



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: JMS PROPERTIES LLC

JMS Properties LLC
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 92193-000

PROPERTY LOCATION: 3919 SE 168th Avenue
Vancouver, WA

PETITION: 430

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	\$ 173,594	\$ 173,594
Improvements	\$ 129,850	\$ 92,858
Personal property		
ASSESSED VALUE	\$ 303,444	BOE VALUE \$ 266,452

Date of hearing: July 24, 2020 Recording ID# JMS 430

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,008 square feet, built in 1959 and is of average minus construction quality located on .43 acres.

The appellant stated that they submitted four comparable sales. The first comparable sale is the best at \$245.27 per square foot. The other three comparable sales are bigger and newer and still come out less than the assessed value. The four sales are [#151524-000 sold for \$259,000 in June 2018; #115088-000 sold for \$280,000 in December 2018; #177227-066 sold for \$294,900 in November 2018; and #110186-942 sold for \$295,000 in April 2018].

The appellant requested a value of \$266,452.

The assessor provided no information.

The appellant's comparable sales support the requested value.

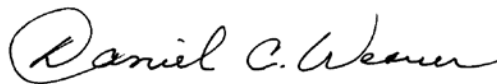
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$266,452 as of January 1, 2019.

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

Mailed on July 29, 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: SADRI, ASGHAR

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-884

PROPERTY LOCATION: 14705 NE 84th Street
Vancouver, WA

PETITION: 431

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	\$ 96,228	\$	96,228
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 96,228	BOE VALUE	\$ 96,228

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$83,592.

The assessor provided a cover letter recommending changing the assessed value from \$118,800 to \$96,228.

The appellant agreed to the assessor's revised value.

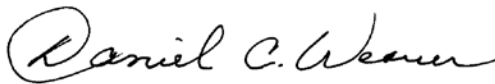
DECISION

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 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 \$96,228 as of January 1, 2019.

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

Mailed on July 29, 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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Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-882

PROPERTY LOCATION: 14615 NE 84th Street
Vancouver, WA

PETITION: 432

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	\$ 96,228	\$	96,228
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 96,228	BOE VALUE	\$ 96,228

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$83,592.

The assessor provided a cover letter recommending changing the assessed value from \$118,800 to \$96,228.

The appellant agreed to the assessor's revised value.

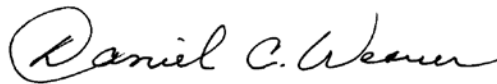
DECISION

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 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 \$96,228 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
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105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
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105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
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105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-830

PROPERTY LOCATION: 14714 NE 84th Circle
Vancouver, WA

PETITION: 433

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:

ASSESSMENT		BOARD OF EQUALIZATION	
ASSESSED VALUE		(BOE) VALUE	
Land	\$ 105,238		\$ 105,238
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 105,238	BOE VALUE	\$ 105,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$92,075.

The assessor provided a cover letter recommending changing the assessed value from \$128,750 to \$105,238.

The appellant agreed to the assessor's revised value.

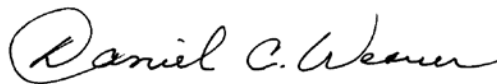
DECISION

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 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 \$105,238 as of January 1, 2019.

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

Mailed on July 29, 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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105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-828

PROPERTY LOCATION: 14716 NE 84th Circle
Vancouver, WA

PETITION: 434

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	\$ 105,238		\$ 105,238
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 105,238	BOE VALUE	\$ 105,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

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The appellant requested a value of \$92,075.

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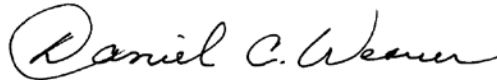
DECISION

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 \$105,238 as of January 1, 2019.

