

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** WEST, MEED A & WEST, JULIE A

Meed & Julie West  
11610 NW 24<sup>th</sup> Avenue  
Vancouver, WA 98685

**ACCOUNT NUMBER:** 189092-000

**PROPERTY LOCATION:** 2411 NW 117th Street  
Vancouver, WA

**PETITION:** 778

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 268,112	\$ 252,671
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 268,112</b>	<b>BOE VALUE \$ 252,671</b>

Date of hearing: July 26, 2016 Recording ID#72616West

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

Attendees:

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

Appellant:  
Meed & Julie West

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence on a 1.35 acre parcel that was occupied by a renter. This house was demolished during 2015 by a fire department controlled burn in preparation for the construction of a new home to be lived in by the owner.

The appellant stated that the prior owner was going to develop the property but the owner did not have the money to finish the development. The appellant purchased the subject property with the intent of building a new home on it and with no plan on developing it at any time while they own the property. The process of demolishing and preparing to build the new home did not begin until mid - 2015 and the appellant moved into the new home in July of 2016. Based on the history of events, it appears that there was no change in the property until 2015 and the base value remained unchanged from 2014.

The appellant requested a value of \$115,000 to \$125,000.

The assessor provided no information.

## 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 \$252,671 as of January 1, 2015. The property status has not changed from the prior year.

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

Mailed on August 1, 2016  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98666-5000  
360-397-2337

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Daniel C. Weaver, Chairman

**NOTE:** This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, [www.clark.wa.gov/boardofequalization](http://www.clark.wa.gov/boardofequalization), the assessor's office or the Washington State Board of Tax Appeals.

**To request this form for the visually impaired or in a language other than English call 360-753-3217.**

August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** DALY, PAUL J & DALY, JULIE A

Paul & Julie Daly  
16420 SE McGillivray Blvd #103-161  
Vancouver, WA 98683-3461

**ACCOUNT NUMBER:** 126704-000

**PROPERTY LOCATION:** 17610 SE Evergreen Hwy  
Vancouver, WA

**PETITION:** 785

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
Land	\$ 465,544	\$ 362,779	
Improvements	\$ 821,284	\$ 607,221	
Personal property			
Minerals			
<b>ASSESSED VALUE</b>	<b>\$ 1,286,828</b>	<b>BOE VALUE</b>	<b>\$ 970,000</b>

Date of hearing: July 26, 2016 Recording ID #72616Daly

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

**Attendees:**

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

Appellant:  
Paul & Julie Daly

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is ranch style residence with 2,657 square feet with a 1,670 square foot finished basement, built in 2012 and is of excellent quality construction located on 2 acres.

The appellant stated that the BOE agreed with his appeal filed for 2014-2015 at \$900,000. The properties surrounding his are valued much less and selling for less. Also the assessor listed the square footage too high – not correct. The value from 2014 adjusted by 7.76% would be \$970,000.

The appellant requested a value of \$875,000.

The assessor provided no information.

## 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 \$970,000 (allocated \$362,779 to land and \$607,221 to improvements) as of January 1, 2015.

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

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

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** JONES, RYAN & YOUNCE, CARRIE

Ryan Jones & Carrie Younce  
17412 NE 32<sup>nd</sup> Street  
Vancouver, WA 98682

**ACCOUNT NUMBER:** 172250-026

**PROPERTY LOCATION:** 17412 NE 32<sup>nd</sup> Street  
Vancouver, WA

**PETITION:** 787

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 120,000	\$ 120,000
Improvements	\$ 284,888	\$ 250,000
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 404,888</b>	<b>BOE VALUE \$ 370,000</b>

Date of hearing: July 26, 2016 Recording ID #72616Jones

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

Attendees:

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

Appellant:  
None

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 2 story residence with 3,043 square feet, built in 2000 and is of good minus quality construction located on .17 acres.

The appellant stated that they purchased the property in September of 2015 for \$355,000. They submitted an appraisal done by Sherry Bender of Bender Appraisal Service showing a value of \$370,000 as of September 2015.

The appellant requested a value of \$370,000.

The assessor provided no information.

## DECISION

The Board, after carefully reviewing the information 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 \$370,000 as of January 1, 2015.

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

Mailed on August 1, 2016  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98666-5000  
360-397-2337

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** MARIANU, JONATHAN & MARIANU, DANIELA

Jonathan & Daniela Marianu  
33914 NW Norstar Ranch Road  
Ridgefield, WA 98642

**ACCOUNT NUMBER:** 209903-000

**PROPERTY LOCATION:** 33914 NW Norstar Ranch Road  
Ridgefield, WA

**PETITION:** 788

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 193,750	\$ 193,750
Improvements	\$ 458,869	\$ 341,250
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 652,619</b>	<b>BOE VALUE \$ 535,000</b>

Date of hearing: July 26, 2016 Recording ID #72616Marianu

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

Attendees:

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

Appellant:  
Jonathan Marianu

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,401 square feet, built in 2008 and is of good plus quality construction located on 5 acres.

