

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

**PROPERTY OWNER:** THE PENINSULA GROUP LLC

The Peninsula Group LLC  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 186579-005

**PROPERTY LOCATION:** 13315 NE 12<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 631

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 592,400	\$ 592,400
Improvements	\$ 1,357,300	\$ 1,357,300
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,949,700</b>	<b>BOE VALUE \$ 1,949,700</b>

Date of hearing: June 21, 2017 Recording ID# Peninsula

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

### FACTS AND FINDINGS

The subject property is a KinderCare day care facility with 10,135 square feet, built in 2001 and is located on a 59,241 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis however the Board had not received that as evidence. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. In developing the cost analysis the appellant used land values averaging about \$7 per square foot with a median value of approximately \$8 per square foot. Using a Marshall & Swift cost of \$120.10 per square foot with a 22% depreciation factor for a 16 year old building and adding back a 7% premium for Vancouver, the cost method provided a value of \$1,419,615 or \$140.95 per square foot. The assessed value of the subject property is \$1,949,700 or \$178.86 per square foot.

The appellant requested a value of \$1,267,305 on the appeal form but adjusted that to \$1,419,615 at the hearing.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$10.00 per square foot value for the land and total cost approach of \$1,888,700 or \$186.35 per square foot. The income capitalization approach was produced using an imputed rent of \$18 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$155,978. An 8% capitalization rate was applied to the NOI to produce a value of \$1,949,700 or \$192.37 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$2,331,000 or \$230.00 per square foot. The assessor set the value using the income approach of \$1,949,700.

**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 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 \$1,949,700 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** BUTY LIMITED PARTNERSHIP 50% INT.

Buty Limited Partnership 50% Int.  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 148366-000

**PROPERTY LOCATION:** 7114 NE Hazel Dell Avenue  
Vancouver, WA

**PETITION:** 638

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 229,300	\$ 229,300
Improvements	\$ 1,031,400	\$ 1,031,400
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,260,700</b>	<b>BOE VALUE \$ 1,260,700</b>

Date of hearing: June 21, 2017 Recording ID# Buty

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

### FACTS AND FINDINGS

The subject property is a KinderCare day care facility with 7,350 square feet, built in 2000 and is located on a 35,283 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis however the Board had not received that as evidence. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. They agree with the assessor value of the land. Using a Marshall & Swift cost of \$120.10 per square foot times the 7,500 square feet with a 62% depreciation factor for a 32 year old building and adding back a 7% premium for Vancouver. The cost method provided a value of \$600,000 but and they feel that \$900,000 would be acceptable.

The appellant requested a value of \$819,455 on the petition.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$6.50 per square foot value for the land and total cost approach of \$934,400 or \$127.13 per square foot. The income capitalization approach was produced using an imputed rent of \$18 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$107,163. An 8.5% capitalization rate was applied to the NOI to produce a value of \$1,260,700 or \$171.52 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$1,690,000 or \$230.00 per square foot. The assessor set the value using the income approach of \$1,260,700.

**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 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 \$1,260,700 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.

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July 6, 2017

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

**PROPERTY OWNER:** PREEDY KNOWLEDGE LLC

Preedy Knowledge LLC  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 121833-000

**PROPERTY LOCATION:** 2907 SE 162<sup>nd</sup> Avenue  
Vancouver, WA

**PETITION:** 639

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 695,200	\$ 695,200
Improvements	\$ 2,026,200	\$ 2,026,200
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 2,721,400</b>	<b>BOE VALUE \$ 2,721,400</b>

Date of hearing: June 21, 2017 Recording ID# Preedy

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a Knowledge Beginnings day care facility with 13,402 square feet, built in 2000 and is located on a 49,658 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis however the Board had not received that as evidence. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. In developing the cost analysis the appellant used land values average about \$7 per square foot with a median value of approximately \$8 per square foot. Using a Marshall & Swift cost of \$120.10 per square foot with a 24% depreciation factor for a 17 year old building and adding back a 7% premium for Vancouver giving a final improvement value of \$1,200,000 and an adjusted land value of \$435,000 for a combined total of \$1,635,000. The assessed value of the subject property is \$2,721,400 or \$203.06 per square foot.

The appellant requested a value of \$1,865,017 on the appeal but changed that during the hearing to \$1,650,000.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$14.00 per square foot value for the land and the total cost approach of \$2,562,400 or \$191.20 per square foot. The income capitalization approach was produced using an imputed rent of \$19.00 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$217,715. An 8% capitalization rate was applied to the NOI to produce a value of \$2,721,400 or \$203.60 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$3,216,500 or \$240.00 per square foot. The assessor set the value using the income approach of \$2,721,400.