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

Mailed on July 29, 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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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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-826

PROPERTY LOCATION: 14718 NE 85th Circle
Vancouver, WA

PETITION: 435

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

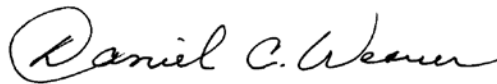
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-824

PROPERTY LOCATION: 14719 NE 85th Circle
Vancouver, WA

PETITION: 436

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

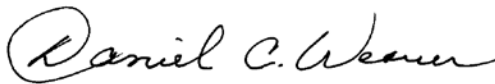
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
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105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-822

PROPERTY LOCATION: 14717 NE 85th Circle
Vancouver, WA

PETITION: 437

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

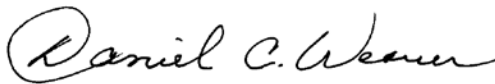
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
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105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
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CLARK COUNTY BOARD OF EQUALIZATION

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-820

PROPERTY LOCATION: 14715 NE 85th Circle
Vancouver, WA

PETITION: 438

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

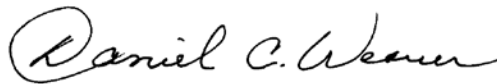
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
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105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
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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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-646

PROPERTY LOCATION: 14618 NE 85th Circle
Vancouver, WA

PETITION: 439

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	\$ 105,238	\$	105,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 105,238	BOE VALUE	\$ 105,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

Hearing Location: Board of Equalization Hearing Room
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Attendees (all by teleconference):

Board of Equalization Members:
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Lisa Bodner
John Marks

Appellant:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$92,075.

The assessor provided a cover letter recommending changing the assessed value from \$128,750 to \$105,238.

The appellant agreed to the assessor's revised value.

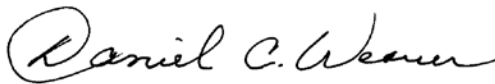
DECISION

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 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 \$105,238 as of January 1, 2019.

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

Mailed on July 29, 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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105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-644

PROPERTY LOCATION: 14710 NE 85th Circle
Vancouver, WA

PETITION: 440

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	\$ 105,238	\$	105,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 105,238	BOE VALUE	\$ 105,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$92,075.

The assessor provided a cover letter recommending changing the assessed value from \$128,750 to \$105,238.

The appellant agreed to the assessor's revised value.

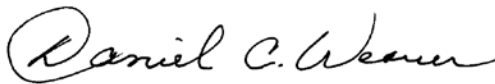
DECISION

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 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 \$105,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-642

PROPERTY LOCATION: 14711 NE 85th Circle
Vancouver, WA

PETITION: 441

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

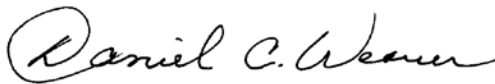
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-640

PROPERTY LOCATION: 14707 NE 85th Circle
Vancouver, WA

PETITION: 442

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

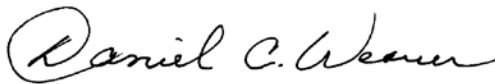
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-638

PROPERTY LOCATION: 14615 NE 85th Circle
Vancouver, WA

PETITION: 443

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

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The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

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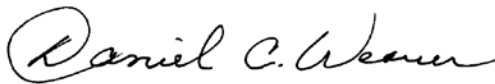
DECISION

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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
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105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
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CLARK COUNTY BOARD OF EQUALIZATION

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-636

PROPERTY LOCATION: 14715 NE 84th Street
Vancouver, WA

PETITION: 444

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	\$ 100,238	\$ 100,238
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 100,238	BOE VALUE \$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

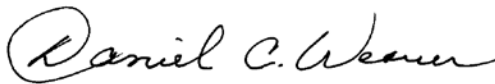
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-634

PROPERTY LOCATION: 14711 NE 84th Street
Vancouver, WA

PETITION: 445

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

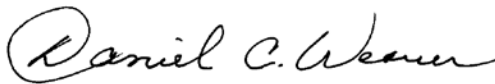
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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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105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-632

PROPERTY LOCATION: 14616 NE 84th Street
Vancouver, WA

PETITION: 446

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

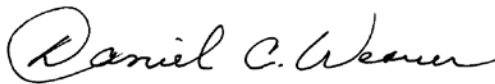
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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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105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
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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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-630

PROPERTY LOCATION: 14704 NE 84th Street
Vancouver, WA

PETITION: 447

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

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The appellant agreed to the assessor's revised value.