The appellant stated that the property still has drainage issues, parcel size and building attributes are listed incorrectly. He submitted an appraisal performed by Ralph Olsen of Pacific West Appraisal Services showing a value of \$535,000 as of May 2015.

The appellant requested a value of \$535,000.

The assessor provided no information.

## 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 \$535,000 as of January 1, 2015.

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

Mailed on August 1, 2016  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98666-5000  
360-397-2337

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** JOHNSON, ANDREW J.

Andrew Johnson  
3215 East 13<sup>th</sup> Street  
Vancouver, WA 98661

**ACCOUNT NUMBER:** 37160-000

**PROPERTY LOCATION:** 3215 East 13<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 789

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 138,072	\$ 138,072
Improvements	\$ 348,417	\$ 348,417
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 486,489</b>	<b>BOE VALUE \$ 486,489</b>

Date of hearing: July 26, 2016 Recording ID #72616Johnson

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

Attendees:

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

Appellant:  
None

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 2 story residence with 2,823 square feet, was built in 1920 with an effective year built of 2000 and is of good minus quality construction.

The appellant stated that he added a \$48,000 garage building that is still unfinished and has not even finished inspections “no final”. There was no evidence submitted.

The appellant requested a value of \$369,839.

The assessor provided no information.

## DECISION

The Board, after carefully reviewing the information provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor’s presumption of correctness.

Certified value of the subject property is sustained at \$486,489 as of January 1, 2015.

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

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

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** SCHAEFFER, MICHAEL & SCHAEFFER, NANCY

Michael & Nancy Schaeffer  
535 NE 35<sup>th</sup> Avenue  
Camas, WA 98607

**ACCOUNT NUMBER:** 124288-000

**PROPERTY LOCATION:** 3517 NE Franklin Street  
Camas, WA

**PETITION:** 791

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 238,513	\$ 128,556
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 238,513</b>	<b>BOE VALUE \$ 128,556</b>

Date of hearing: July 26, 2016 Recording ID #72616Schaeffer

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

Attendees:

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

Appellant:  
None

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 1.67 acre parcel zoned R-6.

The appellant stated other recent sales show a lower price per acre. There is no way to enter as road access would be through wetlands. There are also stream setbacks that reduce the useful acreage. Based on the GIS information it appears that there is only about .56 acres of buildable property on the 1.67 acres.

The appellant requested a value of \$117,000.

The assessor provided no information.

## DECISION

The Board, after carefully reviewing the information 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 \$128,556 (assessed value as of January 1, 2014) as of January 1, 2015.

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

Mailed on August 1, 2016  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98666-5000  
360-397-2337

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** CHRISTENSEN, RUSTY L & CHRISTENSEN, DIANA L

Rusty & Diana Christensen  
PO Box 1344  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 181719-000

**PROPERTY LOCATION:** 16802 NE 50<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 792

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 110,036	\$ 110,036
Improvements	\$ 262,388	\$ 191,964
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 372,424</b>	<b>BOE VALUE \$ 302,000</b>

Date of hearing: July 26, 2016 Recording ID #72616Christensen

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

Attendees:

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

Appellant:  
Rusty & Diana Christensen

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,283 square feet, built in 1973 and is of fair plus quality construction located on 1.72 acres.

The appellant stated that the property was appraised at \$270,000 for a bank loan and was purchased for \$280,000 in January of 2014. This was submitted to the assessor and it was agreed upon for 2014. The home is in disrepair and they are gradually trying to fix it. Since the appraisal they have added a heat pump, painted the walls and installed some flooring in the home. However that does not equate to a \$92,000 increase in assessment. The value of the property increase for 2014 of 7.76% would be \$302,000.

The appellant originally requested a value of \$310,000.

The assessor provided no information.

## 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 \$302,000 as of January 1, 2015.

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

Mailed on August 1, 2016  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98666-5000  
360-397-2337

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Daniel C. Weaver, Chairman

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August 1, 2016

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** CUI, YUGANG & LI, JUAN TRUSTEES

Yugang Cui & Juan Li  
2105 Princeton Street  
Palo Alto, CA 94306

**ACCOUNT NUMBER:** 034425-000

**PROPERTY LOCATION:** 2622 East 6<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 793

**ASSESSMENT YEAR:** 2015 (Valued January 1, 2015)

**TAXES PAYABLE IN:** 2016

The Board of Equalization for Clark County Washington was duly convened on July 15, 2015 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 96,170	\$ 96,170
Improvements	\$ 261,590	\$ 191,830
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 357,760</b>	<b>BOE VALUE \$ 288,000</b>

Date of hearing: July 26, 2016 Recording ID #72616Cui & Li

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

Attendees:

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

Appellant:  
None

Assessor:  
None

August 1, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 2 story duplex with 1,850 square feet in each unit, built in 1990 and is of average quality construction located on .14 acres.

The appellant stated that they purchased the property in January of 2015 for \$288,000.

The appellant requested a value of \$288,000.

The assessor provided no information.

## DECISION

The Board, after carefully reviewing the information 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 \$288,000 as of January 1, 2015.

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

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