July 6, 2017



**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 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 \$2,721,400 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** T N B, LLC

T N B, LLC  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 114728-982

**PROPERTY LOCATION:** 622 SE 117<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 640

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 270,500	\$ 270,500
Improvements	\$ 732,700	\$ 732,700
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,003,200</b>	<b>BOE VALUE \$ 1,003,200</b>

Date of hearing: June 21, 2017 Recording ID# T N B

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

### FACTS AND FINDINGS

The subject property is a Children's World day care facility with 6,000 square feet, built in 1984 and is located on a 30,056 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. They did agree with the assessor on the land value. In developing the cost analysis the appellant used land values average about \$8 per square foot with a median value of approximately \$7 per square foot. Using a Marshall & Swift cost of \$120.10 per square foot with a 62% depreciation factor for a 33 year old building and adding back a 7% premium for Vancouver giving a final improvement value of \$273,902 and a land value of \$270,500 for a combined total of \$544,402.39 (\$97.06 per square foot). The assessed value of the subject property is \$1,003,200 or \$167.20 per square foot.

The appellant requested a value of \$652,080.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$9.00 per square foot value for the land and the total cost approach of \$663,100 or \$110.52 per square foot. The income capitalization approach was produced using an imputed rent of \$15.96 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$80,055. An 8% capitalization rate was applied to the NOI to produce a value of \$1,000,688 (assessor used \$1,003,200) or \$166.78 (\$167.20) per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$1,400,000 or \$233.33 per square foot. The assessor set the value using the income approach of \$1,003,200.

July 6, 2017

**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 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 \$1,003,200 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** MAHAN, RALPH D & MAHAN, GEORGIA TRUSTEE

Ralph & Georgia Mahan Trustee  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 108858-954

**PROPERTY LOCATION:** 16808 SE McGillivray Blvd  
Vancouver, WA

**PETITION:** 641

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 420,800	\$ 420,800
Improvements	\$ 1,810,800	\$ 1,810,800
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 2,231,600</b>	<b>BOE VALUE \$ 2,231,600</b>

Date of hearing: June 21, 2017 Recording ID# Mahan

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a KinderCare day care facility with 11,600 square feet, built in 1999 and is located on a 30,056 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. The appellant stated there is not much difference between the assessed value and what they are asking on the land value. Using a Marshall & Swift cost of \$120.10 per square foot with a 26% depreciation factor for a 18 year old building and adding back a 7% premium for Vancouver giving a final improvement value of \$1,103,104 and an adjusted land value of \$300,070 for a combined total of \$1,403,174 or \$120.96 per square foot. The assessed value of the subject property is \$2,231,600 or \$192.38 per square foot.

The appellant requested a value of \$1,191,370 but changed that to \$1,400,000 during the hearing.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$14.00 per square foot value for the land and the total cost approach of \$1,647,200 or \$142.00 per square foot. The income capitalization approach was produced using an imputed rent of \$18.00 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$178,524. An 8% capitalization rate was applied to the NOI to produce a value of \$2,231,600 or \$192.38 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$2,700,000 or \$232.75 per square foot. The assessor set the value using the income approach of \$2,231,600.

**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 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 \$2,231,600 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** KCP RE LLC

KC Propco RE LLC  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 154906-040

**PROPERTY LOCATION:** 7715 NE 119<sup>th</sup> Place  
Vancouver, WA

**PETITION:** 632

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 458,800	\$ 458,800
Improvements	\$ 1,467,200	\$ 1,467,200
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,926,000</b>	<b>BOE VALUE \$ 1,926,000</b>

Date of hearing: June 21, 2017 Recording ID# KCP 632

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017



# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a KinderCare day care facility with 10,164 square feet, built in 2001 and is located on a 57,064 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis however the Board had not received that as evidence. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. In developing the cost analysis the appellant used two land values averaging about \$4.54 per square foot. Using a Marshall & Swift cost of \$120.10 per square foot with a 22% depreciation factor for a 16 year old building and adding back a 7% premium for Vancouver gives a final improvement value of \$992,000 along with an adjusted land value for a combined total of \$1,200,000 or \$120.00 per square foot. The assessed value of the subject property is \$1,926,000 or \$203.06 per square foot.

The appellant requested a value of \$1,251,900 but changed that to \$1,400,000 during the hearing.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$8.00 per square foot value for the land and the total cost approach of \$1,513,000 or \$148.86 per square foot. The income capitalization approach was produced using an imputed rent of \$17.04 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$144,791. A 7.5% capitalization rate was applied to the NOI to produce a value of \$1,926,000 or \$189.49 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$2,363,000 or \$232.49 per square foot. The assessor set the value using the income approach of \$1,926,000.