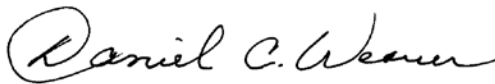
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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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CLARK COUNTY BOARD OF EQUALIZATION

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-626

PROPERTY LOCATION: 14712 NE 84th Street
Vancouver, WA

PETITION: 448

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	
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Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 100,238	BOE VALUE \$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

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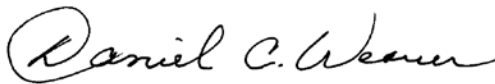
DECISION

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Daniel C. Weaver, Chairman

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105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-624

PROPERTY LOCATION: 14716 NE 84th Street
Vancouver, WA

PETITION: 449

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

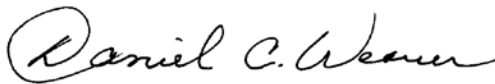
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 105832-622

PROPERTY LOCATION: 14720 NE 84th Street
Vancouver, WA

PETITION: 450

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	\$ 100,238	\$	100,238
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 100,238	BOE VALUE	\$ 100,238

Date of hearing: July 24, 2020 Recording ID# Sadri 431 - 450

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence located in Castle Tree 1 Phase 2.

The appellant stated that they appealed twenty similar properties. These are manufactured homes located in Castle Tree. The assessor had revised the value on these properties and the appellant is willing to accept those new values. A grid listing the properties and values is attached.

The appellant requested a value of \$87,000.

The assessor provided a cover letter recommending changing the assessed value from \$123,750 to \$100,238.

The appellant agreed to the assessor's revised value.

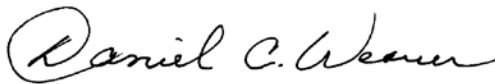
DECISION

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 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 \$100,238 as of January 1, 2019.

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

Mailed on July 29, 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.

Property ID	Petition Number	Legal Description		Less Adjustment	2019/2020 Total Assessed Land Value
105832622	19045001	Castle Tree Phase I Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832624	19044901	Castle Tree Phase I Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832626	19044801	Castle Tree Phase I Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832630	19044701	Castle Tree Phase I Lot 5 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832632	19044601	Castle Tree Phase I Lot 6	123,750.00	(23,512.00)	\$ 100,238.00
105832634	19044501	Castle Tree Phase I Lot 7 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832636	19044401	Castle Tree Phase I Lot 8 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832638	19044301	Castle Tree Phase I Lot 9 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832640	19044201	Castle Tree Phase I Lot 10 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832642	19044101	Castle Tree Phase I Lot 11 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832644	19044001	Castle Tree Phase I Lot 12 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832646	19043901	Castle Tree Phase I Lot 13 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832820	19043801	Castle Tree Phase II Lot 1 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832822	19043701	Castle Tree Phase II Lot 2 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832824	19043601	Castle Tree Phase II Lot 3 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832826	19043501	Castle Tree Phase II Lot 4 Sub 96	\$ 123,750.00	\$ (23,512.00)	\$ 100,238.00
105832828	19043401	Castle Tree Phase II Lot 5 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832830	19043301	Castle Tree Phase II Lot 6 Sub 96	\$ 128,750.00	\$ (23,512.00)	\$ 105,238.00
105832882	19043201	Castle Tree 1 Phase 2 Lot 1 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00
105832884	19043101	Castle Tree 1 Phase 2 Lot 2 Sub 97	\$ 118,800.00	\$ (22,572.00)	\$ 96,228.00



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 40700-000

PROPERTY LOCATION: 614 East 16th Street
Vancouver, WA

PETITION: 451

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	\$ 151,046	\$ 151,046
Improvements	\$ 193,858	\$ 0
Personal property		
ASSESSED VALUE	\$ 344,904	BOE VALUE \$ 151,046

Date of hearing: July 24, 2020 Recording ID# Sadri 451

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 1,708 square feet, built in 1901 and is of average construction quality located .14 acres.

