



proud past, promising future

CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WOOD, HEATHER N

Heather Wood & Carlos Hunt
42610 NE Goodnight Road
La Center, WA 98629

ACCOUNT NUMBER: 261325-000

PROPERTY LOCATION: 42610 NE Goodnight Road
La Center, WA

PETITION: 400

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	\$ 107,321	\$ 107,321
Improvements	\$ 252,943	\$ 248,112
Personal property		
Minerals		
ASSESSED VALUE	\$ 360,264	BOE VALUE \$ 355,433

Date of hearing: June 8, 2017 Recording ID# Wood

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
John Rose (new alternate member observing)

Appellant:
None

Assessor:
None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,668 square feet with a 768 square foot basement and is of fair construction quality located on 1.81 acres.

The appellant stated on the petition "RCW 458.16.080 single family exemption until construction and improvements are complete". They are requesting the value as amended per 2012-2013 BOE order of \$164,807. There is an ongoing Community Development case for incomplete permit set for trial early 2017. No other documentary evidence was submitted.

The appellant requested a value of \$164,807.

The assessor provided a list of 159 sales adjusted only for time, a 2016 property information card, a scatter graph and a cover letter recommending adjustment to the assessed value to \$355,433. Seven properties highlighted on the list ranged from \$250,000 to \$387,500.

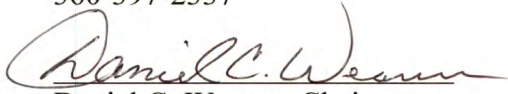
DECISION

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 \$355,433 as of January 1, 2016.

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

Mailed on June 9, 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 9, 2017



proud past, promising future

CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: KREGER, CATHY A

Cathy Kreger
2500 NW 199th Street
Ridgefield, WA 98642

ACCOUNT NUMBER: 179623-000

PROPERTY LOCATION: 2500 NW 199th Street
Ridgefield, WA

PETITION: 616

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	\$ 268,975	\$ 268,975
Improvements	\$ 706,503	\$ 706,503
Personal property		
Minerals		
ASSESSED VALUE	\$ 975,478	BOE VALUE \$ 975,478

Date of hearing: June 8, 2017 Recording ID# Kreger

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
 - John Rose (new alternate member observing)

Appellant:
None

Assessor:
None

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
continued

FACTS AND FINDINGS

The subject property is a two story residence with 5,113 square feet, built in 1991 and is of very good construction quality located on 10 acres.

The appellant stated on the petition that the taxes have been raised 45.8% since 2014. The aging structures (23 years old) have gone up 51.3%. This rate is unreasonable given the average rate of increase in my area. I am being taxed out of my home. It does not reflect true market value. No additional documentary evidence was submitted.

The appellant requested a value of \$876,475.

The assessor provided a list of 3 sales adjusted only for time, a 2016 property information card, and a cover letter recommending no adjustment to the assessed value.

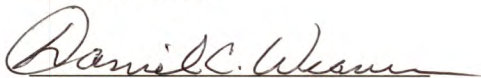
DECISION

The Board, after carefully reviewing the information 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 \$975,478 as of January 1, 2016.

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

Mailed on June 9, 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 9, 2017



proud past, promising future

CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ODDY, ALBERT H & ODDY, M ELENA

Albert & Elena Oddy
1912 NE 123rd Avenue
Vancouver, WA 98684

ACCOUNT NUMBER: 163858-000

PROPERTY LOCATION: 1912 NE 123rd Avenue
Vancouver, WA

PETITION: 622

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	\$ 77,000	\$ 77,000
Improvements	\$ 342,798	\$ 282,000
Personal property		
Minerals		
ASSESSED VALUE	\$ 419,798	BOE VALUE \$ 359,000

Date of hearing: June 8, 2017 Recording ID# Oddy

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
 - John Rose (new alternate member observing)

Appellant:
Albert Oddy

Assessor:
None

June 9, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,044 square feet, built in 1993 and is of good construction quality located on .27 acres.

