



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: DONEY, MICHAEL & DONEY, ANDREA

Michael & Andrea Doney
PO Box 2644
Battle Ground, WA 98604

ACCOUNT NUMBER: 201181-000

PROPERTY LOCATION: 21429 NE 227th Avenue
Battle Ground, WA

PETITION: 298

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	\$ 199,978	\$ 199,978
Improvements	\$ 204,493	\$ 175,022
Personal property		
ASSESSED VALUE	\$ 404,471	BOE VALUE \$ 375,000

Date of hearing: February 28, 2018 Recording ID# Doney

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:
Michael Doney

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,372 square feet, built in 1975 and is of average construction quality located on 3 acres.

The appellant stated he purchased the house in 1996 for \$182,000 and it was assessed at \$215,000. He feels he is chasing the values and can't catch up. Four comparable sales were submitted [#201201-000 sold for \$375,000 in January 2017 (he felt this was most comparable as it is similar and four houses away); #201188-016 sold for \$383,000 in December 2016; #201259-000 sold for \$330,000 in June 2015; and #201493-008 sold for \$330,000 in August 2016].

The appellant requested a value of \$335,000.

The assessor provided no information.

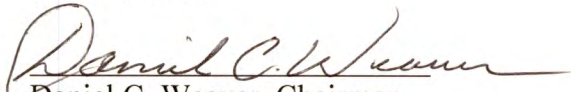
DECISION

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 \$375,000 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: ARNDT, DAVID & ARNDT, JULIE

David & Julie Arndt
32717 NW Pekin Ferry Road
Ridgefield, WA 98642

ACCOUNT NUMBER: 210126-000

PROPERTY LOCATION: 32717 NW Pekin Ferry Road
Ridgefield, WA

PETITION: 346

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	\$ 266,495	\$ 266,495
Improvements	\$ 344,789	\$ 283,505
Personal property		
ASSESSED VALUE	\$ 611,284	BOE VALUE \$ 550,000

Date of hearing: February 28, 2018 Recording ID# Arndt

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

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks
Lisa Bodner

Appellant:
David Arndt

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,639 square feet, built in 1998 and is of good minus construction quality located on 4.5 acres.

The appellant stated that his house is being compared to houses that are fixed up and ready to sell. He will need a new roof as his is 20 years old, landscaping is overgrown, appliances are original except for the dishwasher. His insurance company gave him 6 months to fix the foundation of the barn or tear it down. He has been working hard on fixing the issues. The back end is done now but still there is more to fix. The well casing sides are flaking off metal and then being sucked into the pump and into the house pipes. He had the casing scrubbed and that helped but it will come back again over time. There is much to do to bring it up to selling status. Five comparable sales were submitted [#213005-000 sold for \$466,400 in January 2016; #257632-000 sold for \$490,000 in March 2016; #210345-000 sold for \$473,000 in May 2017; #117350-000 sold for \$400,000 in January 2018; and #210183-000 sold for \$550,000 in August 2016]. He felt his value is between the \$473,000 sale and the \$550,000 sale.

The appellant requested a value of \$473,000.

The assessor provided a list of 4 sales adjusted only for time and a cover letter recommending no adjustment to the assessed value. The adjusted sales ranged from \$550,000 to \$675,000.

The sale price (\$550,000) of the property nearby and #1 on the assessor list which is #210183-000 is the comparable that can most support a value of the subject property.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

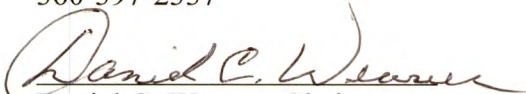
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information 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 \$550,000 as of January 1, 2017.

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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March 5, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SHEN, YIN & ZHOU, QUINGJIANG

Quingjiang Zhou & Yin Shen
605 SE 201st Avenue
Camas, WA 98607

ACCOUNT NUMER: 177504-026

PROPERTY LOCATION: 605 SE 201st Avenue
Camas, WA

PETITION: 376

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	\$ 231,000	\$ 231,000
Improvements	\$ 702,254	\$ 550,000
Personal property		
ASSESSED VALUE	\$ 933,254	BOE VALUE \$ 781,000

Date of hearing: February 28, 2018 Recording ID# Shen

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:
Quinjiang Zhou

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,673 square feet, built in 2005 and is of very good plus construction quality located on .34 acres.

The appellant stated that they purchased the subject property in February 2017 for \$733,116. It had been listed at \$850,000 and on the market for one year and did not sell. This was a short sale however he did have a realtor. He also had to pay \$40,000 in liens plus the purchase price. Four comparable sales were submitted [#177504-028 sold for \$740,000 in July 2015; #177504-002 sold for \$895,000 in June 2017; #177496-428 sold for \$770,000 in April 2015; and #177504-016 sold for \$735,000 in June 2015].

The appellant requested a value of \$781,000.

The assessor provided a list of 3 sales adjusted only for time, a 2017 property information card and a cover letter recommending no adjustment to the assessed value. The adjusted sales ranged from \$887,000 to \$975,000.

The purchase price plus the payment of the liens in 2017 supports the requested value by the appellant of \$781,000.

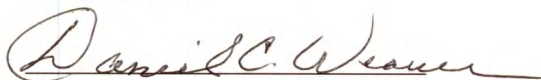
DECISION

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 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 \$781,000 as of January 1, 2017.

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March 5, 2018