The appellant stated that they appealed this property last year and are using the same argument. The renter had moved out and the state of the house inside is horrible. The electric, water, sewer, etc.. As of January 2019 no repairs had been made. The house is unlivable. The land value is all there should be on the property.

The appellant requested a value of \$110,474.

The assessor provided no information.

The assessor's land value is all that should be on the property. The house has no value.

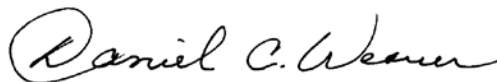
DECISION

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 \$151,046 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 41310-000

PROPERTY LOCATION: 506 East 17th Street
Vancouver, WA

PETITION: 452

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	\$ 155,492	\$ 155,492
Improvements	\$ 135,150	\$ 94,508
Personal property		
ASSESSED VALUE	\$ 290,642	BOE VALUE \$ 250,000

Date of hearing: July 24, 2020 Recording ID# Sadri 452

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,360 square feet, built in 1910 and is of average construction quality located on .12 acres.

The appellant stated that their comparable sale #1 is most like the subject. \$162 per square foot The other comps #2 and #3 are larger and newer. #58722-000 sold for \$120,000 in May 2018; #15399-004 sold for \$95,000 in February 2018; and #15399-008 sold for \$95,000 in February 2018].

The appellant requested a value of \$250,000.

The assessor provided no information.

The appellant's comparable sales support the requested value.

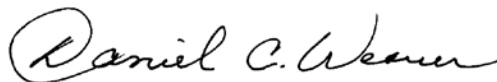
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$250,000 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 41320-000

PROPERTY LOCATION: 510 East 17th Street
Vancouver, WA

PETITION: 453

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	\$ 105,000	\$ 105,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 105,000	BOE VALUE \$ 105,000

Date of hearing: July 24, 2020 Recording ID# Sadri 453 454 455

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .11 acre parcel of property.

The appellant stated that they appealed three similar properties; #41320-000; 41330-000; and 41335-000. The first comparable sale is the closest. Three comparable sales were submitted [#58722-000 sold for \$120,000 in May 2018; #153999-004 sold for \$95,000 in February 2018; and #153999-008 sold for \$95,000 in February 2018]. They would like the values put back to the prior year values.

The appellant requested a value of \$79,000, \$73,000 and \$17,710 respectively.

The assessor provided seven comparable sales adjusted only for time and a map of the sales locations.

The Assessor's comparable properties are all in the downtown and relatively nearby the subject property and support the value assigned. The appellant properties do not provide pervasive evidence that the Assessor's comparable properties are incorrect.

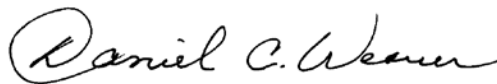
DECISION

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 \$105,000 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 41330-000

PROPERTY LOCATION: 514 East 17th Street
Vancouver, WA

PETITION: 454

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	\$ 97,400	\$	97,400
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 97,400	BOE VALUE	\$ 97,400

Date of hearing: July 24, 2020 Recording ID# Sadri 453 454 455

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .11 acre parcel of property.

The appellant stated that they appealed three similar properties; #41320-000; 41330-000; and 41335-000. The first comparable sale is the closest. Three comparable sales were submitted [#58722-000 sold for \$120,000 in May 2018; #153999-004 sold for \$95,000 in February 2018; and #153999-008 sold for \$95,000 in February 2018]. They would like the values put back to the prior year values.

The appellant requested a value of \$79,000, \$73,000 and \$17,710 respectively.

The assessor provided seven comparable sales adjusted only for time and a map of the sales locations.

The Assessor's comparable properties are all in the downtown and relatively nearby the subject property and support the value assigned. The appellant properties do not provide pervasive evidence that the Assessor's comparable properties are incorrect.

