

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: JEWITT, PHILLIP J TRUSTEE

Phillip Jewitt
9503 NW 17th Avenue
Vancouver, WA 98665

ACCOUNT NUMBER: 98141-178

PROPERTY LOCATION: 9503 NW 17th Avenue
Vancouver, WA

PETITION: 196

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	\$ 75,000	\$ 75,000
Improvements	\$ 135,352	\$ 135,352
Personal property		
Minerals		
ASSESSED VALUE	\$ 210,352	BOE VALUE \$ 210,352

Date of hearing: January 25, 2017 Recording ID#1252017Jewitt

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:
Phillip Jewitt

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,216 square feet, built in 1974 and is of fair quality construction located on .1714 acres.

The appellant stated that he wanted to apply for the 30% Homeowners Exemption as he wanted tax relief due to extensive remodeling needed on the home. He said he was told he could not apply since the renovating was complete last year. He has several health issues and needed to have the house in a state that he can stay there. The relief provision is available only if applied for before the remodeling is completed. The appellant also provided an appraisal performed by Christopher Young of Appraisals Plus, Inc. dated April 10, 2015 which showed a value of \$232,000.

The appellant requested a value of \$185,621.

The assessor provided a list of 64 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value.

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 \$210,352 as of January 1, 2016.

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

Mailed on January 30, 2017
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.

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SALISBURY, KENNETH & JANEL

Kenneth & Janel Salisbury
38110 NE 89th Court
La Center, WA 98629

ACCOUNT NUMBER: 263699-010

PROPERTY LOCATION: 38110 NE 89th Court
La Center, WA

PETITION: 197

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	\$ 140,148	\$ 140,148
Improvements	\$ 532,181	\$ 398,852
Personal property		
Minerals		
ASSESSED VALUE	\$ 672,329	BOE VALUE \$ 539,000

Date of hearing: January 25, 2017 Recording ID#1242017Salisbury

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

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 2 story residence with 4,134 square feet, built in 2006 and is of average quality construction on 4.97 acres.

The appellants stated on the petition that the property was purchased in September 2015 for \$473,900. It was also stated that an appraisal was performed by Jamie Renner in September of 2015 showing a value of \$539,147.00 but it was not submitted.

The appellant requested a value of \$473,900.

The assessor provided a cover letter recommending changing the assessed value to the appraisal value listed on the petition.

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 \$539,000 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
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DAWSON, BRIAN & DAWSON, CHRISTINA

Brian & Christina Dawson
2908 SE 297th Avenue
Washougal, WA 98671

ACCOUNT NUMBER: 130976-005

PROPERTY LOCATION: 2908 SE 297th Avenue
Washougal, WA

PETITION: 200

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	\$ 118,614	\$ 118,614	
Improvements	\$ 1,038,924	\$ 867,066	
Personal property			
Minerals			
ASSESSED VALUE	\$ 1,157,538	BOE VALUE	\$ 985,680

Date of hearing: January 25, 2017 RecordingID#1252017Dawson

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:
Brian & Christina Dawson

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,633 square feet with a 3,250 square foot basement, built in 2005 and is of good quality construction located on 1.22 acres.

The appellant stated that they had an appraisal completed by Matthew J. Frey of M&M Appraisal in January of 2015 showing a value of \$932,000. They have also lost about 18 of their 50-60 foot fir trees in their back yard that were a buffer/screen. The property behind them is now in the process of being developed as high density residential which they feel will further decrease their property value. The appraisal value adjusted forward for time at a discounted rate for high value homes provides a value of \$985,680

The appellant requested a value of \$913,386.

The assessor provided a list of 4 sales adjusted only for time and a cover letter recommending keeping the assessed value 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 \$985,680 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
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337

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January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ANDERSON, HARRY E JR & ANDERSON, CAROL

Harry & Carol Anderson
1719 NW Trillium Lane
Vancouver, WA 98663

ACCOUNT NUMBER: 37919-740

PROPERTY LOCATION: 1719 NW Trillium Lane
Vancouver, WA

PETITION: 202

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	\$ 135,128	\$ 135,128
Improvements	\$ 310,582	\$ 256,184
Personal property		
Minerals		
ASSESSED VALUE	\$ 445,710	BOE VALUE \$ 391,312

Date of hearing: January 25, 2017 Recording ID#1252017Anderson

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:
Harry & Carol Anderson

Assessor:
None

January 30, 2017

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,932 square feet with a 1,452 square foot basement, built in 1971 and is of average plus quality construction located on .42 acres.

The appellant stated that there have been no major improvements or additions to their home since it was built in 1970. The land has shear drop offs and encroaching wild blackberry bushes so there is no room for any outbuildings. They have had a fire on the wild grass caused by a train spark. There is also the issue of 100 coal trains passing daily. The coal dust pollutes the atmosphere and is a hindrance to their health and if there was a derailment or explosion their property would be affected greatly. Only one comparable sale was submitted [#37922-054 which sold for \$370,000 in May of 2015.]

The appellant requested a value of \$333,000.

The assessor provided a list of 3 sales adjusted only for time and a cover letter recommending keeping the assessed value the same. Assessor property #037919-204 has an adjusted sale price of \$382,295, assessor property #037918-866 has an adjusted sale price of \$389,050 and appellant property #37922-054 has an adjusted sale price of \$391,312.

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 \$391,312 as of January 1, 2016.

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

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