July 6, 2017

**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 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 \$1,926,000 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** KCP RE LLC

KC Propco RE LLC  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 114331-012

**PROPERTY LOCATION:** 400 SE 120<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 633

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 223,500	\$ 223,500
Improvements	\$ 595,800	\$ 595,800
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 819,300</b>	<b>BOE VALUE \$ 819,300</b>

Date of hearing: June 21, 2017 Recording ID# KCP 633

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Mark Rauchenstein

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a KinderCare day care facility with 4,900 square feet, built in 1983 and is located on a 24,829 square foot lot.

The appellant stated over the phone that they did a sales analysis and cost analysis. A sales analysis uses two day care centers [#167674-000 with 4,776 square feet on 3.88 acres, built in 1989 and sold for \$643,891 in April 2016 or \$134.82 per square foot; and #91055-080 with 5,716 square feet on .41 acres, built in 1967 and sold for \$595,000 in April 2016 or \$104.09 per square foot]. In developing the cost analysis the appellant used land values from the assessor. Using a Marshall & Swift cost of \$120.10 per square foot with a 68% depreciation factor for a 34 year old building and adding back a 7% premium for Vancouver giving a final improvement value of \$201,499 and land value of \$223,500 for a combined total of \$424,999 or \$86.73 per square foot. The assessed value of the subject property is \$819,300 or \$167.20 per square foot.

The appellant requested a value of \$532,545 but changed that to \$600,000 during the hearing.

The assessor agreed with the factual information of the subject property but differed on the value analysis. The cost approach used a \$9.00 per square foot value for the land and the total cost approach of \$504,600 or \$102.97 per square foot. The income capitalization approach was produced using an imputed rent of \$15.96 per square foot per year based on information from other day care facilities ranging from \$16.20 to \$23.50 per square foot per year and using statistical data for vacancy and operating percentages applied to a yearly revenue to arrive at the imputed net operating income (NOI) of \$65,379. An 8% capitalization rate was applied to the NOI to produce a value of \$819,300 or \$167.20 per square foot. A sales comparison approach was presented that included four properties ranging in sales prices from \$224.15 to \$254.63 per square foot or a calculated value of \$1,127,000 or \$230.00 per square foot. The assessor set the value using the income approach of \$819,300.

**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 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 \$819,300 as of January 1, 2016.

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

Mailed on July 6, 2017  
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.**

July 6, 2017

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

**PROPERTY OWNER:** HAZEL DELL ASSOCIATES

Hazel Dell Associates  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 189204-000

**PROPERTY LOCATION:** 10021 NE Hazel Dell Avenue  
Vancouver, WA

**PETITION:** 634

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 725,300	\$ 725,300
Improvements	\$ 2,255,800	\$ 2,255,800
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 2,981,100</b>	<b>BOE VALUE \$ 2,981,100</b>

Date of hearing: June 21, 2017 Recording ID# Hazel Dell Assoc

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Lonnie Dawkins

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is part of a 6 parcel combination encompassing several businesses including a KinderCare day care facility, a Dollar Tree store and a Retail Center. Only four of the 6 parcels are under appeal [#189204-000; #189367-000; #189376-000; and #189388-000].

The appellant stated over the phone that they did not have any evidence for these four appeals but would like to hear them on the record.

The appellant requested a value of \$1,929,470.

The assessor provided a breakdown of the parcels as they are part of a large 6 parcel shopping center ( #189376-000 is 1.38 acres and assessed at \$390,800; #189204-000 is 1.85 acres and is assessed at \$2,981,100; #189388-000 is .45 acres and is assessed at \$176,400; and #189367-000 is 1.00 acre and is assessed at \$503,100 providing a total value of these four parcels at \$4,051,400)

. There are also two parcels not under appeal #189194-000 and #189392-000 with a total value of \$8,934,700. The entire shopping center is valued at \$121.26 per square foot.

**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 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 \$2,981,100 as of January 1, 2016.

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

Mailed on July 6, 2017  
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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**To request this form for the visually impaired or in a language other than English call 360-753-3217.**

July 6, 2017



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

**PROPERTY OWNER:** HAZEL DELL ASSOCIATES

Hazel Dell Associates  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 189367-000

**PROPERTY LOCATION:** 10021 NE Hazel Dell Avenue  
Vancouver, WA

**PETITION:** 635

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 503,100	\$ 503,100
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 503,100</b>	<b>BOE VALUE \$ 503,100</b>

Date of hearing: June 21, 2017 Recording ID# Hazel Dell Assoc

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Lonnie Dawkins

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is part of a 6 parcel combination encompassing several businesses including a KinderCare day care facility, a Dollar Tree store and a Retail Center. Only four of the 6 parcels are under appeal [#189204-000; #189367-000; #189376-000; and #189388-000].

