment date are likely higher absent any market information to indicate otherwise. Based on the fee appraisal, the requested value of \$543,524 is supported.

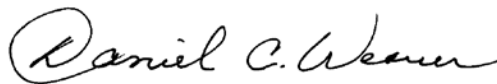
DECISION

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.

The market value of the subject property is set at \$543,524 as of January 1, 2019.

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

Mailed on April 13, 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: RHOADES RONALD A

Rhoades Ronald
4249 CRANBERRY ST
FAIRBANKS, AK 99709

ACCOUNT NUMBER: 23545-000

PROPERTY LOCATION: 2209 E 28TH ST
VANCOUVER, WA 98661

PETITION: 715

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|-------------------|--|-------------------|
| ASSESSED VALUE | | | |
| Land | \$ 90,325 | \$ | 90,325 |
| Improvements | \$ 109,830 | \$ | 39,675 |
| Personal property | | | |
| ASSESSED VALUE | \$ 200,155 | BOE VALUE | \$ 130,000 |

Date of hearing: April 3, 2020 Recording ID# Rhoades

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

Attendees (all by teleconference):

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

Appellant:
Debra Kay Rhoades-Hawkins
Robert Keith Hawkins

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1 story residence with 765 square feet, built in 1951 and is of fair construction quality located on 0.11 acres.

The appellant stated that the home is in great distress and is not livable. At this point the property is just the shell of a house, utilities having been removed. It is in need of significant repair, including dry rot abatement. The previous occupant had not kept the property in repair and when the subject became the responsibility of the appellant, professional cleaning and disposal of waste was required.

The appellant requested a value of \$130,000.

The Assessor provided no evidence.

The testimony of the appellant as to condition and statement of a realtor supports a value lower than the requested value.

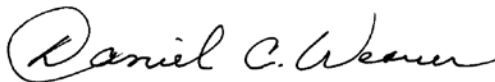
DECISION

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.

The market value of the subject property is set at \$130,000 as of January 1, 2019.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MCCLASKEY TOD E JR & MCCLASKEY VERONICA
TRUSTEES

McClaskey Tod Jr & McClaskey Veronica Trustees
1499 SE TECH CENTER PL STE 270
VANCOUVER, WA 98683

ACCOUNT NUMBER: 92008-204

PROPERTY LOCATION: 14905 SE RIVERSHORE DR
VANCOUVER, WA 98683

PETITION: 733

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:

| | | BOARD OF EQUALIZATION | |
|-----------------------|---------------------|------------------------------|---------------------|
| | | (BOE) VALUE | |
| ASSESSED VALUE | | | |
| Land | \$ 774,060 | \$ | 774,060 |
| Improvements | \$ 907,845 | \$ | 694,290 |
| Personal property | | | |
| ASSESSED VALUE | \$ 1,681,905 | BOE VALUE | \$ 1,468,350 |

Date of hearing: April 3, 2020 Recording ID# McClaskey

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

Attendees (all by teleconference):

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

Appellant:
Marcus Dupont (Tax Advisors)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2 story residence with 5,312 square feet, built in 1994 and is of very good construction quality located on 0.66 acres. The property has a pool measuring 394 square feet.

The representative for the appellant stated that the roof needs replacement and the specialized siding on the house is not suited for this climate, causing it to need replacement. For their assessment, the comparables were adjusted for year built and sale date. Four comparable sales were submitted [#122365-004 sold for \$1,850,000 in June 2017; #166947-000 sold for \$1,200,000 (\$1,430,833) in April 2018; #37914-224 sold for \$2,430,750 in December 2018; and #37914-222 sold for \$2,250,000 in April 2018]. Comparable #2 was indicated as the most comparable to the subject property. The “For Sale” sign in the images is from 2002, not a recent listing. Very little has changed with the property aside from spot repairs. An architectural inspection was included in the evidence, performed by Michael Drexler of Western Architectural in August 2012.

The appellant requested a value of \$1,468,350.

The Assessor provided no evidence.

The appellant comparable sales and reconciliation supports the requested value of \$1,468,350.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

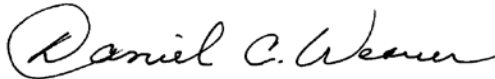
DECISION

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.

The market value of the subject property is set at \$1,468,350 as of January 1, 2019.

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

Mailed on April 13, 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: ERWIN CODY

Erwin Cody
PO BOX 820528
VANCOUVER, WA 98682

ACCOUNT NUMBER: 212539-000

PROPERTY LOCATION: 29417 NW 11TH AVE
RIDGEFIELD, WA 98642

PETITION: 735

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|---------------------|--|---------------------|
| ASSESSED VALUE | | | |
| Land | \$ 561,487 | \$ | 561,487 |
| Improvements | \$ 2,266,160 | \$ | 1,638,513 |
| Personal property | | | |
| ASSESSED VALUE | \$ 2,827,647 | BOE VALUE | \$ 2,200,000 |

Date of hearing: April 3, 2020 Recording ID# Erwin

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

Attendees (all by teleconference):

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

Appellant:
Marcus Dupont (Tax Advisors)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2 story residence with 8,310 square feet, built in 2016 and is of class 7 construction quality located on 30 acres. The property is gated and includes a general purpose building measuring 3,344 square feet, a detached garage measuring 1,540 square feet, a horse arena measuring 11,280 square feet, and an auxiliary dwelling unit measuring 961 square feet.