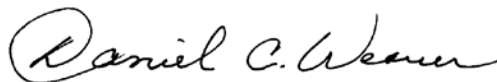
DECISION

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 \$97,400 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 41335-000

PROPERTY LOCATION: 1704 F Street
Vancouver, WA

PETITION: 455

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	\$ 23,400	\$	23,400
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 23,400	BOE VALUE	\$ 23,400

Date of hearing: July 24, 2020 Recording ID# Sadri 453 454 455

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .03 acre parcel of property.

The appellant stated that they appealed three similar properties; #41320-000; 41330-000; and 41335-000. The first comparable sale is the closest. Three comparable sales were submitted [#58722-000 sold for \$120,000 in May 2018; #153999-004 sold for \$95,000 in February 2018; and #153999-008 sold for \$95,000 in February 2018]. They would like the values put back to the prior year values.

The appellant requested a value of \$79,000, \$73,000 and \$17,710 respectively.

The assessor provided seven comparable sales adjusted only for time and a map of the sales locations.

The Assessor's comparable properties are all in the downtown and relatively nearby the subject property and support the value assigned. The appellant properties do not provide pervasive evidence that the Assessor's comparable properties are incorrect.

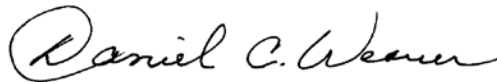
DECISION

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 \$23,400 as of January 1, 2019.

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

Mailed on July 29, 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.



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: JMS PROPERTIES LLC

JMS Properties LLC
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 158637-000

PROPERTY LOCATION: 6702 NE 131st Avenue
Vancouver, WA

PETITION: 480

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	\$ 557,150		\$ 506,500
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 557,150	BOE VALUE	\$ 506,500

Date of hearing: July 24, 2020 Recording ID# JMS 480

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.14 acre or property.

The appellant submitted four comparable sales [#108101-000 sold for 400,000 in February 2019; #108101-000 sold along with the first sale; #108103-000 sold for \$440,490 in July 2018; #144957-000 sold for \$420,000 in October 2018; and #200075-000 sold for \$650,000 in July 2018]. This parcel is also on a corner lot with no access.

The appellant requested a value of \$506,500.

The assessor provided a list of 51 sales adjusted only for time and a cover letter recommending no change to the assessed value. There were no specific properties identified as those that support the subject assessed value. The range of sale prices per square foot was from \$5.38 to \$58.49 per square foot.

The appellant's comparable sales support the requested value of \$506,500 or \$10.20 per square foot.

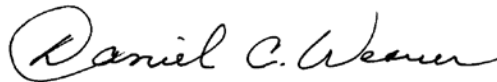
DECISION

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 \$506,500 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 117985-000

PROPERTY LOCATION: 10115 NE Highway 99
Vancouver, WA

PETITION: 481

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:

ASSESSMENT ROLL		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 234,700		\$ 117,350
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 234,700	BOE VALUE	\$ 117,350

Date of hearing: July 24, 2020 Recording ID# Sadri 481

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.60 acre parcel of property.

The appellant stated that there was a wetland study creating issues and making the property only half useable. This is not a buildable lot. There would need to be a buffer from the cliff area.

The appellant requested a value of \$213,840.

The assessor provided a list of 51 sales adjusted only for time and a cover letter recommending no change to the assessed value. There were no specific properties identified as those that support the subject assessed value. The range of sale prices per square foot was from \$5.38 to \$58.49 per square foot.

The issues that make the property only half useable substantially reduce the value to one half the assessed value.

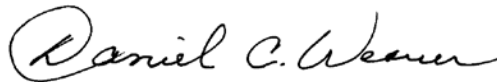
DECISION

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 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 \$117,350 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-288

PROPERTY LOCATION: 15018 NE 34th Street
Vancouver, WA

PETITION: 483

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	\$ 130,275	\$ 105,524
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 130,275	BOE VALUE \$ 105,524

Date of hearing: July 24, 2020 Recording ID# Sadri 483 484 485

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .27 acre parcel of property.

