

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

**PROPERTY OWNER:** JOHN BONIFES M & ANTONIDASS, CASSILDA

John Bonifes & Cassilda Antonidass  
19818 SE 9<sup>th</sup> Street  
Camas, WA 98607

**ACCOUNT NUMBER:** 177496-208

**PROPERTY LOCATION:** 19818 SE 9<sup>th</sup> Street  
Camas, WA

**PETITION:** 20

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 195,000	\$ 195,000
Improvements	\$ 389,618	\$ 370,000
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 584,618</b>	<b>BOE VALUE \$ 565,000</b>

Date of hearing: October 27, 2016 Recording ID#102716B&A

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:  
Cassilda Antonidass by teleconference

Assessor:  
None

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 3,068 square feet, built in 2001 and is of good quality construction located on .236 acres.

The appellant that they purchased the home in April of 2016. An appraisal performed by Lisa Hammon of Salmon Creek Appraisals showed a value of \$565,000 as of March 31, 2016.

The appellant requested a value of \$565,000.

The assessor provided 337 comparable sales adjusted only for time as well as a cover letter keeping the assessment the same. The comparable list highlighted 3 sales that support the value requested by the appellant.

## 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 \$565,000 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

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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.**

November 3, 2016

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

**PROPERTY OWNER:** JACOBS, BENJAMIN J & HOLLY G TRUSTEES

Benjamin & Holly Jacobs Trustee  
1241 NW Deerfern Street  
Camas, WA 98607

**ACCOUNT NUMBER:** 125662-032

**PROPERTY LOCATION:** 1241 NW Deerfern Street  
Camas, WA

**PETITION:** 22

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 158,600	\$ 158,600
Improvements	\$ 711,643	\$ 674,930
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 870,243</b>	<b>BOE VALUE \$ 833,530</b>

Date of hearing: October 27, 2016 Recording ID#102716Jacobs

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

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a two story residence with 4,401 square feet with a 1,704 square foot daylight basement, built in 2003 and is of very good minus quality construction on .33 acres.

The appellant stated on the petition that the assessment is not reflective of the recent sales in their neighborhood. Comparable sales submitted are [#125606-042, \$700,000; #125606-088, \$755,000; and #125662-080, \$661,250]. An appraisal was submitted from October 30, 2012 performed by Ronald Anderson showing a value of \$675,000.

The appellant requested a value of \$810,000.

The assessor provided no information.

Property #125606-088 most closely compares to the subject property in size, configuration and quality and reflects a price per square foot of \$190. Using the value of \$190 per square foot produces a value for the subject property of \$833,530.

## 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 \$833,530 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

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Daniel C. Weaver, Chairman

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November 3, 2016

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

**PROPERTY OWNER:** GIBSON, JOHN W & GIBSON, DEBBIE R TRUSTEES

John & Debbie Gibson  
22113 NE 124<sup>th</sup> Circle  
Brush Prairie, WA 98606

**ACCOUNT NUMBER:** 206930-000

**PROPERTY LOCATION:** 22113 NE 124<sup>th</sup> Circle  
Brush Prairie, WA

**PETITION:** 29

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 192,866	\$ 192,866
Improvements	\$ 634,386	\$ 498,134
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 827,252</b>	<b>BOE VALUE \$ 691,000</b>

Date of hearing: October 27, 2016 Recording ID#102716Gibson

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:  
John Gibson

Assessor:  
None

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,972 square feet and a 1,496 square foot basement, built in 1993 and is of very good quality construction located on 5.15 acres.

Mr. Weaver, after swearing in the appellant, recused himself from the proceeding because of potential conflict of interest and Lisa Bodner, vice-chair conducted the hearing.

The appellant stated he has had to appeal several years in a row now in order to prove he is being over assessed. He submitted 6 comparable sales [#206921-000, \$585,000; #202120-000, \$429,900; #204008-030, \$499,000; #202307-014, \$650,000; #986028-293, \$380,000; 206925-000, \$737,610]. The assessor discounted the first 5 properties since they were sold in 2014. The last property (#206925-000) sold in September of 2016, has 5,680 square feet and is very near the appellant property in the Hockinson area.

The appellant requested a value of \$650,000. The 2014 value adjusted by the increase index for 2015 of 11.52% provides a value of \$691,000 for January 1, 2016.

The assessor provided 192 sales adjusted only for time, an unaccepted stipulation letter and highlighted 9 properties that most closely compare to the subject property. The appellant provided a discussion of the attributes of the various properties and reasoning as to why the properties do not compare to the subject property.

