

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: GEORGEADES, PAUL G & TERRY TRUST

Terry Georgeades
123 NW 95th Circle
Vancouver, WA 98665

ACCOUNT NUMBER: 029373-110

PROPERTY LOCATION: 1603 Murton Street
Vancouver, WA

PETITION: 854

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	\$ 67,471	\$ 67,471
Improvements	\$ 105,884	\$ 105,884
Personal property		
Minerals		
ASSESSED VALUE	\$ 173,355	BOE VALUE \$ 173,355

Date of hearing: August 23, 2016 Recording ID#82316Georgeades

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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 840 square feet per unit, built in 1972 and is of fair quality construction located on .13 acres.

The appellant stated that the property was put on the market with Realty Pro last year and only one \$90,000 offer was received. This is because there are numerous repairs that need to be made such as the roof leaks, rotted bathrooms, new plumbing and many other things. There were no contractor bids submitted or other evidence.

The appellant requested a value of \$100,000 for the land.

The assessor provided no information.

DECISION

The Board, after carefully reviewing the information 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 \$173,355 as of January 1, 2015.

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

Mailed on August 29, 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.

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August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STAPLES, LES & MOLLY

Les & Molly Staples
9515 NE 312th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 136916-000

PROPERTY LOCATION: 9515 NE 312th Avenue
Camas, WA

PETITION: 855

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	\$ 158,750	\$ 158,750
Improvements	\$ 408,551	\$ 324,050
Personal property		
Minerals		
ASSESSED VALUE	\$ 567,301	BOE VALUE \$ 482,800

Date of hearing: August 23, 2016 Recording ID#82316Staples

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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is ranch style residence with 2,570 square feet with a 679 square foot daylight finished basement, built in 2003 and is of good quality construction located on 5 acres.

The appellant stated that they purchased the home in September of 2015 for \$482,800. An appraisal done by Betty Pollock of Northwest Residential Appraisal, Inc. conducted in September 2015 shows a value of \$483,000.

The appellant requested a value of \$483,000.

The assessor provided no information.

DECISION

The Board, after carefully reviewing the information 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 \$482,800 (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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PRANE, JADA & WOOLFE, RICHARD (C/B)

Jada Prane & Richard Woolfe
36292 Graves Lane
Springfield, OR 97478

ACCOUNT NUMBER: 126935-000

PROPERTY LOCATION: 19910 SE Brady Road
Camas, WA

PETITION: 856

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	\$ 134,016	\$ 59,275
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
ASSESSED VALUE	\$ 134,016	BOE VALUE \$ 59,275

Date of hearing: August 23, 2016 Recording ID82316Prane Woolfe

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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued
FACTS AND FINDINGS

The subject property is a .77 acre parcel of land.

The appellant stated on the petition that the property was purchased for \$56,200 in August of 2014. The Clark County Board of Equalization set the value in 2014 to the purchase price \$56,200. Nothing has changed with the property. There are still debilitating site features that may render the parcel undevelopable.

The appellant requested a value of \$59,275.

The assessor provided no information.

DECISION

The Board, after carefully reviewing the information 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 \$59,275 as of January 1, 2015.

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

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1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MOINI, MAX M

Max Moini
2946 NW 11th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 92233-110

PROPERTY LOCATION: 2946 NW 11th Avenue
Camas, WA

PETITION: 857

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	\$ 206,500	\$ 206,500
Improvements	\$ 334,520	\$ 293,500
Personal property		
Minerals		
ASSESSED VALUE	\$ 541,020	BOE VALUE \$ 500,000

Date of hearing: August 23, 2016 Recording ID#82316Moini

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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,407 square feet with a 627 square foot daylight finished basement, built in 1994 and is of good quality construction located on .33 acres.

The appellant stated that there were two nearby comparable sales [#92233-038, \$535,000 sold in December of 2014; & #127363-044, \$525,934; sold in September 2014]. These homes are newer and have more square footage than the subject property.

The appellant requested a value of \$407,000.

The assessor provided no information.

Based on the comparable sales minus a 5% factor for age and size the Board finds \$500,000 to be appropriate.

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 \$500,000 as of January 1, 2015.

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

Mailed on August 29, 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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CROWLEY, COREY R

Corey Crowley
16017 NE 270th Street
Battle Ground, WA 98604

ACCOUNT NUMBER: 226299-000

PROPERTY LOCATION: 16017 NE 270th Street
Battle Ground, WA

PETITION: 853B1

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	\$ 163,824	\$ 163,824
Improvements	\$ 195,729	\$ 195,729
Personal property		
Minerals		
ASSESSED VALUE	\$ 359,553	BOE VALUE \$ 359,553

Date of hearing: August 23, 2016 Recording ID#82316Crowley

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:
Corey Crowley

Assessor:
Debbie Jeter

August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 5 acre parcel.

Mr. Crowley was denied being in the Current Use Farm and Agricultural Land program due to the fact that the four acres out of the five are not being use to grow pumpkins at this point therefore this does not qualify for the program. Mr. Crowley was under the impression that the program allowed for what the acreage could be turned into.

The appellant requested to be placed into the Current Use Farm and Agricultural Land program.

The assessor provided information explaining the Current Use Farm and Agricultural Land program and the requirement of 1 acre for the homestead and the rest of the acreage needs to be farmed.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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.

Denial of acceptance into the Current Use Farm and Agricultural Land program is sustained.

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

Mailed on August 29, 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 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TWO B'S PROPERTIES, LLC

Shannon Benshoof
PO Box 643
Ridgefield, WA 98642

ACCOUNT NUMBER: 14911-000

PROPERTY LOCATION: 3605 F Street
Vancouver, WA

PETITION: 844

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	\$ 95,000	\$ 95,000
Improvements	\$ 100,818	\$ 75,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 195,818	BOE VALUE \$ 170,000

Date of hearing: August 23, 2016 Recording ID#82316TwoB

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:
Shannon Benshoof

Assessor:
None

August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 780 square feet per unit, built in 1969 and is of fair quality construction located on .11 acres.

The appellant stated that they purchased the property in November of 2015 for \$170,000. No improvements have been made to the structure. An appraisal was conducted in October 2015 by Sheryl Emter of Home Appraisal Source which valued the property at \$189,000.

The appellant requested a value of \$170,000.

The assessor provided no information.

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 \$170,000 (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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August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TWO B'S PROPERTIES, LLC

Shannon Benshoof
PO Box 643
Ridgefield, WA 98642

ACCOUNT NUMBER: 14920-000

PROPERTY LOCATION: 3609 F Street
Vancouver, WA

PETITION: 845

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	\$ 95,000	\$ 95,000
Improvements	\$ 100,818	\$ 75,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 195,818	BOE VALUE \$ 170,000

Date of hearing: August 23, 2016 Recording ID#82316TwoB

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:
Shannon Benshoof

Assessor:
None

August 29, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 780 square feet per unit, built in 1969 and is of fair quality construction located on .11 acres.

The appellant stated that they purchased the property in November of 2015 for \$170,000. No improvements have been made to the structure. An appraisal was conducted in October 2015 by Sheryl Emter of Home Appraisal Source which valued the property at \$189,000.

The appellant requested a value of \$170,000.

The assessor provided no information.

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 \$170,000 (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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