The appellant stated that they are appealing three contiguous parcels #110175-288; #110175-286; and #110175-284. They currently have manufactured homes on them. There would be a 10% deduction for having to remove the manufactured homes (about \$13,000 per home) and then there is a regulation code that you have to give twelve months notice prior to removing the home and build a stick built home. This would lessen the land value.

The appellant requested a value of \$105,524, \$105,524, and \$105,524 respectively.

The assessor provided four sales adjusted only for time and a cover letter recommending no change to the assessed value.

The requirements to give notice and cost to remove the manufactured home indicate a reduction in value of approximately 19% to \$105,524.

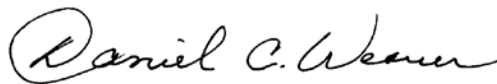
DECISION

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 \$105,524 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-286

PROPERTY LOCATION: 15100 NE 34th Street
Vancouver, WA

PETITION: 484

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	\$ 130,275	\$ 105,524
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 130,275	BOE VALUE \$ 105,524

Date of hearing: July 24, 2020 Recording ID# Sadri 483 484 485

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .26 acre parcel of property.

The appellant stated that they are appealing three contiguous parcels #110175-288; #110175-286; and #110175-284. They currently have manufactured homes on them. There would be a 10% deduction for having to remove the manufactured homes (about \$13,000 per home) and then there is a regulation code that you have to give twelve months notice prior to removing the home and can build a stick built home. This would lessen the land value.

The appellant requested a value of \$105,524, \$105,524, and \$105,524 respectively.

The assessor provided four sales adjusted only for time and a cover letter recommending no change to the assessed value.

The requirements to give notice and cost to remove the manufactured home indicate a reduction in value of approximately 19% to \$105,524.

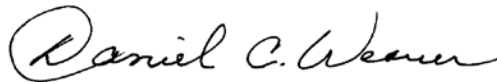
DECISION

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 \$105,524 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-284

PROPERTY LOCATION: 15112 NE 34th Street
Vancouver, WA

PETITION: 485

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	\$ 130,275	\$ 105,524
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 130,275	BOE VALUE \$ 105,524

Date of hearing: July 24, 2020 Recording ID# Sadri 483 484 485

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .27 acre parcel of property.

The appellant stated that they are appealing three contiguous parcels #110175-288; #110175-286; and #110175-284. They currently have manufactured homes on them. There would be a 10% deduction for having to remove the manufactured homes (about \$13,000 per home) and then there is a regulation code that you have to give twelve months notice prior to removing the home and can build a stick built home. This would lessen the land value.

The appellant requested a value of \$105,524, \$105,524, and \$105,524 respectively.

The assessor provided four sales adjusted only for time and a cover letter recommending no change to the assessed value.

The requirements to give notice and cost to remove the manufactured home indicate a reduction in value of approximately 19% to \$105,524.

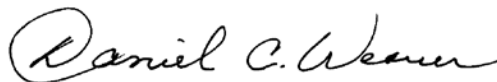
DECISION

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 \$105,524 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 167085-000

PROPERTY LOCATION: #185 John Stanger DLC
Vancouver, WA

PETITION: 486

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	\$ 43,667	\$ 35,215
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 43,667	BOE VALUE \$ 35,215

Date of hearing: July 24, 2020 Recording ID# Sadri 486 487

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .27 acre parcel of property.

The appellant stated that they are appealing two contiguous parcels #167085-000; and #167086-000. These properties are land locked, have 25% slopes and are on the Columbia River. When the river rises the properties flood. 50% of the parcels are underwater. They wish to keep the value the same as the Board value from 2016. There is a buffer zone for the railroad as well.

The appellant requested a value of \$0 for both parcels.

The assessor provided no information.

Until a feasible use for the property is discovered there is no incremental value.

