



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 164699-000

PROPERTY LOCATION: 14900 SE Mill Plain Blvd.
Vancouver, WA

PETITION: 341

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 257,200	\$ 257,200
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 257,200	BOE VALUE \$ 257,200

Date of hearing: February 27, 2018 Recording ID# Sadri 341

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:
Kia Keyvani and Kim Brake

Assessor:
Mark Rauchenstein and Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .82 acre parcel of property.

The appellant stated that there is a half road easement to the property. There is no access off of Mill Plain. There is a conditional use restriction on the flag property from the City of Vancouver. There cannot be 24 hour, drive thru properties, etc. on this land. It is difficult to sell this parcel due to the restrictions. The parcel shape is odd and the setbacks limit the size of what you could build. They do own the two parcels to the west of the subject.

The appellant requested a value of \$164,894 which would be less than the value per square foot of nearby properties.

Mark Rauchenstein stated that the subject flag lot is not for sale alone. It includes the west adjoining parcel owned by the appellant. He said that both of these properties were listed for \$1,700,000 last time he looked. Their combined assessment for both parcels is \$1,602,000. The flag lot is assessed less than the larger parcel.

The assessor provided a list of 3 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. The 3 adjusted sales ranged in price from \$434,890 to \$2,250,000.

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 \$257,200 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



BOARD OF EQUALIZATION

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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 986036-085

PROPERTY LOCATION: #356 Willamette Meridian Ryan DLC 5.03 acres
Vancouver, WA

PETITION: 359

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 1,272,400	\$ 900,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 1,272,400	BOE VALUE \$ 900,000

Date of hearing: February 27, 2018 Recording ID# Sadri 359

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:
Kia Keyvani and Kim Brake

Assessor:
Mark Rauchenstein and Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is 5.03 acre parcel of property.

The appellant stated that they purchased the subject property in April 2015 for \$769,000 as an industrial property. After they bought it they applied for and changed the zoning to commercial. There is an infiltration issue and they will have to come up with an underground storm water facility.

The appellant requested a value of \$733,400.

Mark Rauchenstein stated that they have made an adjustment to the assessment realizing there are development costs that will be necessary. He feels that there have been no costs to cure the issues. The sales price is not reflective as fair market value as it sold as industrial and is now commercial. And it was sold to the appellant from the Washington State Department of Transportation (WSDOT) and many times government offices sell for less than market value. They do not even consider them valid sales.

The assessor provided a list of 3 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. The 3 adjusted sales ranged in price from \$800,000 to \$3,487,849.

The purchase price of \$769,000 adjusted forward to 2017 provides a value of \$900,000. The proximity and restriction limit the use of the property.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

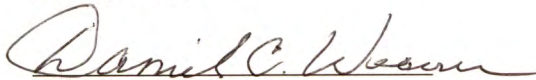
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$900,000 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: JMS PROPERTIES LLC

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 108061-000

PROPERTY LOCATION: 5307 NE 78th Avenue
Vancouver, WA

PETITION: 413

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 868,032	\$ 868,032
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 868,032	BOE VALUE \$ 868,032

Date of hearing: February 27, 2018 Recording ID# Sadri 413

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:

Kia Keyvani and Kim Brake

Assessor:

Mark Rauchenstein and Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is 3.46 acre parcel of property.

The appellant stated that there is a property that sold almost next door that is most comparable. #108029002 sold for \$395,000 in May 2016. This property is .25 acres.

The appellant requested a value of \$723,360.

Greg Peterson stated that there were two typos on his comparable sales. Comp 3 sold year is 2017 and erroneous amount on Comp 4 of 108 so please correct on our copy. Highest and best use of this property is multifamily. The sales densities vary. Comparable 1 is 500 feet away but is higher density.

The assessor provided a list of 4 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. The 4 adjusted sales ranged in price from \$455,710 to \$1,000,000.

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 \$868,032 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 167085-000

PROPERTY LOCATION: #185 John Stanger DLC
Vancouver, WA

PETITION: 357

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 45,075	\$ 35,215
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 45,075	BOE VALUE \$ 35,215

Date of hearing: February 27, 2018 Recording ID# Sadri 357

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued
FACTS AND FINDINGS

The subject property is .27 acre parcel of property.

The appellant stated that they are appealing two parcels #167085-000 and adjoining #167086-000. Both are located next to the Columbia River and a portion of each parcel is under water. There is no access to either property. There is a railroad just north and the slope is steep at 25%.

The appellant requested a value of \$0.

The assessor provided a list of 202 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Seven sales selected ranged in adjusted sales price from \$450,000 to \$2,200,000.

