



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: BRADLEY, KENNETH & BRADLEY, ALESYA

Kenneth & Alesya Bradley
10600 NW 37th Avenue
Vancouver, WA 98685

ACCOUNT NUMBER: 986032-576

PROPERTY LOCATION: 10600 NW 37th Avenue
Vancouver, WA

PETITION: 777

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	\$ 124,450	\$ 124,450
Improvements	\$ 706,160	\$ 625,550
Personal property		
ASSESSED VALUE	\$ 830,610	BOE VALUE \$ 750,000

Date of hearing: August 22, 2017 Recording ID# Bradley

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:
Alesya Bradley

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,154 square feet, built in 2014 and is of very good plus construction quality located on .24 acres.

The appellant stated that they purchased the home for \$750,000 in September 2016. This was not a short sale or foreclosure.

The appellant requested a value of \$750,000. The property records confirm the sale price of \$750,000.

The assessor provided no information

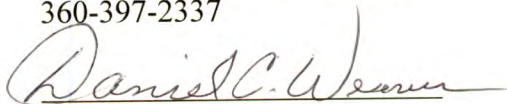
DECISION

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 \$750,000 as of January 1, 2016. (Purchase price).

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

Mailed on August 28, 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.

August 28, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TERRY, ADAM M & TERRY, CRYSTAL J

Adam & Crystal Terry
10151 SE Sunnyside Road, Suite 499
Clackamas, OR 97015

ACCOUNT NUMBER: 237048-000

PROPERTY LOCATION: 22502 NE 269th Avenue
Battle Ground, WA

PETITION: 778

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	\$ 149,229	\$ 149,229
Improvements	\$ 529,513	\$ 315,771
Personal property		
ASSESSED VALUE	\$ 678,742	BOE VALUE \$ 465,000

Date of hearing: August 22, 2017 Recording ID# Terry

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:
Steve Anderson, Representative for Adam & Crystal Terry

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,208 square feet and a 2,142 square foot basement, built in 2007 and is of good minus construction quality located on 4.61 acres.

The appellants' representative stated the subject property was purchased for \$465,000 in August 2016 after 83 days on the market and other longer periods of being listed dating back to 2013. The purchase was an arm's length transaction on the open market.

The appellant requested a value of \$438,960.

The assessor provided no information.

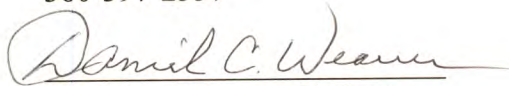
DECISION

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 \$465,000 as of January 1, 2016.

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

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The Board of Equalization
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August 28, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CRAWFORD, JAMES C & CRAWFORD, EVELINA

James & Evelina Crawford
15508 NE 219th Avenue
Brush Prairie, WA 98606

ACCOUNT NUMBER: 205396-000

PROPERTY LOCATION: 15508 NE 219th Avenue
Brush Prairie, WA

PETITION: 759

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	\$ 169,904	\$	169,904
Improvements	\$ 0	\$	0
Personal property			
ASSESSED VALUE	\$ 169,904	BOE VALUE	\$ 169,904

Date of hearing: August 22, 2017 Recording ID# Crawford

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 3.5 acre parcel of land.

The appellant stated on the petition that Bill Osborn in the assessor's office advised the land was valued as a 3.5 acre parcel that is buildable when in fact, the 3.5 acres are split. The larger part has a creek and wetlands that are not considered. The smaller piece also has wetlands not considered. The zoning is 5 acre minimum so the land cannot be sold separately. Their other parcel #205408-000 is under appeal as well. No clear cogent and convincing evidence was submitted as to what the value should be.

The appellant requested a value of \$0.

The assessor provided no information.

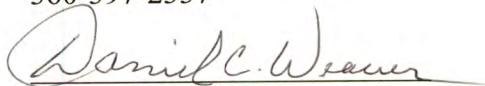
DECISION

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 \$169,904 as of January 1, 2016.

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

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August 28, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CRAWFORD, JAMES C & CRAWFORD, EVELINA

James & Evelina Crawford
15508 NE 219th Avenue
Brush Prairie, WA 98606

ACCOUNT NUMBER: 205408-000

PROPERTY LOCATION: 15508 NE 219th Avenue
Brush Prairie, WA

PETITION: 760

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	\$ 179,450	\$ 179,450
Improvements	\$ 229,412	\$ 172,000
Personal property		
ASSESSED VALUE	\$ 408,862	BOE VALUE \$ 351,450

Date of hearing: August 22, 2017 Recording ID# Crawford

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 1.5 story residence with 3,093 square feet, built in 1975 and is of average minus construction quality located on 2.5 acres.