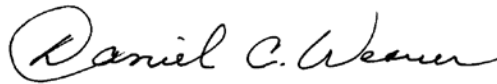
DECISION

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 \$35,215 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 167086-000

PROPERTY LOCATION: #186 John Stanger DLC
Vancouver, WA

PETITION: 487

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	\$ 76,389	\$ 61,604
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 76,389	BOE VALUE \$ 61,604

Date of hearing: July 24, 2020 Recording ID# Sadri 486 487

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .64 acre parcel of property.

The appellant stated that they are appealing two contiguous parcels #167085-000; and #167086-000. These properties are land locked, have 25% slopes and are on the Columbia River. When the river rises the properties flood. 50% of the parcels are underwater. They wish to keep the value the same as the Board value from 2016. There is a buffer zone for the railroad as well.

The appellant requested a value of \$0 for both parcels.

The assessor provided no information.

Until a feasible use for the property is discovered there is no incremental value.

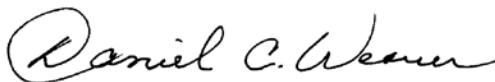
DECISION

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 \$61,604 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-076

PROPERTY LOCATION: 1012 NW 106th Circle
Vancouver, WA

PETITION: 495

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	\$ 116,000	\$	116,000
Improvements	\$ 206,846	\$	206,846
Personal property			
ASSESSED VALUE	\$ 322,846	BOE VALUE	\$ 322,846

Date of hearing: July 24, 2020 Recording ID# Sadri 495

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:
Kim Blake, Kia Keyvani and Jeremy Akre

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 1,800 square feet, built in 1986 and is average construction quality located on .2 acres.

The appellant stated that this is an old farmhouse. It is surrounded by manufactured homes. Four comparable sales were submitted [#118138-806 sold for \$281,500 in December 2018; #98676-034 sold for \$255,000 in May 2018; #160710-030 sold for \$267,000 in January 2018; and #160710-006 sold for \$270,000 in January 2018].

The appellant requested a value of \$301,846.

The assessor provided a list of three 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, no change to the assessed value is warranted based on the assessor's sales.

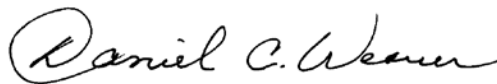
DECISION

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 \$322,846 as of January 1, 2019.

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

Mailed on July 29, 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.



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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 92410-000

PROPERTY LOCATION: Forest Home #2 Lot
Camas, WA

PETITION: 583

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:

ASSESSMENT		BOARD OF EQUALIZATION	
ASSESSED VALUE		(BOE) VALUE	
Land	\$ 291,201		\$ 291,201
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 291,201	BOE VALUE	\$ 291,201

Date of hearing: July 24, 2020 Recording ID# Sadri 583 - 587

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 3 acre parcel of property.

The appellant stated that they are appealing four parcels in the same Camas slide area of Forest Home #92410-000; #127704-000; 127726-000; and #127740-000. These are all in a 15% and greater land slide area. They are not developable or sellable.

The appellant requested a value of \$214,048, \$280,768, \$47,187, and \$14,200 respectively.

The assessor provided a list of 6 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, no convincing evidence was submitted to overcome the assessor's presumption of correctness.

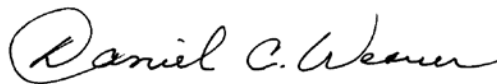
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$291,201 as of January 1, 2019.

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

Mailed on July 29, 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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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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 127704-000

PROPERTY LOCATION: 1953 NW 10th Avenue
Camas, WA

PETITION: 584

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	\$ 404,171	\$	404,171
Improvements	\$ 26,706	\$	26,706
Personal property			
ASSESSED VALUE	\$ 430,877	BOE VALUE	\$ 430,877

Date of hearing: July 24, 2020 Recording ID# Sadri 583 - 587

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 14.11 acre parcel of property.

The appellant stated that they are appealing four parcels in the same Camas slide area of Forest Home #92410-000; #127704-000; 127726-000; and #127740-000. These are all in a 15% and greater land slide area. They are not developable or sellable.

