



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

**PROPERTY OWNER:** OWENS, JOSHUA B

Josh & Joy Owens  
1505 NW 10th Avenue  
Camas, WA 98607

**ACCOUNT NUMBER:** 85796-004

**PROPERTY LOCATION:** 1505 NW 10<sup>th</sup> Avenue  
Camas, WA

**PETITION:** 753

**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	\$ 127,734	\$ 127,734
Improvements	\$ 195,763	\$ 195,763
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 323,497</b>	<b>BOE VALUE \$ 323,497</b>

Date of hearing: August 9, 2017 Recording ID# Owens

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:  
Josh & Joy Owens

Assessor:  
None

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

continued

**FACTS AND FINDINGS**

The subject property is a 1.5 story residence with 1,540 square feet, built in 1910 and is of average minus construction quality located on .48 acres.

The appellant stated that they aren't disputing the \$323,497 assessment. There are numerous repairs in the house that must be addressed and the yard needs additional drains for water discharge. They had to put a sump pump in the basement and it runs almost constantly even during the summer due to high water volume. They built a new garage with a living quarter above it for her parents to live in during the summer months.

The assessor provided no information

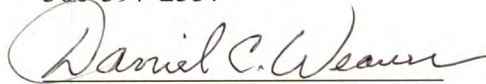
**DECISION**

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 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 \$323,497 as of January 1, 2016.

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

Mailed on August 15, 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](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.**

August 15, 2017



1300 Franklin Street, Suite 650  
PO Box 5000  
Vancouver, WA 98666-5000  
360.397.2337  
boe@clark.wa.gov

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

**PROPERTY OWNER:** VENGER, VLADIMIR

Vladimir Venger  
10307 NE 163<sup>rd</sup> Circle  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 195557-000

**PROPERTY LOCATION:** 10307 NE 163<sup>rd</sup> Circle  
Battle Ground, WA

**PETITION:** 754

**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	\$ 201,828	\$ 201,828
Improvements	\$ 470,249	\$ 373,172
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 672,077</b>	<b>BOE VALUE \$ 575,000</b>

Date of hearing: August 9, 2017 Recording ID# Venger

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 two story residence with 3,777 square feet, built in 1987 and is of good minus construction quality located on 5.03 acres.

The appellant stated on the petition he purchased the property in August of 2016. An appraisal was submitted that was performed by Brandon C. Chamberlin of Ashcroft & Associates Inc. listing a value of \$575,000 as of August 5, 2016.

The appellant requested a value of \$575,000.

The assessor provided no information.

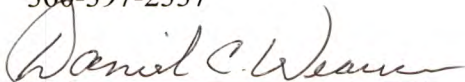
DECISION

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 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 \$575,000 as of January 1, 2016.

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

Mailed on August 15, 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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August 15, 2017



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

**PROPERTY OWNER:** BOSWELL, DAVID A & BOSWELL, DIANA TRUSTEE

David & Diana Boswell  
16117 NE Leaper Road  
Vancouver, WA 98686

**ACCOUNT NUMBER:** 195988-000

**PROPERTY LOCATION:** 16117 NE Leaper Road  
Vancouver, WA

**PETITION:** 756

**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	\$ 56,070	\$ 40,000
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 56,070</b>	<b>BOE VALUE \$ 40,000</b>

Date of hearing: August 9, 2017 Recording ID# Boswell

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 Boswell

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 1.24 acre parcel of land.

The appellant stated that the majority of this lot is under water in Leaper Lake. There is only 90 feet of land exposed but this is damp and marshy. Due to shoreline setbacks of 100' and an easement for Leaper Road affecting the property it cannot be developed or used in any way by the appellant who owns the property and the property across the street. The street runs between the two lots therefore it is not usable as buffer.

The appellant requested a value of \$30,000.

The assessor provided no information.

The prior year value set by the Board of Equalization set a value of \$40,000. There is no incremental value of the property.

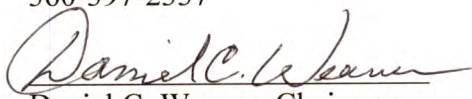
## DECISION

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 \$40,000 as of January 1, 2016.

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

Mailed on August 15, 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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August 15, 2017



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boe@clark.wa.gov

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

**PROPERTY OWNER:** TAVERNER RIDGE HOMEOWNER’S ASSOCIATION

Taverner Ridge Homeowner’s Assoc  
PO Box 1167  
Ridgefield, WA 98642

**ACCOUNT NUMBER:** 216032-010

**PROPERTY LOCATION:** #73 Section 18, Township 3 North, Range 2 East WM  
Ridgefield, WA

**PETITION:** 779

**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	\$ 427,745	\$ 0
Improvements	\$ 0	\$
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 427,745</b>	<b>BOE VALUE \$ 0</b>

Date of hearing: August 9, 2017 Recording ID# Taverner

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:  
Paul DeBoni

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a 9.09 acre parcel of land owned by Taverner Ridge Homeowners Association.

The appellant stated that this parcel has a zero value as it was quit claim deeded to the homeowners association. It has no value as it is to be kept as an open space. It cannot be used or developed as it is steep and a canyon.