The appellant's evidence included an appraisal performed by Sherry L. Bender of Bender Appraisal Services indicating a value of \$2,200,000 as of January 2019.

The appellant originally requested a value of \$2,300,000. Using the fee appraisal, the requested value was updated to be \$2,200,000.

The Assessor provided no evidence.

A fee appraisal requires a more intense review of the property and provides a better indication of market value. Based on the fee appraisal, the requested value of \$2,200,000 is supported.

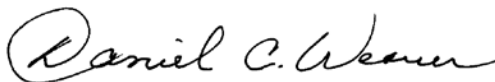
DECISION

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.

The market value of the subject property is set at \$2,200,000 as of January 1, 2019.

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

Mailed on April 13, 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: BAILEY J R & BAILEY DONNA TRUSTEE

Bailey JR & Bailey Donna Trustee
19300 MERRIDY ST
NORTHRIDGE, CA 91324

ACCOUNT NUMBER: 148369-000

PROPERTY LOCATION: 1307 NE 78TH ST
VANCOUVER, WA 98665

PETITION: 737

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|-------------------|--|-------------------|
| ASSESSED VALUE | | | |
| Land | \$ 407,000 | \$ | 407,000 |
| Improvements | \$ 443,400 | \$ | 219,150 |
| Personal property | | | |
| ASSESSED VALUE | \$ 850,400 | BOE VALUE | \$ 626,150 |

Date of hearing: April 3, 2020 Recording ID# Bailey

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

Attendees (all by teleconference):

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

Appellant:
Gregory LeBlanc (Tax Advisors)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1 story commercial building with 3,250 square feet, built in 1989 and is of unknown construction quality located on 0.47 acres.

The appellant's representative stated that properties #148369-000 and #147960-000 were analyzed together. Vacancy and maintenance costs were taken into consideration. A lower cap rate was used, as the rented spaces are at a rate below the market rate. The bank building is unlikely to be sold as an ongoing bank building and would require substantial restructure. It has been value based on the rental as an ongoing bank property.

The appellant requested a value of \$795,700, but this was updated in the additional evidence to be \$704,600.

The Assessor provided a letter summarizing their position, six comparable sales, a sales map, and a cover letter recommending changing the value of the property to \$626,150.

The analysis by the assessor supports a value of \$626,150.

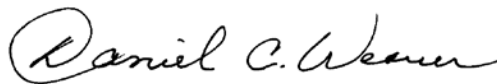
DECISION

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.

The market value of the subject property is set at \$626,150 as of January 1, 2019.

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

Mailed on April 13, 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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e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BAILEY J R & BAILEY DONNA TRUSTEE

Bailey JR & Bailey Donna Trustee
19300 MERRIDY ST
NORTHRIDGE, CA 91324

ACCOUNT NUMBER: 147960-000

PROPERTY LOCATION: 1307 NE 78TH ST
VANCOUVER, WA 98665

PETITION: 738

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:

| | | BOARD OF EQUALIZATION (BOE) VALUE | |
|-----------------------|---------------------|--|---------------------|
| ASSESSED VALUE | | | |
| Land | \$ 235,400 | \$ | 235,400 |
| Improvements | \$ 1,631,000 | \$ | 1,283,000 |
| Personal property | | | |
| ASSESSED VALUE | \$ 1,866,400 | BOE VALUE | \$ 1,518,400 |

Date of hearing: April 3, 2020 Recording ID# Bailey

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

Attendees (all by teleconference):

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

Appellant:
Gregory LeBlanc (Tax Advisors)

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1 story commercial building with 19,291 square feet divided in multiple business units, built in 1989 and is of unknown construction quality located on 0.7 acres.

The appellant's representative stated that properties #148369-000 and #147960-000 were analyzed together. Vacancy and maintenance costs were taken into consideration. A lower cap rate was used, as the rented spaces are at a rate below the market rate. An analysis showing a income approach to valuation was submitted which demonstrated a value of \$1,518,400 excluding the bank building included on property #148369-000. Seven comparable sales were submitted [#108857-004/108857-019 are pending sale for slightly under \$4,190,000 in March 2020; #164487-000 sold for \$1,850,000 in April 2017; #154906-045/154906-035 sold for \$1,575,000 in February 2019; #030577-000 sold for \$710,000 in August 2018; #157526-002 sold for \$8,153,929 in April 2017; #049980-000/05000-000 sold for \$2,500,000 in November 2017; and #110819-011 sold for \$2,650,000 in November 2018]. The analysis indicates the income approach value best values the market value of this particular property.

The appellant originally requested a value of \$571,900, but this was an error. The updated estimate of true and fair value is \$1,518,400.

The Assessor provided a letter summarizing their position, six comparable sales, a sales map, and a cover letter recommending no change to the assessed value.

The appellant conclusion and analysis best supports a value of \$1,518,400.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

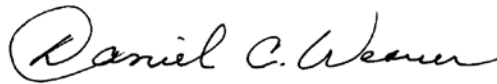
DECISION

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.

The market value of the subject property is set at \$1,518,400 as of January 1, 2019.

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

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1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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Daniel C. Weaver, Chairman

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