The appellant stated on the petition that Movoto & Zillow show trends from 2015-2016 values are up 10%-11% however, their assessment is up 51% in one year and he would like to understand why. The property is zoned R5. It cannot be valued without the other parcel as it cannot be sold alone. The assessment should be one house on 6 acres. In 2010 they had a correction in the assessment due to an error over billing them for years. The square footage is only 2,335. The difference is that a major portion of the upper level is totally unfinished. This reduced the square footage of usable space by 25%. This appears to be a manifest error. This reduction of usable space by 25% reduces the improvement value by approximately \$57,400 and provides a total value for the subject property of \$351,450.

The appellant requested a value of \$340,000.

The assessor provided no information.

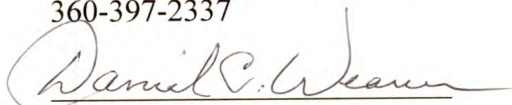
DECISION

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 \$351,450 as of January 1, 2016.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ORCHARDS GARDEN CENTER

Orchards Garden Center
PO Box 820524
Vancouver, WA 98682

ACCOUNT NUMBER: 158438-000

PROPERTY LOCATION: NE 121st and NE 65th Street
Vancouver, WA

PETITION: 765

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	\$ 475,350	\$ 252,364
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 475,350	BOE VALUE \$ 252,364

Date of hearing: August 22, 2017 Recording ID# Orchards

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

Attendees:

Board of Equalization Members:

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

Appellant:

John Denney by teleconference

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.53 acre parcel of land.

The appellant stated that he purchased parcels #158438-000, #158337-000 and #158369-000 in October 2016 for \$801,155. A road now cuts through two of the properties and part is within Clark County and the other part is in the City of Vancouver which all makes it more difficult and expensive to develop.

The appellant requested a value of \$801,155 for the three parcels.

The parcel values by allocating the \$801,155 in the same ratio as the original Clark County assessed value produces values of \$252,364, \$263,580 and \$285,211, respectively.

The assessor provided no information.

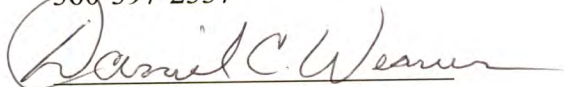
DECISION

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 \$252,364 as of January 1, 2016.

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

Mailed on August 28, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ORCHARDS GARDEN CENTER

Orchards Garden Center
PO Box 820524
Vancouver, WA 98682

ACCOUNT NUMBER: 158337-000

PROPERTY LOCATION: NE 121st and NE 65th Street
Vancouver, WA

PETITION: 766

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	\$ 494,850	\$ 263,580
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 494,850	BOE VALUE \$ 263,580

Date of hearing: August 22, 2017 Recording ID# Orchards
Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:
Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner
Appellant:
John Denney by teleconference
Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.42 acre parcel of land.

The appellant stated that he purchased parcels #158438-000, #158337-000 and #158369-000 in October 2016 for \$801,155. A road now cuts through two of the properties and part is within Clark County and the other part is in the City of Vancouver which all makes it more difficult and expensive to develop.

The appellant requested a value of \$801,155 for the three parcels.

The parcel values by allocating the \$801,155 in the same ratio as the original Clark County assessed value produces values of \$252,364, \$263,580 and \$285,211, respectively.

The assessor provided no information.

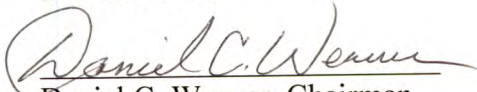
DECISION

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 \$263,580 as of January 1, 2016.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ORCHARDS GARDEN CENTER

Orchards Garden Center
PO Box 820524
Vancouver, WA 98682

ACCOUNT NUMBER: 158369-000

PROPERTY LOCATION: NE 121st and NE 65th Street
Vancouver, WA

PETITION: 767

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	\$ 536,700	\$ 285,211
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 536,700	BOE VALUE \$ 285,211

Date of hearing: August 22, 2017 Recording ID# Orchards

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

Attendees:

Board of Equalization Members:

Daniel C. Weaver, Chairman

John Marks

Lisa Bodner

Appellant:

John Denney by teleconference

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a 1.75 acre parcel of land.

The appellant stated that he purchased parcels #158438-000, #158337-000 and #158369-000 in October 2016 for \$801,155. A road now cuts through two of the properties and part is within Clark County and the other part is in the City of Vancouver which all makes it more difficult and expensive to develop.

The appellant requested a value of \$801,155 for the three parcels.

The parcel values by allocating the \$801,155 in the same ratio as the original Clark County assessed value produces values of \$252,364, \$263,580 and \$285,211, respectively.

The assessor provided no information.

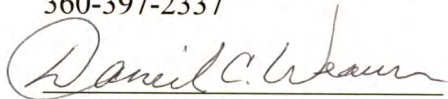
DECISION

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 \$285,211 as of January 1, 2016.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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