The appellant requested a value of \$214,048, \$280,768, \$47,187, and \$14,200 respectively.

The assessor provided no information.

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

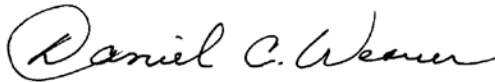
DECISION

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 \$430,877 as of January 1, 2019.

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

Mailed on July 29, 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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 127726-000

PROPERTY LOCATION: 1636 NW Astor Street
Camas, WA

PETITION: 585

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:

ASSESSMENT		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 91,244		\$ 91,244
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 91,244	BOE VALUE	\$ 91,244

Date of hearing: July 24, 2020 Recording ID# Sadri 583 - 587

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 5.81 acre parcel of property.

The appellant stated that they are appealing four parcels in the same Camas slide area of Forest Home #92410-000; #127704-000; 127726-000; and #127740-000. These are all in a 15% and greater land slide area. They are not developable or sellable.

The appellant requested a value of \$214,048, \$280,768, \$47,187, and \$14,200 respectively.

The assessor provided no information.

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

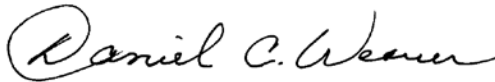
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$91,244 as of January 1, 2019.

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

Mailed on July 29, 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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 127740-000

PROPERTY LOCATION: #190 Section 10, Township 1 North, Range 3 East WM
Camas, WA

PETITION: 586

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:

ASSESSMENT ROLL		BOARD OF EQUALIZATION	
ASSESSED VALUE		(BOE) VALUE	
Land	\$ 26,718		\$ 26,718
Improvements	\$ 0		\$ 0
Personal property			
ASSESSED VALUE	\$ 26,718	BOE VALUE	\$ 26,718

Date of hearing: July 24, 2020 Recording ID# Sadri 583 - 587

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.17 acre parcel of property.

The appellant stated that they are appealing four parcels in the same Camas slide area of Forest Home #92410-000; #127704-000; 127726-000; and #127740-000. These are all in a 15% and greater land slide area. They are not developable or sellable.

The appellant requested a value of \$214,048, \$280,768, \$47,187, and \$14,200 respectively.

The assessor provided no information.

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

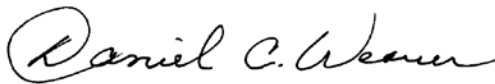
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$26,718 as of January 1, 2019.

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

Mailed on July 29, 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: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve
Vancouver, WA 98661

ACCOUNT NUMBER: 127739-000

PROPERTY LOCATION: 2011 NW 10th Avenue
Camas, WA

PETITION: 587

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:

ASSESSMENT ROLL		BOARD OF EQUALIZATION (BOE) VALUE	
ASSESSED VALUE			
Land	\$ 53,821		\$ 53,821
Improvements	\$ 365,015		\$ 116,106
Personal property			
ASSESSED VALUE	\$ 418,836	BOE VALUE	\$ 169,927

Date of hearing: July 24, 2020 Recording ID# Sadri 583 - 587

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:
Kim Blake, Kia Keyvani and Jeremy Akre
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,854 square feet and a 1,902 square foot basement, built in 1959 and is average plus construction quality located on 1 acre.

The appellant stated that the house's basement is uninhabitable as it leaks moisture and the carpets had to be removed. Blackberries have invaded the old septic drainage field and at times it leaks into the house as well. The water is fed from a stream uphill in a two inch pipe and has to be sanitized by ultraviolet light and then stored. At times of drought the water gets very low and low pressure. This is not a view property.

The appellant requested a value of \$169,927.

The assessor provided no information.

Base on the condition of the house, the requested value is supported.

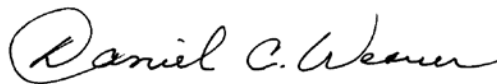
DECISION

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.

Market value of the subject property is set at \$169,927 as of January 1, 2019.

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

Mailed on July 29, 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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