The property is near worthless and not buildable or accessible. There is deemed to be no incremental value from the 2016 value of \$35,215.

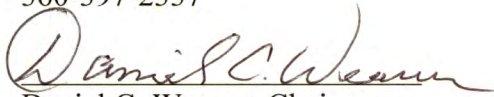
DECISION

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 \$35,215 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 167086-000

PROPERTY LOCATION: #186 John Stanger DLC
Vancouver, WA

PETITION: 358

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 78,853	\$ 61,604
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 78,853	BOE VALUE \$ 61,604

Date of hearing: February 27, 2018 Recording ID# Sadri 358

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued
FACTS AND FINDINGS

The subject property is .27 acre parcel of property.

The appellant stated that they are appealing two parcels #167085-000 and adjoining #167086-000. Both are located next to the Columbia River and a portion of each parcel is under water. There is no access to either property. There is a railroad just north and the slope is steep at 25%.

The appellant requested a value of \$0.

The assessor provided a list of 202 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Seven sales selected ranged in adjusted sales price from \$450,000 to \$2,200,000.

The property is near worthless and not buildable or accessible. There is deemed to be no incremental value from the 2016 value of \$61,604.

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 \$61,604 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-086

PROPERTY LOCATION: 912 NW 106th Circle
Vancouver, WA

PETITION: 348

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 13,811	\$ 13,811
Personal property		
ASSESSED VALUE	\$ 109,811	BOE VALUE \$ 93,811

Date of hearing: February 27, 2018 Recording ID# Sadri 348

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .19 acre parcel of property with a 400 square foot detached garage.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016];

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Seven sales selected ranged in adjusted sales price from \$78,900 to \$183,500.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

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 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 \$93,811 as of January 1, 2017. (\$80,000 for the lot and \$13,811 for the improvements)

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-100

PROPERTY LOCATION: 907 NW 106th Circle
Vancouver, WA

PETITION: 349

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 349

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .22 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Thirteen sales selected ranged in adjusted sales price from \$94,300 to \$188,300.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

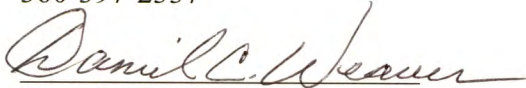
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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March 5, 2018



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

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-090

PROPERTY LOCATION: 904 NW 106th Circle
Vancouver, WA

PETITION: 350

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 350

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Ten sales selected ranged in adjusted sales price from \$89,800 to \$106,300.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

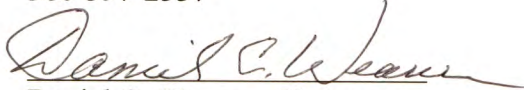
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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March 5, 2018



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boe@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-092

PROPERTY LOCATION: 900 NW 106th Circle
Vancouver, WA

PETITION: 351

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 351

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .2 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Six sales selected ranged in adjusted sales price from \$84,100 to \$185,100.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

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 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-104

PROPERTY LOCATION: 901 NW 106th Circle
Vancouver, WA

PETITION: 352

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 352

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Thirteen sales selected ranged in adjusted sales price from \$86,400 to \$148,000.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

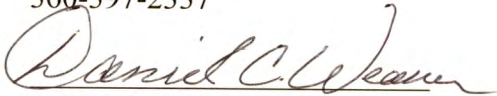
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-102

PROPERTY LOCATION: 905 NW 106th Circle
Vancouver, WA

PETITION: 353

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 353

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Nine sales selected ranged in adjusted sales price from \$89,800 to \$106,300.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

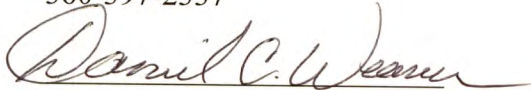
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-096

PROPERTY LOCATION: 913 NW 106th Circle
Vancouver, WA

PETITION: 354

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 62,917	\$ 62,917
Personal property		
ASSESSED VALUE	\$ 158,917	BOE VALUE \$ 142,917

Date of hearing: February 27, 2018 Recording ID# Sadri 354

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 24 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Three sales selected ranged in adjusted sales price from \$181,000 to \$189,500.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

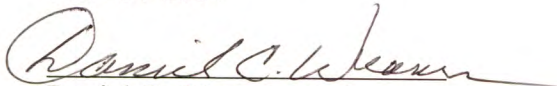
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$142,917 as of January 1, 2017. (\$80,000 for the lot and \$62,917 for the improvements)

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

Mailed on March 5, 2018
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.

