



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PACIFIC NORTHWEST HOTELS MANAGEMENT LLC

Pacific NW Hotels Mgmt/Best Western Battle Ground
C/O Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: 91103-048

PROPERTY LOCATION: 1419 West Main Street
Battle Ground, WA

PETITION: 741

ASSESSMENT YEAR: 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	\$ 668,200	\$ 668,200
Improvements	\$ 3,515,450	\$ 3,213,861
Personal property		
ASSESSED VALUE	\$ 4,183,650	BOE VALUE \$ 3,882,061

Date of hearing: June 7, 2017 Recording ID# Pacific NW Hotels

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Board of Equalization Members:

- Daniel C. Weaver, Chairman
- John Marks
- Lisa Bodner

Appellant:

Agents: Mike DeSalvo, Tristan Mudd, Marcus Dupont of Tax Advisors

Assessor:

Mary Howells, Carla Simmons

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 46 room Best Western Plus Inn and Suites with 32,592 square feet and an 11,457 square foot ground floor retail space located on 1.4 acres.

The appellant's agent stated that the assessment exceeds market based on economic performance and local market sales as indicated on the valuation analysis. This property is independently owned and operated. The appellants agent produced an analysis of the actual operating data to develop a basis for valuing the property on the income approach. Using the Net Operating Income of \$291,157 divided by the unloaded capitalization rate of 8% proves an income approach value of \$3,431,450 after deducting the business personal property \$208,014.

The appellant requested a value of \$3,431,450.

The assessor's representatives stated that they agree with the majority of the income approach used by the appellant except for a few differences:

1. The percentage for the rooms/payroll of 33% used by the appellant is extraordinary for this facility. The assessor used 31% which is supported by the fact that the prior years ranged from 27.8% to 33.2% with only 2015 being above 31.1%.
2. The imputed franchise fee of 7.3% was not applied to the retail area.
3. The imputed FF&E reserve rate of 4.5% was not applied to the retail area.
4. Utility costs were changed from 10.4% to 9% because the cost for prior years ranged from 8.0% to 10.4% with only 2015 being above 8.9%.
5. The taxes were reduced to the actual amount of taxes paid of \$35,595.

The result is that the Net Operating Income (NOI) was increased to \$361,742. Using a capitalization rate of 8.0% produces a total value of \$4,521,777 less \$208,014 for personal property leaves a value for the real property of \$4,313,800. This value supports the assessed value of \$4,183,650.

The assessor also showed comparable properties for the hotel only and for commercial properties for the commercial part of the property. This method was not heavily relied upon by the assessor but produced a value of \$5,054,000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

The appellant suggested the following revisions to the assessor calculations:

1. Start with the assessor NOI of \$361,742.
2. Add back the \$35,595 of taxes used by the assessor and then use a fully loaded capitalization rate of 9.0624%.
3. Deduct a reserve for FF&E of 2% on the retail revenue or \$3,295.
4. Deduct a B&O tax of \$5,950 or roughly 5%.
5. Because the utility rate is relatively fixed based on occupancy it should be the actual based on 2015 of 10.4% instead of 9.0%. This reduces the assessor NOI by \$17,433.

The result of the changes above produces a NOI of \$370,659 and real property value of \$3,882,061 (using a fully loaded capitalization rate of 9.0624%) after deducting the personal property of \$208,014.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

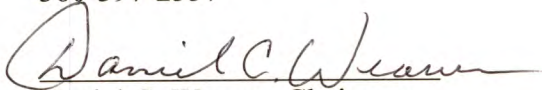
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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 \$3,882,061 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PACIFIC BUSINESS CENTER LLC

Pacific Business Center LLC
C/O Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: 108111-000

PROPERTY LOCATION: 7710 NE Vancouver Mall Drive
Vancouver, WA

PETITION: 609

ASSESSMENT YEAR: 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	\$ 422,500	\$ 422,500
Improvements	\$ 1,267,200	\$ 574,373
Personal property		
ASSESSED VALUE	\$ 1,689,700	BOE VALUE \$ 996,873

Date of hearing: June 7, 2017 Recording ID# Pacific Business

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:
Agents: Mike DeSilva, Tristen Mudd, Marcus Dupont of Tax Advisors

Assessor:
Mary Howells, Carla Simmons

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a class B office building with 15,504 square feet, built in 1999 and is located on .97 acres.

