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CLARK COUNTY
WASHINGTON

1300 Franklin Street, Suite 650 • PO Box 5000 • Vancouver, WA 98666-5000 • tel: [360] 397-2337 • fax: [360] 397-6162 • boe@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: FAROOQUI, SALVAN M & FAROOQUI, MARSHA

Salvan & Marsha Farooqui
1945 NW 7th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 83144-006

PROPERTY LOCATION: 1945 NW 7th Avenue
Camas, WA

PETITION: 456

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	\$ 140,000	\$ 140,000
Improvements	\$ 698,044	\$ 662,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 838,044	BOE VALUE \$ 802,000

Date of hearing: April 25, 2017 Recording ID#04252017Farooqui

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:
Salvan Farooqui

Assessor:
None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 5,012 square feet and a 723 square foot basement, built in 2006 and is of very good quality construction located on .2833 acres.

The appellant stated that last years' increase was an increase of approximately 17% - \$120,000. This is a 44% increase over the last 3 years taking the value from \$583,623 to \$838,044. An appraisal performed by CoreLogic listed a value of \$636,000 as of March 24, 2015. He also felt that the lack of increase of the view properties across the street was not consistent with his increases.

The appellant requested a value of \$670,000. The 2015 value adjusted by the county wide average increase of 11.52% provides a value of \$802,000 (\$140 per square foot).

The assessor provided a list of 192 sales adjusted only for time, a 2017 property appraisal card, a scatter graph and a cover letter recommending no adjustment to the value. The list highlighted 3 properties ranging in value from \$769,496 to \$922,240 or \$127 to \$183 per square foot using the total square feet for main, upper and basement levels.

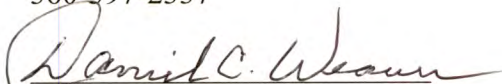
DECISION

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 \$802,000 as of January 1, 2016.

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

Mailed on May 1, 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.

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May 1, 2017



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WATKINS, DEMARCUS T SR & WATKINS, TIFFANY D

Demarcus & Tiffany Watkins
3108 NW 114th Circle
Vancouver, WA 98685

ACCOUNT NUMBER: 188662-006

PROPERTY LOCATION: 3108 NW 114th Circle
Vancouver, WA

PETITION: 459

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	\$ 105,000	\$ 105,000
Improvements	\$ 220,441	\$ 170,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 325,441	BOE VALUE \$ 275,000

Date of hearing: April 25, 2017 Recording ID#04252017Watkins

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:
Demarcus Watkins

Assessor:
None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,208 square feet, built in 2003 and is of average construction quality located on .176 acres.

The appellant stated the computer system the assessor uses didn't select the best homes when valuing their property. The closer located homes were left out and they used older and farther away and more expensive homes. Ten comparable sales were submitted of which the appellant thought four (from the assessor list) were most relevant. The property identification, square feet and adjusted sale price are [#188662-010 with 2,516 square feet priced at \$258,432; #188913-100 with 2,372 square feet priced at \$336,168; #188684-046 with 2,036 square feet priced at \$262,580; and #188913-006 with 2,152 square feet priced at \$283,198]. An appraisal performed by Appraisal Valet lists a value of \$275,000 as of September 2014.

The appellant requested a value of \$275,000.

The assessor provided a list of 146 property sales adjusted only for time, a 2016 property information card, a scatter graph and a cover letter recommending no adjustment to the assessed value. Four properties on the list were highlighted that ranged in adjusted sales value from \$326,270 to \$361,781 and ranged in square footage from 2,122 to 2,532. The appellant however pointed out that the properties on line 8 (#188662-010 listed above) best represents the characteristics of their home and it is closer in proximity. In addition the other three properties listed above are closer and more representative to the subject property. They range in adjusted sale price from \$262,580 to \$336,168 and in square footage from 2,036 to 2,516.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

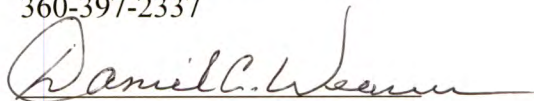
DECISION

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 \$275,000 as of January 1, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LEWIS, ALWYN & LEWIS, PAMELA

Alwyn & Pamela Lewis
8520 NE 69th Street
Vancouver, WA 98662

ACCOUNT NUMBER: 105522-480

PROPERTY LOCATION: 8520 NE 69th Street
Vancouver, WA

PETITION: 460

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	\$ 80,000	\$ 80,000
Improvements	\$ 360,683	\$ 301,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 440,683	BOE VALUE \$ 381,000

Date of hearing: April 25, 2017 Recording ID#04252017Lewis

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



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,920 square feet, built in 1990 and is of good quality construction located on .2518 acres.