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March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-098

PROPERTY LOCATION: 909 NW 106th Circle
Vancouver, WA

PETITION: 355

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 355

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .2 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Six sales selected ranged in adjusted sales price from \$66,100 to \$146,000.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

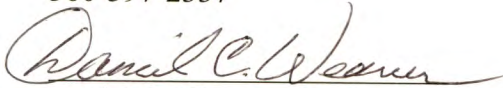
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-094

PROPERTY LOCATION: 1011 NW 106th Circle
Vancouver, WA

PETITION: 356

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 356

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Six sales selected ranged in adjusted sales price from \$57,700 to \$148,000.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

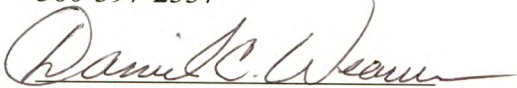
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-072

PROPERTY LOCATION: 1020 NW 106th Circle
Vancouver, WA

PETITION: 364

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 364

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .18 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided no information.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

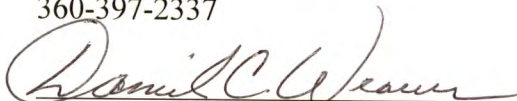
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-074

PROPERTY LOCATION: 1018 NW 106th Circle
Vancouver, WA

PETITION: 365

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 365

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .18 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided no information.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

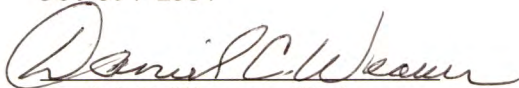
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the assessor's office or the Washington State Board of Tax Appeals.

To request this form for the visually impaired or in a language other than English call 360-753-3217.



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-078

PROPERTY LOCATION: 1008 NW 106th Circle
Vancouver, WA

PETITION: 366

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 366

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .17 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Six sales selected ranged in adjusted sales price from \$89,800 to \$106,300.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

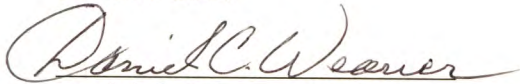
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-080

PROPERTY LOCATION: 1014 NW 106th Circle
Vancouver, WA

PETITION: 367

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 367

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .23 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Five sales selected ranged in adjusted sales price from \$110,300 to \$183,400.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

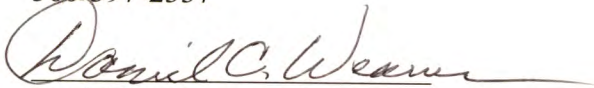
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asgar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-082

PROPERTY LOCATION: 1002 NW 106th Circle
Vancouver, WA

PETITION: 368

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 368

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .21 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Four sales selected ranged in adjusted sales price from \$105,300 to \$195,400.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

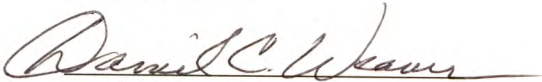
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-084

PROPERTY LOCATION: 1000 NW 106th Circle
Vancouver, WA

PETITION: 369

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 96,000	BOE VALUE \$ 80,000

Date of hearing: February 27, 2018 Recording ID# Sadri 369

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .19 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Five sales selected ranged in adjusted sales price from \$78,900 to \$183,500.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

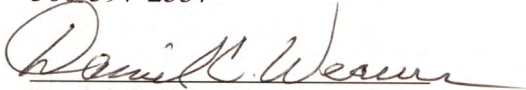
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$80,000 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

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March 5, 2018



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: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 118105-088

PROPERTY LOCATION: 908 NW 106th Circle
Vancouver, WA

PETITION: 370

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 96,000	\$ 80,000
Improvements	\$ 3,590	\$ 3,590
Personal property		
ASSESSED VALUE	\$ 99,590	BOE VALUE \$ 83,590

Date of hearing: February 27, 2018 Recording ID# Sadri 370

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .18 acre parcel of property.

The appellant stated that they are appealing 16 parcels in Cougar Ridge. #118105-086, #118105-100, #118105-090, #118105-092, #118105-104, #118105-102, #118105-096, #118105-098, #118105-094, #118105-072, #118105-074, #118105-078, #118105-080, #118105-082, #118105-084, #118105-088]. Some have a garage or storage shed. The lots are all different sizes but are assessed at \$96,000 for the land. The average size is 8,000 square feet.

Four comparable sales were read into the record [#986035797 sold for \$86,136 in March 2016; #097770-062 sold for \$202,000 in May 2016; and #199352-000 sold for \$78,000 in December 2016; #188944-016 sold for \$85,000 in September 2016;

The appellant requested a range in values on all 16 petitions but changed that to \$80,000 per lot during the hearing.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Four sales selected ranged in adjusted sales price from \$62,600 to \$155,400.