The appellant stated over the phone that they did not have any evidence for these four appeals but would like to hear them on the record.

The appellant requested a value of \$327,015.

The assessor provided a breakdown of the parcels as they are part of a large 6 parcel shopping center ( #189376-000 is 1.38 acres and assessed at \$390,800; #189204-000 is 1.85 acres and is assessed at \$2,981,100; #189388-000 is .45 acres and is assessed at \$176,400; and #189367-000 is 1.00 acre and is assessed at \$503,100 providing a total value of these four parcels at \$4,051,400). There are also two parcels not under appeal #189194-000 and #189392-000 with a total value of \$8,934,700. The entire shopping center is valued at \$121.26 per square foot.

**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 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 \$503,100 as of January 1, 2016.

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

Mailed on July 6, 2017  
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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**To request this form for the visually impaired or in a language other than English call 360-753-3217.**

July 6, 2017

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

**PROPERTY OWNER:** HAZEL DELL ASSOCIATES

Hazel Dell Associates  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 189376-000

**PROPERTY LOCATION:** 10021 NE Hazel Dell Avenue  
Vancouver, WA

**PETITION:** 636

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 390,800	\$ 390,800
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 390,800</b>	<b>BOE VALUE \$ 390,800</b>

Date of hearing: June 21, 2017 Recording ID# Hazel Dell Assoc

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Lonnie Dawkins

July 6, 2017

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

### FACTS AND FINDINGS

The subject property is a 6 parcel combination encompassing several businesses including a KinderCare day care facility, a Dollar Tree store and a Retail Center. Only four of the 6 parcels are under appeal [#189204-000; #189367-000; #189376-000; and #189388-000].

The appellant stated over the phone that they did not have any evidence for these four appeals but would like to hear them on the record.

The appellant requested a value of \$254,020.

The assessor provided a breakdown of the parcels as they are part of a large 6 parcel shopping center ( #189376-000 is 1.38 acres and assessed at \$390,800; #189204-000 is 1.85 acres and is assessed at \$2,981,100; #189388-000 is .45 acres and is assessed at \$176,400; and #189367-000 is 1.00 acre and is assessed at \$503,100 providing a total value of these four parcels at \$4,051,400). There are also two parcels not under appeal #189194-000 and #189392-000 with a total value of \$8,934,700. The entire shopping center is valued at \$121.26 per square foot.

**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 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 \$390,800 as of January 1, 2016.

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

Mailed on July 6, 2017  
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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**To request this form for the visually impaired or in a language other than English call 360-753-3217.**

July 6, 2017

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

**PROPERTY OWNER:** HAZEL DELL ASSOCIATES

Hazel Dell Associates  
C/O Pivotal Tax Solutions LLC  
202 North Lindsay Road, Suite 201  
Mesa, AZ 85213

**ACCOUNT NUMBER:** 189388-000

**PROPERTY LOCATION:** 10021 NE Hazel Dell Avenue  
Vancouver, WA

**PETITION:** 637

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 176,400	\$ 176,400
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 176,400</b>	<b>BOE VALUE \$ 176,400</b>

Date of hearing: June 21, 2017 Recording ID# Hazel Dell Assoc

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:  
Logan Smith of Pivotal Tax Solutions LLC by teleconference

Assessor:  
Lonnie Dawkins

July 6, 2017

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 6 parcel combination encompassing several businesses including a KinderCare day care facility, a Dollar Tree store and a Retail Center. Only four of the 6 parcels are under appeal [#189204-000; #189367-000; #189376-000; and #189388-000].

The appellant stated over the phone that they did not have any evidence for these four appeals but would like to hear them on the record.

The appellant requested a value of \$114,660.

The assessor provided a breakdown of the parcels as they are part of a large 6 parcel shopping center ( #189376-000 is 1.38 acres and assessed at \$390,800; #189204-000 is 1.85 acres and is assessed at \$2,981,100; #189388-000 is .45 acres and is assessed at \$176,400; and #189367-000 is 1.00 acre and is assessed at \$503,100 providing a total value of these four parcels at \$4,051,400). There are also two parcels not under appeal #189194-000 and #189392-000 with a total value of \$8,934,700. The entire shopping center is valued at \$121.26 per square foot.

July 6, 2017



**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 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 \$176,400 as of January 1, 2016.

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

Mailed on July 6, 2017  
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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July 6, 2017