The appellant stated on the petition that they purchased the home in May 2014 for \$335,000. Also, they mentioned that there were recent property appraisals by multiple institutions however none were submitted. The value from purchase price to January 1, 2016 trended for 2014 and 2015 approximates \$381,000.

The appellant requested a value of \$381,000.

The assessor provided a list of 17 sales adjusted only for time, a 2016 property appraisal information card, a scatter graph and a cover letter recommending no adjustment to the assessed value. Three properties on the assessor list (#105522-108, #10552-210 and #105522-266) have adjusted sales values ranging from \$374,919 to \$387,296 and square footage from 2,200 to 2,976.

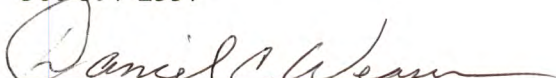
DECISION

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 \$381,000 as of January 1, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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May 1, 2017



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BALLARD, LISA ANN & LOWTHER, JOHN ALLEN IV

Lisa Ballard & John Lowther
610 NW View Ridge Lane
Camas, WA 98607

ACCOUNT NUMBER: 82990-498

PROPERTY LOCATION: 610 View Ridge Lane
Camas, WA

PETITION: 461

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	\$ 195,500	\$ 195,500
Improvements	\$ 334,127	\$ 304,500
Personal property		
Minerals		
ASSESSED VALUE	\$ 529,627	BOE VALUE \$ 500,000

Date of hearing: April 25, 2017 Recording ID#04252017Lowther

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 Lowther
- Assessor:
 - None

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,025 square feet with a 667 square foot basement, built in 1990 and is of good plus quality construction located on .1366 acres.

The appellant stated that they purchased the home for \$500,000 in October 2015. An appraisal was mentioned but not submitted. Four comparable sales were provided [#82990-476 with 2,572 square feet sold for \$445,000 in July 2016; #82990-615 with 3,841 square feet sold for \$630,000 in March 2015; #82990-468 with 3,362 square feet sold for \$595,000 in November 2015; and #82990-350 with 3,567 square feet sold for \$610,000 in July 2015].

The appellant requested a value of \$500,000.

The assessor provided a list of 63 sales adjusted only for time, a property information card for 2017, scatter graph and a cover letter recommending no adjustment to the assessed valuation. The assessor included the subject property in the listing of 63 properties which indicates the subject property was considered a valid sale for assessor valuation purposes.

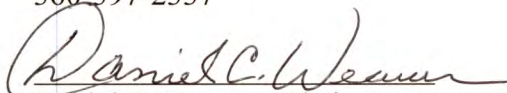
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and 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, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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May 1, 2017



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ARNDT, DAVID & ARNDT, JULIE

David & Julie Arndt
32717 NW 49th Road
Ridgefield, WA 98642

ACCOUNT NUMBER: 210126-000

PROPERTY LOCATION: 32717 NW 49th Road
Ridgefield, WA

PETITION: 463

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	\$ 163,386	\$ 163,386
Improvements	\$ 370,800	\$ 303,289
Personal property		
Minerals		
ASSESSED VALUE	\$ 534,186	BOE VALUE \$ 466,675

Date of hearing: April 25, 2017 Recording ID#04252017Arndt

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 Arndt

Assessor:
None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,639 square feet, built in 1998 and is of good minus quality construction located on 4.5 acres.

