



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: HOPKINS, KEVYN & HOPKINS, LYNDA

Kevyn & Lynda Hopkins
200 NE 129th Street
Vancouver, WA 98685

ACCOUNT NUMBER: 186878-005

PROPERTY LOCATION: 200 NE 129th Street
Vancouver, WA

PETITION: 598

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	\$ 209,017	\$ 209,017
Improvements	\$ 236,386	\$ 190,983
Personal property		
ASSESSED VALUE	\$ 445,403	BOE VALUE \$ 400,000

Date of hearing: July 20, 2020 Recording ID# Hopkins

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Kevyn Hopkins

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a ranch style residence with 1,152 square feet and a 661 square foot finished basement, built in 1957 and is of average construction quality located on 1.01 acres.

The appellant stated that recent sales of comparable properties indicate the assessed value is too high. There are also structural issues with the foundation and the construction quality should be downgraded. An inspection and bid from Terra Firma lists a cost of \$28,826.92. Less than 40% of the land is unuseable due to a storm drain and a culvert. Three comparable sales were submitted [#184734-000 sold for \$410,000 in July 2018; #185481-000 sold for \$387,000 in July 2018; and #186607-000 sold for \$415,000 in September 2018].

The appellant requested a value of \$374,000.

The assessor provided no information.

An allowing for the foundation (\$28,827), the lot condition and comparable properties indicate a value of \$400,000.

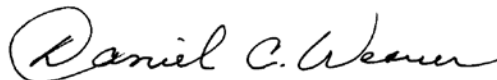
DECISION

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 \$400,000 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
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: GIRARDI, JUSTIN & GIRARDI, KRISTLE

Justin & Kristle Girardi
28906 NE 53rd Street
Camas, WA 98607

ACCOUNT NUMBER: 170906-000

PROPERTY LOCATION: 28906 NE 53rd Street
Camas, WA

PETITION: 669

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	\$ 236,196	\$ 236,196
Improvements	\$ 417,611	\$ 417,611
Personal property		
ASSESSED VALUE	\$ 653,807	BOE VALUE \$ 653,807

Date of hearing: July 20, 2020 Recording ID# Girardi

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Justin Girardi

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,771 square feet, built in 1989 and is of average plus construction quality located on 5.51 acres. There is also two machine sheds, a greenhouse, a detached garage and a shed.

The appellant stated that this is a homestead and they have numerous outbuilding in different conditions. A list of numerous sales was provided but the Board had no information to compare the subject property to the sales. There has been a surge in construction in the area which has significantly increased supply. The home was purchased for \$625,000 and the appellant states that the value decreased 1.6%.

The appellant requested a value of \$625,000.

The assessor provided no information.

While the Board understands the argument, the value is consistent with the parameters and comparable sales. Completing the sales sheet and listing the 3 or 4 best sales would be good evidence. The assessor has the presumption of correctness that the appellant needs to overcome. The Board can only consider the evidence and testimony submitted. It appears that the assessor's office has spelled the last name incorrectly and should be notified to correct it to Girardi.

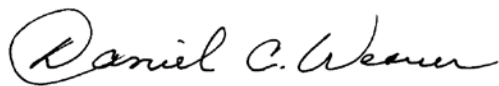
DECISION

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 \$653,807 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CAUSSEAUX III, STEPHEN and VSUDDRSUX,
JUSTINA

Stephen & Justina Causseaux III
200 North Devine Road
Vancouver, WA 98661-7004

ACCOUNT NUMBER: 37912-379

PROPERTY LOCATION: 200 North Devine Road
Vancouver, WA

PETITION: 674

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	\$ 159,804	\$ 159,804
Improvements	\$ 289,002	\$ 247,196
Personal property		
ASSESSED VALUE	\$ 448,806	BOE VALUE \$ 407,000

Date of hearing: July 20, 2020 Recording ID# Recorder malfunction

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Stephen Causseaux III

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, built in 1967 and is of average construction quality located on .31 acres.

