

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PATTISON, CARRIE G.

Carrie Pattison
2919 SE 2nd Avenue
Camas, WA 98607

ACCOUNT NUMBER: 85793-002

PROPERTY LOCATION: 1506 NW 10th Avenue
Camas, WA

PETITION: 837

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	\$ 88,970	\$ 88,970
Improvements	\$ 83,267	\$ 49,030
Personal property		
Minerals		
ASSESSED VALUE	\$ 172,237	BOE VALUE \$ 138,000

Date of hearing: August 11, 2016 Recording ID#81116Pattison837

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

Appellant:
Carrie Pattison and her father Wayne Pattison

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 544 square feet per unit, built in 1948 and is of fair minus quality construction located on .16 acres.

The appellant stated that she purchased this property in August of 2013 for \$124,000. She has painted the outside of the building but that is the only repair she has made. The bedroom is basically an added on shed on each unit. Her valuation increased 74% most likely because it is surrounded by large high value homes.

The appellant requested a value of \$140,000.

The assessor provided no information. In 2014 the assessor adjusted the original value to the trended sale price of \$127,745. The 2014 value of \$127,745 trended to 2015 at 7.76% is \$138,000.

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 \$138,000 as of January 1, 2015.

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

Mailed on August 18, 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.

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PATTISON, WAYNE L & PATTISON, LYNETTE M

Wayne & Lynette Pattison
2919 SE 2nd Avenue
Camas, WA 98607

ACCOUNT NUMBER: 91045-860

PROPERTY LOCATION: 2919 SE 2nd Avenue
Camas, WA

PETITION: 838

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	\$ 73,501	\$ 73,501
Improvements	\$ 96,678	\$ 73,499
Personal property		
Minerals		
ASSESSED VALUE	\$ 170,179	BOE VALUE \$ 147,000

Date of hearing: August 11, 2016 Recording ID#81116Pattison838

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

Appellant:
Wayne Pattison and his daughter Carrie Pattison

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is 1.5 story residence with 1,104 square feet, built in 1946 and is of fair plus quality construction located on .22 acres.

The appellant stated that this home does not have living space upstairs. It is a narrow attic space. There are not 4 bedrooms as the assessor has listed, only two bedrooms and one bathroom. There is no basement at all. There are similar houses in the area that have added dormers upstairs which gives the ability to use the space for bedrooms. One of these properties is #91045-888. In addition, other properties have improved the garage to include living space above the garage. The 2014 value set by the Board of Equalization of \$136,500 trended forward at 7.76% would be \$147,000.

The appellant requested a value of \$145,645.

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 \$147,000 as of January 1, 2015.

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

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

Daniel C. Weaver, Chairman

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August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TREES, PAMELA J & CHAMBERLIN, DIANNE M

Pamela Trees & Dianne Chamberlin
403 SE 4th Street
Battle Ground, WA 98604

ACCOUNT NUMBER: 91057-075

PROPERTY LOCATION: 403 SE 4th Street
Battle Ground, WA

PETITION: 842

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	\$ 113,225	\$ 113,225
Improvements	\$ 199,778	\$ 165,775
Personal property		
Minerals		
ASSESSED VALUE	\$ 313,003	BOE VALUE \$ 279,000

Date of hearing: August 11, 2016 Recording ID81116TreesChamberlin

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

Appellant:
Pamela Trees and Dianne Chamberlin

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued FACTS AND FINDINGS

The subject property is a ranch style residence with 1,402 square feet and a 1,116 square foot daylight finished basement, built in 1958 and is average quality construction located on 1.25 acres.

The appellant stated that the house was purchased for \$295,000 in May of 2015 but it has more problems that require fixing to get it up to the market value they paid. The home inspection they paid for did not show all of the issues with the home. A list of needed repairs was submitted. Some repairs are complete and some are still needed. They have spent \$16,200 on a heat pump, chimney and fireplace repair, as well as gutters and flashing on the roof. They now have a contract with Rapid Remodeling to do the kitchen for \$63,000 and the 2 bathrooms for \$22,000. For future appeals the appellant needs to provide copies of the contract with sufficient detail to determine the value of necessary "costs to cure" verses costs for cosmetic purposes.

The appellant requested a value of \$217,300.

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 \$279,000 as of January 1, 2015.