The appellant stated numerous repairs are necessary to bring the value of the subject property to the assessed value. There are issues with the barn foundation and walls as well. Seven comparable sales were submitted [#210374-000 with 2,521 square feet sold for \$385,000 in June 2015; #224823-000 with 3,753 square feet sold for \$383,500 in January 2015; #223030-000 with 2,739 square feet sold for \$450,000 in October 2016; #211914-000 with 4,141 square feet sold for \$480,000 in May 2015; #257632-000 with 2,220 square feet sold for \$490,000 in March 2016; #208867-000 with 2,296 square feet sold for \$537,000 in September 2015; and #210183-000 with 2,228 square feet sold for \$550,000 in August 2016]. Three of the properties (#223030-000, #211914-000 and #257632-000) most closely relate to the subject property.

The appellant requested a value of \$466,675.

The assessor provided a list of 107 sales adjusted only for time, a selected list of three comparable properties, a 2017 property appraisal card, a scatter graph and a cover letter recommending no adjustment to the assessed value.

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 \$466,675 as of January 1, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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May 1, 2017



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CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: COLES, VICKI L

Vicki Coles
1201 SE 80th Avenue
Vancouver, WA 98664

ACCOUNT NUMBER: 112534-006

PROPERTY LOCATION: 1201 SE 80th Avenue
Vancouver, WA

PETITION: 457

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	\$ 106,700	\$ 106,700
Improvements	\$ 155,074	\$ 155,074
Personal property		
Minerals		
ASSESSED VALUE	\$ 261,774	BOE VALUE \$ 231,774

Date of hearing: April 25, 2017 Recording ID#04252017Coles457

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:
Vicki Coles

Assessor:
None

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,857 square feet, built in 1955 and is of average quality construction located on .2 acres.

The appellant stated the home needs a new deck which is necessary for entrance to the home in the rear, the floors need refinishing and the interior and exterior needs paint. Comparable lots are assessed \$10,000 to \$20,000 less. Three comparable sales were submitted [#37911-043 sold for \$225,000 in May 2015; #37911-440 sold for \$245,000 in May 2015; and #37911-040 sold for \$246,500 in January 2016]. The appellants estimate to replace the decking is \$11,431 including tax, a bid for exterior paint from Five Star Painting for \$5,275.30, and Woodfloor Masters of Vancouver quoted a price of \$4.00 per square foot totaling \$5,030 to refinish the maple hardwood.

The appellant requested a value of \$231,338 on the original appeal but changed the requested value to \$76,700 for the land, \$134,338 for structure totaling \$211,038.

The assessor provided a cover letter recommending the assessed value to be adjusted to \$231,774.

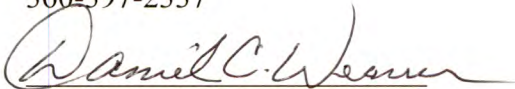
DECISION

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 \$231,774 as of January 1, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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May 1, 2017



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CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: COLES, VICKI L

Vicki Coles
1201 SE 80th Avenue
Vancouver, WA 98664

ACCOUNT NUMBER: 35770-034

PROPERTY LOCATION: 6605 SE Evergreen Highway
Vancouver, WA

PETITION: 458

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	\$ 114,100	\$ 114,100
Improvements	\$ 186,400	\$ 180,900
Personal property		
Minerals		
ASSESSED VALUE	\$ 300,500	BOE VALUE \$ 295,000

Date of hearing: April 25, 2017 Recording ID#04252017Coles458

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:
 - Vicki Coles
- Assessor:
 - None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,351 square feet with a 873 square foot basement, built in 1955 and is of average quality construction located on .52 acres.

The appellant stated the home is uninhabitable as there is no water, heat, and needs new paint inside and out as well as a balcony replacement. An appraisal (not submitted) was performed by B & D Appraisal in June of 2016 recommending a value of \$295,000.

The appellant requested a value of \$295,000.

The assessor provided a cover letter recommending an adjustment to the assessed value of \$295,000.

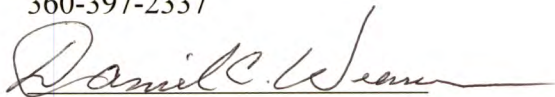
DECISION

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 \$295,000 as of January 1, 2016.

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

Mailed on May 1, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
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