The appellant requested a value of \$0.

The assessor provided no information.

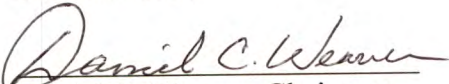
## DECISION

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 \$0 as of January 1, 2016. (Property transferred to the Homeowners Association).

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

Mailed on August 15, 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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August 15, 2017





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

**PROPERTY OWNER:** DALY, PAUL J & DALY, JULIE A

Paul & Julie Daly  
16420 SE McGillivray Blvd, Suite 103-161  
Vancouver, WA 98683

**ACCOUNT NUMBER:** 126704-000

**PROPERTY LOCATION:** 17610 SE Evergreen Highway  
Vancouver, WA

**PETITION:** 763

**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	\$ 465,544	\$ 465,544
Improvements	\$ 854,452	\$ 616,456
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,319,996</b>	<b>BOE VALUE \$ 1,082,000</b>

Date of hearing: August 9, 2017 Recording ID# Daly

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:  
Paul & Julie Daly

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 2,657 square feet and a 1,670 square foot basement, built in 2012 and is of excellent construction quality located on 2 acres.

The appellant stated that there are no comparable sales in the area to support the land or building assessment. Five comparable sales were submitted [#92008-008 shows no sold value; #114784-688 sold for \$625,000 in October 2016; # 114784-705 sold for \$579,000 in January 2016; #92009-800 sold for \$1,000,000 in October 2014; and #126724-000 shows no sold value]. The properties surrounding his are valued much less and selling for less. The property was valued at \$970,000 in 2015. That value increased by the county wide increase of 11.52% provides a value of \$1,082,000.

The appellant requested a value of \$925,000.

The assessor provided no information.

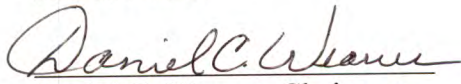
## DECISION

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 \$1,082,000 as of January 1, 2016.

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

Mailed on August 15, 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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August 15, 2017



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

**PROPERTY OWNER:** BELYY, ALEKSEY & BELYY, IRINA V

Aleksey & Irina Belyy  
4401 NW 127<sup>th</sup> Street  
Vancouver, WA 98685

**ACCOUNT NUMBER:** 188246-005

**PROPERTY LOCATION:** 4401 NW 127<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 768

**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	\$ 133,306	\$ 133,306
Improvements	\$ 142,760	\$ 116,694
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 276,066</b>	<b>BOE VALUE \$ 250,000</b>

Date of hearing: August 9, 2017 Recording ID# Belyy

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:  
Irina Belyy

Assessor:  
None

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

continued

**FACTS AND FINDINGS**

The subject property is a 1.5 story residence with 1,620 square feet, built in 1942 and is of fair quality construction located on .50 acres.

The appellant stated that the house was built in 1942 and they have not really done much renovation since they bought the house in 2001. The 15 year old roof has some leaks and needs to be re-roofed, there is no foundation so the house sits on the ground which causes mold and the garage ceiling needs to be properly installed. They do the repairs as they can themselves.

The appellant requested a value of \$224,363. The 2015 value of \$224,363 increased by the county wide 11.52% increase provides a value of \$250,000.

The assessor provided no information.

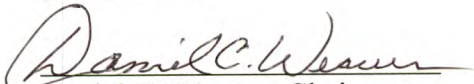
**DECISION**

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 \$250,000 as of January 1, 2016.

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

Mailed on August 15, 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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August 15, 2017



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

**PROPERTY OWNER:** DEARBORN, STEPHEN L & DEARBORN, KARLA V

Stephen & Karla Dearborn  
3245 NW Lacamas Drive  
Camas, WA 98607

**ACCOUNT NUMBER:** 110186-968

**PROPERTY LOCATION:** 3245 NW Lacamas Drive  
Camas, WA

**PETITION:** 764

**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	\$ 328,000	\$ 328,000
Improvements	\$ 656,791	\$ 610,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 984,791</b>	<b>BOE VALUE \$ 938,000</b>

Date of hearing: August 9, 2017 Recording ID# Dearborn

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:  
Stephen Dearborn (by teleconference)

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

## FACTS AND FINDINGS

The subject property is 1.5 story residence with 5,135 square feet, built in 2002 and is very good construction quality located on .49 acres.

The appellant stated that the market value of like properties is well below their assessment based on recent sales. Four comparable sales were submitted [#986035-647 sold for \$199,500 (land) in March 2015; #110186-966 sold for \$1,020,000 in July 2016; #986035-657 sold for \$685,000 in December 2015; and #110186-982 (down the street) sold for \$673,400 in August 2015]. The 2015 value of \$840,820 adjusted to 2016 at the county wide increase of 11.52% provides a value of \$938,000. This value compares well with the two sold properties nearby on the same street.

The appellant requested a value of \$920,000.

The assessor provided no information.

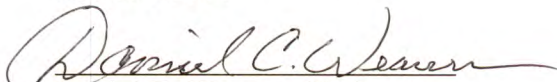
## DECISION

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 \$938,000 as of January 1, 2016.

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

Mailed on August 15, 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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