The appellant's agent stated that this is a low quality class B building with failing stucco siding. Pictures were supplied showing deterioration. The property is owner occupied and does not have a tenant paying rent to use for the market calculation. They are using an assumed rent rate of \$12.00 per square foot. The calculated Net Operating Income of \$97,308 divided by the loaded Cap Rate of 9.76% proves a value of \$996,873. Nine comparable properties were submitted; the two most comparable and closest to the subject being [#160561-000 with 15,154 square feet; and #160259-000 with 54,481 square feet]. One of the major reasons for a low value is the improvements necessary to bring the property to a rental condition. The appellant agreed with the assessor value if the property was brought up to proper condition. The property is more comparable to a class C building.

The appellant requested a value of \$1,370,600 but changed to \$996,900 during the hearing.

The assessor provided a list of 5 sales and disputed the comparable properties submitted by the appellant's agent located in Oregon as not "Van Mall property". The assessor stated that several properties in the area rent for significantly more than the subject property but provided no detailed information for review.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

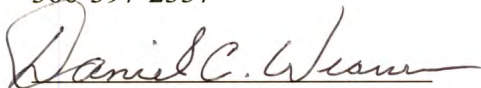
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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 \$996,873 as of January 1, 2016.

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

Mailed on June 12, 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.



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: POTTER FAMILY LIMITED PARTNERSHIP

Potter Family Limited Partnership
C/O Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: 160063-000

PROPERTY LOCATION: 3801 NE Royal View Avenue
Vancouver, WA

PETITION: 610

ASSESSMENT YEAR: 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	\$ 259,320	\$ 259,320
Improvements	\$ 2,958,480	\$ 2,662,750
Personal property		
ASSESSED VALUE	\$ 3,217,800	BOE VALUE \$ 2,922,070

Date of hearing: June 7, 2017 Recording ID# Potter Family

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:
Agents: Mike DeSilva, Tristan Mudd, Marcus Dupont of Tax Advisors

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 40 unit apartment complex located on 1.24 acres.

The appellant's agent stated this is an apartment building consisting of 40 units and is 95% occupied. The Net Operating Income is \$196,612 divided by an unloaded Cap Rate of 6.10% shows a total value of \$3,223,148. This value less the value of property #160020-000 of \$301,080 leaves a value of \$2,922,070 for the subject property.

The appellant requested a value of \$2,898,920 then changed the requested value in the hearing to \$2,922,070.

The assessor provided no information and the Property Information Center has no building data available.

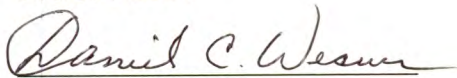
DECISION

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 \$2,922,070 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WINGSONG COLUMBIA LLC

Wingsong Columbia LLC/Redwood Acres Phase 1
C/O Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: 108731-000

PROPERTY LOCATION: 3409 NE 62nd Avenue
Vancouver, WA

PETITION: 603

ASSESSMENT YEAR: 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	\$ 284,400	\$ 284,400
Improvements	\$ 7,172,300	\$ 7,172,300
Personal property		
ASSESSED VALUE	\$ 7,456,700	BOE VALUE \$ 7,456,700

Date of hearing: June 7, 2017 Recording ID# Wingsong

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 an apartment complex located on 1.36 acres.

The appellant's agent stated on the petition that the assessed value exceeds market based on economic performance and local market sales activity. No additional documentary evidence was submitted.

The appellant requested a value of \$6,429,360.

The assessor provided no information and the Property Information Center has no building data available.

