

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TCHOU, MICHAEL R

Michael Tchou
PO Box 563
Cornelius, OR 97113

ACCOUNT NUMBER: 58005

PROPERTY LOCATION: 2909 Fruit Valley Road
Vancouver, WA

PETITION: 813

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:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 57,487	\$ 57,487
Improvements	\$ 134,431	\$ 60,618
Personal property		
Minerals		
ASSESSED VALUE	\$ 191,918	BOE VALUE \$ 118,105

Date of hearing: July 28, 2016 Recording ID#72816Tchou

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 ranch style residence with 1,675 square feet, built in 1980 and is of average quality construction located on .19 acres.

The appellant stated that the sale price on June 30, 2015 was \$118,105. Wells Fargo asset management fair market value estimate was \$118,000. The repair work needed at the time of sale exceeds \$50,000. He is also responsible for road maintenance as the road is not a public street.

The appellant requested a value of \$118,105.

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 \$118,105 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

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.

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: SELLS, STEVEN J & SELLS, ANNETTE M

Steven & Annette Sells
4614 NE 131st Street
Vancouver, WA 98686

ACCOUNT NUMBER: 186298-005

PROPERTY LOCATION: 4614 NE 131st Street
Vancouver, WA

PETITION: 815

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:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 139,104	\$ 139,104
Improvements	\$ 143,790	\$ 143,790
Personal property		
Minerals		
ASSESSED VALUE	\$ 282,894	BOE VALUE \$ 282,894

Date of hearing: July 28, 2016 Recording ID#72816Sells

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:
Steve Sells

Assessor:
None

August 1, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is 2 story residence with 1,839 square feet, built in 1991 and is of average plus quality construction located on 1 acre.

The appellant stated the taxes were raised on the structure not the land. Inside the structure there have been no improvements since it was built in 1989. The assessor has the wrong year built. Homes next door are half a million dollar homes and his home should not be compared to those. Also, his property is smaller – it is 9/10th of an acre due to the new road. There were no costs to cure submitted.

The appellant requested a value of \$273,351.

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 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 \$282,894 as of January 1, 2015.

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

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August 1, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TAYLOR, JAMES & TAYLOR, KAREN ETAL

James & Karen Taylor
21721 129th Court SE
Kent, WA 98031

ACCOUNT NUMBER: 109591-000

PROPERTY LOCATION: Beaver Garden TTS #3 Lot 1
Vancouver, WA

PETITION: 810

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:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 460,681	\$ 127,756
Improvements	\$ 0	\$
Personal property		
Minerals		
ASSESSED VALUE	\$ 460,681	BOE VALUE \$ 127,756

Date of hearing: July 28, 2016 Recording ID#72816Taylor

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 4.78 acre parcel.

The appellant stated on the petition that there are wetlands on the property. It was listed for sale over the past few years and there was one offer of \$430,000 for three adjacent parcels [109591-000, 109700-000 and 109710-000]. The offer was contingent on a wetlands study. The prior years' value was \$127,756. The environmental description and restrictions severally restricts use of the property.

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 \$127,756 as of January 1, 2015.

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

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August 1, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TAYLOR, JAMES & TAYLOR, KAREN ETAL

James & Karen Taylor
21721 129th Court SE
Kent, WA 98031

ACCOUNT NUMBER: 109700-000

PROPERTY LOCATION: Beaver Garden TTS 1st Addn #1 Lot 7
Vancouver, WA

PETITION: 811

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:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 457,401	\$ 127,300
Improvements	\$ 0	\$
Personal property		
Minerals		
ASSESSED VALUE	\$ 457,401	BOE VALUE \$ 127,300

Date of hearing: July 28, 2016 Recording ID#72816Taylor

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 4.67 acre parcel.

The appellant stated on the petition that there are wetlands on the property. It was listed for sale over the past few years and there was one offer of \$430,000 for three adjacent parcels [109591-000, 109700-000 and 109710-000]. The offer was contingent on a wetlands study. The prior years' value was \$127,300. The environmental description and restrictions severally restricts use of the property.

The appellant requested a value of \$143.

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 \$127,300 as of January 1, 2015.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TAYLOR, JAMES & TAYLOR, KAREN ETAL

James & Karen Taylor
21721 129th Court SE
Kent, WA 98031

ACCOUNT NUMBER: 109710-000

PROPERTY LOCATION: Beaver Garden TTS 1st Addn #1 Lot 8
Vancouver, WA

PETITION: 812

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:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 457,402	\$ 127,233
Improvements	\$ 0	\$
Personal property		
Minerals		
ASSESSED VALUE	\$ 457,402	BOE VALUE \$ 127,233

Date of hearing: July 28, 2016 Recording ID#72816Taylor

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

Attendees:

Board of Equalization Members:
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John Marks
Lisa Bodner

Appellant:
None

Assessor:
None

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 4.67 acre parcel.

The appellant stated on the petition that there are wetlands on the property. It was listed for sale over the past few years and there was one offer of \$430,000 for three adjacent parcels [109591-000, 109700-000 and 109710-000]. The offer was contingent on a wetlands study. The prior years' value was \$127,233. The environmental description and restrictions severally restricts use of the property.

The appellant requested a value of \$143.

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 \$127,233 as of January 1, 2015.

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

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