The appellant stated that the assessed value exceeds that they paid. The house was purchased for \$385,000 in February 2018. Four comparable sales were submitted [#37910-127 sold for \$354,000 in June 2018; #37912-644 sold for \$398,000 in August 2017; #36354-104 sold for \$385,000 in June 2018; and #98829-190 sold for \$400,000 in June 2018].

The appellant requested a value of \$385,000.

The assessor provided a 2019 property information card and a cover letter recommending changing the assessed value from \$448,806 to \$407,000.

The 2018 county wide 6.9% trend indicates the assessor's recommended value is reasonable. The appellant also agreed with that value. It appears that the assessor has spelled Justina's last name wrong and should be notified of that to be corrected.

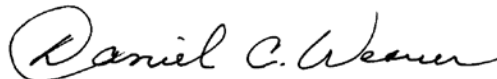
DECISION

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 \$407,000 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: IBERT, TERRANCE & IBERT, DIANNA

Terrance & Dianna Ibert
112 West 28th Street
Vancouver, WA 98660

ACCOUNT NUMBER: 9905-000

PROPERTY LOCATION: 112 West 28th Street
Vancouver, WA

PETITION: 675

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	ASSESSED VALUE	(BOE) VALUE
Land	\$ 170,909	\$ 170,909
Improvements	\$ 488,155	\$ 433,855
Personal property		
ASSESSED VALUE	\$ 659,064	BOE VALUE \$ 604,764

Date of hearing: July 20, 2020 Recording ID# Ibert

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Terrence Ibert

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a two story residence with 2,492 square feet, built in 1910 and is of very good construction quality located on .16 acres.

The appellant stated that there is substantial deferred maintenance on the house that needs to be addressed. He submitted two comparable sales [#53710-000 sold for \$640,000 in March 2018; and #53810-000 sold for \$770,000 in April 2018].

The appellant requested a value of \$604,764.

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. The assessor comparable properties have mostly all been updated.

The appellant's comparable sales support the requested value.

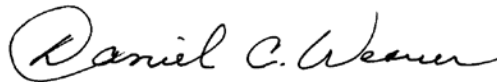
DECISION

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.

The market value of the subject property is set at \$604,764 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LYONS, MICHAEL & LYONS, ELAINE

Michael & Elaine Lyons
5412 NE 199th Avenue
Vancouver, WA 98682-9629

ACCOUNT NUMBER: 115381-000

PROPERTY LOCATION: 5412 NE 199th Avenue
Vancouver, WA

PETITION: 683

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	ASSESSED VALUE	(BOE) VALUE
Land	\$ 221,869	\$ 221,869
Improvements	\$ 284,702	\$ 284,702
Personal property		
ASSESSED VALUE	\$ 506,571	BOE VALUE \$ 506,571

Date of hearing: July 20, 2020 Recording ID# Lyons

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Michael Lyons

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,811 square feet, built in 1965 and is of good minus construction quality located on 2.14 acres.

The appellant stated that adjacent land sold for \$275,000 which is less than \$50,000 per acre and he bought an adjacent .94 acre for \$23,500 at the same time. The subject house has not been remodeled since 1981 and is dated. The land is riparian habitat and limits the use of the property. There was no other documentary evidence for Board consideration.

The appellant requested a value of \$353,609.

The assessor provided no information.

While the Board understands the argument, no convincing evidence or comparable sales were submitted to overcome the assessor's presumption of correctness.

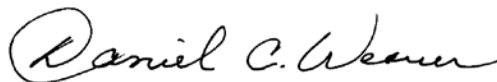
DECISION

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 \$506,571 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ROSBURG, SHARON LYNN

Sharon Rosburg
3228 NW Ivy Lane
Camas, WA 98607

ACCOUNT NUMBER: 92232-080

PROPERTY LOCATION: 3228 NW Ivy Lane
Camas, WA

PETITION: 699

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	ASSESSED VALUE	(BOE) VALUE
Land	\$	175,000	\$ 175,000
Improvements	\$	182,628	\$ 182,628
Personal property			
ASSESSED VALUE	\$	357,628	BOE VALUE \$ 357,628

Date of hearing: July 20, 2020 Recording ID# Rosburg

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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 904 square feet and a 1,176 square foot basement, built in 1991 and is of average construction quality located on .49 acres.