The appellant comparable properties indicate a value of the lots at \$80,000 for all of the lots in the development.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

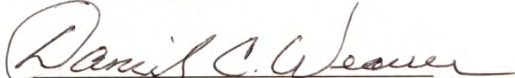
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$83,590 as of January 1, 2017. (\$80,000 for the lot and \$3,590 for the improvements)

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

Mailed on March 5, 2018
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.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-284

PROPERTY LOCATION: 15112 NE 34th Street
Vancouver, WA

PETITION: 361

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 91,125	\$ 91,125
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 91,125	BOE VALUE \$ 91,125

Date of hearing: February 27, 2018 Recording ID# Sadri 361

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is .27 acre parcel of property.

The appellant stated that they are appealing three properties that are adjacent to each other. [#110175-284, #110175-288, and #110175-286]. Two comparable sales were read into the record [#12334000 sold for \$85,000 in April 2016; #186317000 sold for \$90,000 in March 2016]. The comparable land was still valued less than the subject even though there are now houses on them.

The appellant requested a value of \$79,147.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Five sales selected ranged in adjusted sales price from \$113,700 to \$229,100.

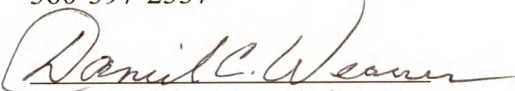
DECISION

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 \$91,125 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-288

PROPERTY LOCATION: 15018 NE 34th Street
Vancouver, WA

PETITION: 362

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 91,125	\$ 91,125
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 91,125	BOE VALUE \$ 91,125

Date of hearing: February 27, 2018 Recording ID# Sadri 362

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is .26 acre parcel of property.

The appellant stated that they are appealing three properties that are adjacent to each other. [#110175-284, #110175-288, and #110175-286]. Two comparable sales were read into the record [#12334000 sold for \$85,000 in April 2016; #186317000 sold for \$90,000 in March 2016]. The comparable land was still valued less than the subject even though there are now houses on them.

The appellant requested a value of \$75,990.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Five sales selected ranged in adjusted sales price from \$86,300 to \$206,000.

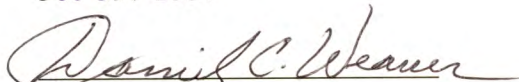
DECISION

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 \$91,125 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-286

PROPERTY LOCATION: 15100 NE 34th Street
Vancouver, WA

PETITION: 363

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 91,125	\$ 91,125
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 91,125	BOE VALUE \$ 91,125

Date of hearing: February 27, 2018 Recording ID# Sadri 363

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is .27 acre parcel of property.

The appellant stated that they are appealing three properties that are adjacent to each other. [#110175-284, #110175-288, and #110175-286].

Two comparable sales were read into the record [#12334000 sold for \$85,000 in April 2016; #186317000 sold for \$90,000 in March 2016]. The comparable land was still valued less than the subject even though there are now houses on them.

The appellant requested a value of \$76,909.

The assessor provided a list of 326 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value. Six sales selected ranged in adjusted sales price from \$86,300 to \$455,300.

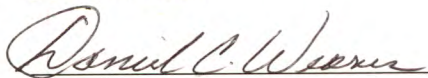
DECISION

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 \$91,125 as of January 1, 2017.

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

Mailed on March 5, 2018
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.

March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 35771-228

PROPERTY LOCATION: 1473 Columbia Way
Vancouver, WA

PETITION: 360

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 0	\$ 0
Improvements	\$ 624,985	\$ 624,985
Personal property		
ASSESSED VALUE	\$ 624,985	BOE VALUE \$ 624,985

Date of hearing: February 27, 2018 Recording ID# Sadri 360

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:
Kia Keyvani and Kim Brake

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is an inner unit townhouse condominium residence with 1,702 square feet, built in 1994 and is of good construction quality located in the Village at Columbia Shores.

The appellant stated that the comparable sale they submitted was in the complex but was not on the river. The assessor said this was not a comparable sale so they did not use it. They were unable to find other good comps.

The appellant requested a value of \$525,000.

The assessor provided a list of 11 sales adjusted only for time, and a cover letter recommending no adjustment to the assessed value.

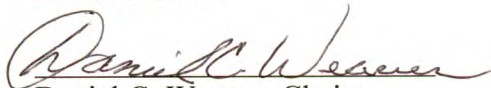
DECISION

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 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 \$624,985 as of January 1, 2017.

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

Mailed on March 5, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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