

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MASON, DAVID & MASON, VERLEE

David & Verlee Mason
510 NW 253rd Street
Ridgefield, WA 98642

ACCOUNT NUMBER: 215412-000

PROPERTY LOCATION: 510 NW 253rd Street
Ridgefield, WA

PETITION: 11

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 214,550	\$ 214,550	
Improvements	\$ 970,304	\$ 535,450	
Personal property			
Minerals			
ASSESSED VALUE	\$ 1,184,854	BOE VALUE	\$ 750,000

Date of hearing: October 26, 2016 Recording ID#102616Mason

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:
David & Verlee Mason

Assessor:
None

November 3, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a multi-story residence with 4,808 square feet, built in 2005 and is of very good plus quality construction located on 5 acres.

The appellants stated they had an appraisal completed on April 15, 2016. The appraisal was performed by Kitty L. Hardy of Appraisal Group showing a value of \$750,000 as of April 28, 2016.

The appellant requested a value of \$750,000.

The assessor provided 192 comparable sales adjusted only for time and an unaccepted stipulation letter keeping the assessment the same.

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 \$750,000 as of January 1, 2016.

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

Mailed on November 3, 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.

November 3, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: GOLOSINSKIY, STANISLAV & GOLOSINSKIY,
LYUBOV

Stan & Lyubov Golosinskiy
14608 NE 170th Street
Brush Prairie, WA 98606

ACCOUNT NUMBER: 195017-000

PROPERTY LOCATION: 14608 NE 170th Street
Brush Prairie, WA

PETITION: 12

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 221,619	\$ 221,619
Improvements	\$ 606,303	\$ 369,381
Personal property		
Minerals		
ASSESSED VALUE	\$ 827,922	BOE VALUE \$ 591,000

Date of hearing: October 26, 2016 Recording ID#102616Golosinskiy

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:
Stan Golosinskiy

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,792 square feet, built in 2006 and is of very good plus quality construction. There is also a ranch style manufactured home with 1,424 square feet, built in 1982 and is of average construction quality and both are located on 7.03 acres.

The appellant stated he had an appraisal completed on January 28, 2016. The appraisal was performed by Vladislav Grebyonkin of VB Appraisals showing a value of \$591,000 as of January 28, 2016.

The appellant requested a value of \$591,000.

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 \$591,000 as of January 1, 2016.

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

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The Board of Equalization
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Vancouver, WA 98666-5000
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November 3, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CARROLL, RENE

Rene Carroll
PO Box 322
Washougal, WA 98671

ACCOUNT NUMBER: 133029-000

PROPERTY LOCATION: Lot #7 Section 10 T1N R4E WM 4.44 Acres
Washougal, WA

PETITION: 18

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 181,337	\$ 70,000
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
ASSESSED VALUE	\$ 181,337	BOE VALUE \$ 70,000

Date of hearing: October 26, 2016 Recording ID#102616Carroll

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:
Rene Carroll and Roger Daniels (Real Estate Agent)

Assessor:
None

November 3, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 4.44 acre parcel of land located at Lot #7, Section 10, Township 1 North, Range 4 East of the Willamette Meridian.

The appellant and Mr. Daniels stated that this parcel is not accessible and would be extremely expensive to create an access. It is basically a canyon with a creek running through it along with riparian habitat that constitutes substantial setbacks. The subject parcel does not lend itself to being built upon.

The appellant requested a value of \$70,000.

The assessor provided 153 sales adjusted only for time and an unaccepted stipulation letter recommending a value of \$164,837.

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 \$70,000 as of January 1, 2016.

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

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Vancouver, WA 98666-5000
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November 3, 2016

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PETERSON, RHONDA S

Rhonda Peterson
2621 NE 152nd Circle
Vancouver, WA 98686

ACCOUNT NUMBER: 117890-584

PROPERTY LOCATION: 2621 NE 152nd Circle
Vancouver, WA

PETITION: 19

ASSESSMENT YEAR: 2016 (Valued January 1, 2016)

TAXES PAYABLE IN: 2017

The Board of Equalization for Clark County Washington was duly convened on July 15, 2016 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	\$ 205,651	\$ 192,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 300,651	BOE VALUE \$ 287,000

Date of hearing: October 26, 2016 Recording ID#102616Peterson

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:
Rhonda Peterson

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a split level residence with 1,554 square feet and a 912 square foot basement, built in 1979 and is of average plus construction quality located on .319 acre.

The appellant had an appraisal completed in September of 2015. James A. Matteo of Columbia Appraisal Group, Inc. performed the appraisal, showing a value of \$287,000 as September 21, 2015.

The appellant requested a value of \$264,393.

The assessor provided 157 sales adjusted only for time and an unaccepted stipulation letter recommending a value of \$292,510.

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 \$287,000 as of January 1, 2016.

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