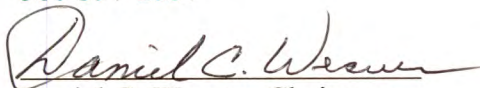
DECISION

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 \$7,456,700 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: REDWOOD ACRES II LLC

Redwood Acres II LLC
C/O Tax Advisors, PLLC
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: 108735-000

PROPERTY LOCATION: 3508 NE 66th Avenue
Vancouver, WA

PETITION: 604

ASSESSMENT YEAR: 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	\$ 915,840	\$ 915,840
Improvements	\$12,598,560	\$12,598,560
Personal property		
ASSESSED VALUE	\$13,514,400	BOE VALUE \$13,514,400

Date of hearing: June 7, 2017 Recording ID# Redwood

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 an apartment complex located on 4.38 acres.

The appellant's agent stated on the petition that the assessed value exceeds market based on economic performance and local market sales activity. No additional documentary evidence was submitted.

The appellant requested a value of \$12,000,000.

The assessor provided no information.

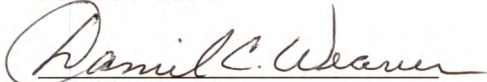
DECISION

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 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 \$13,514,400 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PETERKORT 162ND LLC

Peterkort 162nd LLC
Property Tax Analytics, Inc.
1 Mount Jefferson Terrace Suite 101
Lake Oswego, OR 97035

ACCOUNT NUMBER: 164349-000

PROPERTY LOCATION: 1900 NE 162nd Avenue
Vancouver, WA

PETITION: 601

ASSESSMENT YEAR: 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	\$ 3,663,400	\$ 3,663,400
Improvements	\$ 1,959,800	\$ 1,959,800
Personal property		
ASSESSED VALUE	\$ 5,623,200	BOE VALUE \$ 5,623,200

Date of hearing: June 7, 2017 Recording ID# Peterkort 601 & 602

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:
Mary Howells, Carla Simmons

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a strip mall located on 7.33 acres.

The appellant's agent stated on the petition that this property has experienced chronic vacancy even in improving market conditions. No additional documentary evidence was submitted.

The appellant requested a value of \$3,992,472.

The assessor representatives presented a valuation using the income approach which showed a value of \$5,680,800. They also presented three comparable sales of strip malls that clearly supported the value assigned by the assessor.

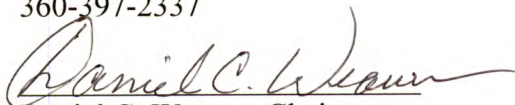
DECISION

The Board, after carefully reviewing the information 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.

Certified value of the subject property is sustained at \$5,623,200 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PETERKORT 162ND LLC

Peterkort 162nd LLC
Property Tax Analytics, Inc
1 Mount Jefferson Terrace, Suite 101
Lake Oswego, OR 972035

ACCOUNT NUMBER: 164354-000

PROPERTY LOCATION: 1901 NE 162nd Avenue
Vancouver, WA

PETITION: 602

ASSESSMENT YEAR: 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	\$ 3,450,000		\$ 3,450,000
Improvements	\$ 4,587,500		\$ 4,587,500
Personal property			
ASSESSED VALUE	\$ 8,037,500	BOE VALUE	\$ 8,037,500

Date of hearing: June 7, 2017 Recording ID# Peterkort 601 & 602

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:

Mary Howells, Carla Simmons

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a strip mall located on 6.82 acres.

The appellant's agent stated on the petition that this property has experienced chronic vacancy even in improving market conditions. No additional documentary evidence was submitted.

The appellant requested a value of \$5,706,625.

The assessor representatives presented a valuation using the income approach which showed a value of \$8,035,500. They also presented three comparable sales of strip malls that clearly supported the value assigned by the assessor.

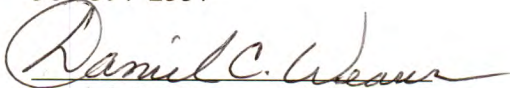
DECISION

The Board, after carefully reviewing the information 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.

Certified value of the subject property is sustained at \$8,037,500 as of January 1, 2016.

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

Mailed on June 12, 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.

June 12, 2017