The appellant stated the assessor does not recognize the prior BOE adjustments. An appraisal performed by Robert Jensen of Integrity Appraisal Services listing a value of \$320,000 as of July 2014 was submitted. Using the appraisal value adjusted to 2016 provides a value of approximately \$359,000.

The appellant requested a value of \$359,502.

The assessor provided a list of 3 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value.

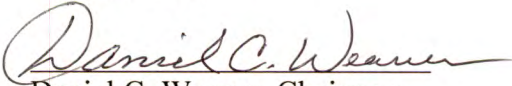
DECISION

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 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 \$359,000 as of January 1, 2016.

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

Mailed on June 9, 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 9, 2017



proud past, promising future

CLARK COUNTY
WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STEVENS, DONALD L JR & STEVENS, TRESA I

Don & Tresa Stevens
414 NE 408th Court
Washougal, WA 98671

ACCOUNT NUMBER: 141112-000

PROPERTY LOCATION: 414 NE 408th Court
Washougal, WA

PETITION: 623

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	\$ 136,359	\$ 136,359
Improvements	\$ 492,721	\$ 323,641
Personal property		
Minerals		
ASSESSED VALUE	\$ 629,080	BOE VALUE \$ 460,000

Date of hearing: June 8, 2017 Recording ID# Stevens

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
 - John Rose (new alternate member observing)

Appellant:
Don Stevens

Assessor:
None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,291 square feet and a 1,315 square foot basement, built in 2005 and is of good construction quality located on 5.09 acres.

The appellant stated they purchased the home in April of 2016 for \$460,000. There are several issue that need to be repaired, cracked tile floors, mold on deck and window trim, dry rot, missing flashing, water damage and pet damage from the previous owner.

The appellant requested a value of \$506,243 but revised that to \$501,430 during the hearing. The appellant is a statistician and performed several analyses of the data to reach his conclusions. He also stated that the value does not totally consider the poor condition of the property. The purchase price of the property reflects the poor condition of the property.

The assessor provided a list of 133 sales adjusted only for time, a 2017 property information card, a scatter graph and a cover letter recommending an adjustment to the assessed value to \$545,403 based on a reduction for the repairs to the property.

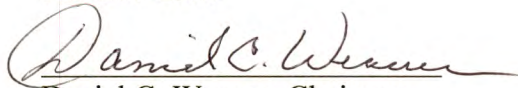
DECISION

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 \$460,000 as of January 1, 2016.

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

Mailed on June 9, 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 9, 2017



proud past, promising future

CLARK COUNTY WASHINGTON

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: AUKUM-LOGGEPINE INVESTORS LLC

Aukum-Lodgepine Investors LLC
C/O Marvin F. Poer and Company
18818 Teller Avenue, Suite 277
Irvine, CA 92612

ACCOUNT NUMBER: 144993-000

PROPERTY LOCATION: 9101 NE 15th Street
Vancouver, WA

PETITION: 624

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:

Table with 2 columns: ASSESSED VALUE and BOARD OF EQUALIZATION (BOE) VALUE. Rows include Land, Improvements, Personal property, Minerals, and a highlighted total row for ASSESSED VALUE (\$ 4,329,200) and BOE VALUE (\$ 4,329,200).

Date of hearing: June 8, 2017 Recording ID# Aukum

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
John Rose (new alternate member observing)

Appellant:

Randall Scott of NW Property Tax Consultants, Inc. by teleconference

Assessor:

None



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is an apartment complex located on 1.64 acres.

The appellant's agent stated that he had no information to provide to the Board regarding this appeal.

The appeal requested a value of \$257,178.

The assessor provided no information.

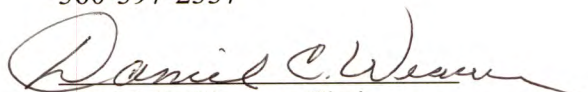
DECISION

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 \$4,329,200 as of January 1, 2016.

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

Mailed on June 9, 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 9, 2017