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

continued

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 \$691,000 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

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Lisa Bodner, Vice Chairman

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November 3, 2016

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

**PROPERTY OWNER:** OURY, STEPHANIE

Stephanie Oury  
20010 SE 3<sup>rd</sup> Circle  
Camas, WA 98607

**ACCOUNT NUMBER:** 177496-462

**PROPERTY LOCATION:** 20010 SE 3<sup>rd</sup> Circle  
Camas, WA

**PETITION:** 30

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 220,350	\$ 220,350
Improvements	\$ 458,301	\$ 329,650
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 678,651</b>	<b>BOE VALUE \$ 550,000</b>

Date of hearing: October 27, 2016 Recording ID#102716 Oury

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

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a two story residence with 4,342 square feet, built in 1989, and is of good quality construction located on .4361 acres.

The appellant stated on the petition that the subject property was purchased in October 2015 for \$510,000 and it was in major disrepair. They have done some of the work but there is much more. There is mold, a bad roof, and other items that were missed in the inspection. The subject is an older home and is surrounded by much newer homes.

The appellant requested a value of \$550,000.

The assessor provided 337 sales adjusted only for time and a unaccepted stipulation letter recommending a value of \$657,280. The list of properties support a value of \$550,000.

## 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 \$550,000 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

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Daniel C. Weaver, Chairman

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November 3, 2016

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

**PROPERTY OWNER:** JACKSON, LAWRENCE & JACKSON, BEVERLY A

Lawrence & Beverly Jackson  
19101 NE 102<sup>nd</sup> Avenue  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 986028-007

**PROPERTY LOCATION:** Jackson Homestead Lot 1  
Battle Ground, WA

**PETITION:** 23

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 127,942	\$ 127,942
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 127,942</b>	<b>BOE VALUE \$ 127,942</b>

Date of hearing: October 27, 2016 Recording ID#102716Jackson23&24

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:  
Larry Jackson

Assessor:  
None

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 1.04 acre parcel of land.

The appellant stated that another increase of 6.6% is too much. He has not developed or changed the property. There was no other evidence submitted.

The appellant requested a value of \$118,000.

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 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 \$127,942 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

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Daniel C. Weaver, Chairman

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November 3, 2016

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

**PROPERTY OWNER:** JACKSON, LAWRENCE & JACKSON, BEVERLY A

Lawrence & Beverly Jackson  
19101 NE 102<sup>nd</sup> Avenue  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 193770-000

**PROPERTY LOCATION:** #1 Lot 2 SP1-918  
Battle Ground, WA

**PETITION:** 24

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 13,677	\$ 13,677
Improvements	\$ 0	\$ 0
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 13,677</b>	<b>BOE VALUE \$ 13,677</b>

Date of hearing: October 27, 2016 Recording ID#102716Jackson23&24

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:  
Larry Jackson

Assessor:  
None

November 3, 2016

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

continued

**FACTS AND FINDINGS**

The subject property is a .12 acre parcel of land.

The appellant stated that a neighbor had put an outbuilding and some arborvitae on part of this property and is now trying to take the parcel thru adverse possession. He also stated that another increase of 6.6% is too much. There was no other evidence submitted.

The appellant requested a value of \$13,259.

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 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 \$13,677 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

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Daniel C. Weaver, Chairman

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November 3, 2016

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

**PROPERTY OWNER:** JACKSON, LAWRENCE & JACKSON, JANNELLE

Lawrence & Janelle Jackson  
19101 NE 102<sup>nd</sup> Avenue  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 986028-009

**PROPERTY LOCATION:** 19101 NE 102<sup>nd</sup> Avenue  
Battle Ground, WA

**PETITION:** 25

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 128,240	\$ 128,240
Improvements	\$ 436,249	\$ 436,249
Personal property		
Minerals		
<b>ASSESSED VALUE</b>	<b>\$ 564,489</b>	<b>BOE VALUE \$ 564,489</b>

Date of hearing: October 27, 2016 Recording ID#102716Jackson25

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:  
Larry Jackson

Assessor:  
None

November 3, 2016

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,738 square feet, built in 2013, is of good quality construction located on 1.1 acres.

The appellant stated that nothing has changed since the home was built. There is impervious road, paved roads and there is distance to the mailbox. There is no curb appeal. A 7% increase in land value and 9% in structure value is unwarranted. There was no other evidence submitted.

The appellant requested a value of \$505,859.

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 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 \$564,489 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

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Daniel C. Weaver, Chairman

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November 3, 2016