The appellant stated on the petition that the house has LP siding, a new roof is needed as well as paint. The City of Camas' incompetent management of a pump station caused sewage flooding throughout the house. An attorney letter to the Honorable Jude Skimas regarding the Rosburg v. City of Camas was provided.

The appellant requested a value of \$255,000.

The assessor provided a link emailed to the appellant instructing her where to find sales on the website.

While the Board understands the argument, no convincing evidence or comparable sales were submitted to overcome the assessor's presumption of correctness. The appellant should contact the Assessor's office to get the form for an LP siding adjustment. In addition the list of corrections necessary should include estimates and /or bids from qualified contractors.

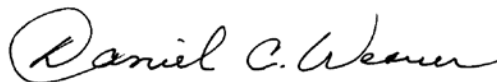
DECISION

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 \$357,628 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STEYAERT, LYNN L & KANBERGS, KARLIS CO-TRUSTEES

Lynn Steyaert & Karlis Kanbergs
5806 NW 150th Street
Vancouver, WA 98685

ACCOUNT NUMBER: 986038-493

PROPERTY LOCATION: 5806 NW 150th Street
Vancouver, WA

PETITION: 702

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	ASSESSED VALUE	(BOE) VALUE
Land	\$ 215,900	\$ 215,900
Improvements	\$ 522,533	\$ 464,100
Personal property		
ASSESSED VALUE	\$ 738,433	BOE VALUE \$ 680,000

Date of hearing: July 20, 2020 Recording ID# Steyart

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

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

Appellant:
Karl Kanberg

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,010 square feet, built in 2017 and is of good plus construction quality located on .28 acres.

The appellant stated that the house was purchased for \$644,511 in March 2017. Six comparable sales were submitted [#986039-474 sold for \$650,000 in June 2019; #986039-471 sold for \$640,000 in February 2019; #986033-499 sold for \$680,000 in July 2019; #986032-945 sold for \$659,000 in March 2019; #986032-976 sold for \$599,500 in March 2019; #986038-479 sold for \$690,000 in February 2018;].

The appellant requested a value of \$680,835.

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

The appellant's comparable sales and some of the assessor's sales support the assessed value. Assessor's sale #1 is an outlier.

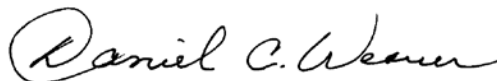
DECISION

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 \$680,000 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WILSON, GARY W

Gary Wilson
806 NW 209th Street
Ridgefield, WA 98642

ACCOUNT NUMBER: 179440-000

PROPERTY LOCATION: 806 NW 209th Street
Ridgefield, WA

PETITION: 609

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	ASSESSED VALUE	(BOE) VALUE
Land	\$ 364,122	\$ 364,122
Improvements	\$ 406,815	\$ 180,378
Personal property		
ASSESSED VALUE	\$ 770,937	BOE VALUE \$ 544,500

Date of hearing: July 20, 2020 Recording ID# Wilson

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98660

Attendees (all by teleconference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks
Appellant:
Gary Wilson
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,580 square feet and a 1,428 square foot basement, built in 1995 and is of average construction quality located on 8.19 acres.

The appellant stated that he had an appraisal performed by Dick Riley of Riley Marks and it listed a value of \$430,000 as of March 2017. It is stated in the appraisal that the property is in poor condition.

The appellant requested a value of \$464,916.

The assessor provided no information.

The appraisal and comparable sales within and trending the value to January 1, 2019 supports a value of \$544,500.

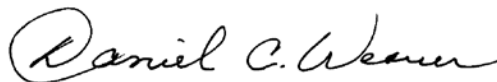
DECISION

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 \$544,500 as of January 1, 2019.

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

Mailed on July 31, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
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Daniel C. Weaver, Chairman

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