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

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

Daniel C. Weaver, Chairman

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August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ABE, SARA R & ABE, RYAN M

Ryan & Sara Abe
3202 NE Petticoat Lane
Vancouver, WA 98661

ACCOUNT NUMBER: 100160-000

PROPERTY LOCATION: 3202 NE Petticoat Lane
Vancouver, WA

PETITION: 847

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	\$ 140,787	\$ 140,787
Improvements	\$ 87,284	\$ 22,713
Personal property		
Minerals		
ASSESSED VALUE	\$ 228,071	BOE VALUE \$ 163,500

Date of hearing: August 11, 2016 Recording ID#81116Abe

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

Appellant:
None

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,026 square feet, built in 1915 and is of fair plus quality construction located on 1.01 acres.

The appellant stated that the home was purchased in April of 2015 for \$163,500. An appraisal done by Jeffrey Shull of NW Valuation Group, LLC was completed April 22, 2015 and showed a value of \$165,000.

The appellant requested a value of \$167,833.

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 \$163,500 (purchase price) as of January 1, 2015.

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

Mailed on August 18, 2016
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LEWIS, JASON C.

Jason Lewis
2736 NW Fargo Street
Camas, WA 98607

ACCOUNT NUMBER: 92232-200

PROPERTY LOCATION: 2736 NW Fargo Street
Camas, WA

PETITION: 848

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	\$ 97,500	\$ 97,500
Improvements	\$ 405,757	\$ 302,500
Personal property		
Minerals		
ASSESSED VALUE	\$ 503,257	BOE VALUE \$ 400,000

Date of hearing: August 11, 2016 Recording ID#81116Lewis

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

Appellant:
None

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,312 square feet, built in 2005 and is of good plus quality construction located on .25 acres.

The appellant stated that the home was purchased in August 2015 for \$400,000. An appraisal done by Edmon T. Beyrooty on August 14, 2015 shows a value of \$438,000.

The appellant requested a value of \$438,000.

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 \$400,000 (purchase price) as of January 1, 2015.

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

Mailed on August 18, 2016
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DOONEY, JAMES P & DOONEY, MARY N

James & Mary Dooney
1510 NW 80th Street
Vancouver, WA 98665

ACCOUNT NUMBER: 98283-278

PROPERTY LOCATION: 1510 NW 80th Street
Vancouver, WA

PETITION: 852

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	\$ 147,000	\$ 147,000
Improvements	\$ 452,469	\$ 323,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 599,469	BOE VALUE \$ 470,000

Date of hearing: August 11, 2016 Recording ID#81116Dooney

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

Appellant:
James & Mary Dooney

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 5,168 square feet, built in 1988 and is of good quality construction located on .26 acres.

The appellant stated that they purchased the property in September of 2015 for \$470,000. An appraisal done by Kevin Smith on September 1, 2015 shows a value of \$519,000. The purchase price allows for necessary repairs to the structure. So far they have replaced the flooring for \$24,984 and the furnace for \$14,135. There are still numerous items to fix.

The appellant requested a value of \$470,000.

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 \$470,000 (purchase price) 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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August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: FROMHERZ, PATRICK & MELISSA

Patrick & Melissa Fromherz
6105 NE 124th Street
Vancouver, WA 98686

ACCOUNT NUMBER: 198853-000

PROPERTY LOCATION: 6105 NE 124th Street
Vancouver, WA

PETITION: 851

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	\$ 190,285	\$ 190,285
Improvements	\$ 212,967	\$ 109,715
Personal property		
Minerals		
ASSESSED VALUE	\$ 403,252	BOE VALUE \$ 300,000

Date of hearing: August 11, 2016 Recording ID#81116Fromherz

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

Appellant:
Patrick Fromherz

Assessor:
None

August 18, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,456 square feet with a 1,456 square foot daylight finished basement, built in 1960 and is of average quality construction located on 3 acres.

The appellant stated that they purchased the home in September of 2015 for \$376,500. They believed it was a 5 bedroom, 2,912 square foot home. Once the septic tank started leaking, they found out that not only is the septic undersized for a 5 bedroom home, but the basement remodel done by the previous owner was not up to code and therefore the two basement bedrooms are not permitted. They cannot sell as they have a noncompliant septic system and the basement must be permitted and completed to code. It will cost approximately \$80,000 to fix the septic and the basement. There is currently legal action pending against the previous seller.

The appellant requested a value of \$249,000.

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 \$300,000 (purchase price less cost to cure) as of January 1, 2015.

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

Mailed on August 18, 2016
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

Daniel C. Weaver, Chairman

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August 18, 2016