



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 109976-358

PROPERTY LOCATION: 9506 NE 19th Street
Vancouver, WA

PETITION: 484

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	\$ 84,700	\$ 84,700
Improvements	\$ 239,989	\$ 190,300
Personal property		
ASSESSED VALUE	\$ 324,689	BOE VALUE \$ 275,000

Date of hearing: April 25, 2018 Recording ID# Bennett 484

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,637 square feet and a 1,087 square foot basement, built in 1986 and is of fair plus construction quality located on .17 acres.

The appellant stated that after researching the area through GIS, Trulia and Zillow and talking with Vancouver realtors, the assessment is not market value. This is a group home for Oxford House. There is turnover and this results in extra wear and tear. Four comparable sales were submitted [#99776-145 sold for \$235,000 in January 2017; #117011-084 sold for 250,000 in November 2016; #37915-043 sold for \$243,000 in March 2016; and #101402-088 sold for \$195,000 in January 2016]. An appraisal from May 2013 was submitted but at this point it is too old for consideration.

The appellant requested a value of \$265,000.

The assessor provided a list of 531 sales adjusted only for time, various other sales grids and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$218,700 to \$369,000.

The 2016 value of \$250,000 trended by the countywide 10% increase provides a value of \$275,000 which is supported by the appellant comparable properties and the range of comparable properties highlighted by the assessor. In addition the use of the subject property as a group home indicates a lower value and a higher wear and tear factor.

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 \$275,000 as of January 1, 2017.

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

Mailed on April 30, 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.

April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 156996-004

PROPERTY LOCATION: 5717 NE 45th Avenue
Vancouver, WA

PETITION: 485

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	\$ 80,250	\$ 80,250
Improvements	\$ 230,702	\$ 194,750
,220		
Personal property		
ASSESSED VALUE	\$ 310,952	BOE VALUE \$ 275,000

Date of hearing: April 25, 2018 Recording ID# Bennett 485

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,898 square feet, built in 1967 and is of fair plus construction quality located on .22 acres.

The appellant stated that after researching comparable sales they found similar homes selling for less and this home is inferior. This home is a group home for Oxford House. This rental is located on a very busy street and there is no street parking. There is also a lot of turnover with this property. Four comparable sales were submitted [#101402-088 sold for \$195,000 in January 2016; #106361-292 sold for \$270,000 in January 2016; #163159-000 sold for #206,000 in February 2017; and #157007-001 sold for \$270,000 in March 2016].

The appellant requested a value of \$265,000.

The assessor provided a list of 531 sales adjusted only for time, various other sales grids and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$265,000 to \$350,900.

The 2016 value of \$250,000 trended by the countywide 10% increase provides a value of \$275,000 which is supported by the appellant comparable properties and the range of comparable properties highlighted by the assessor. In addition, the use of the subject property as a group home indicates a lower value and a higher wear and tear factor.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

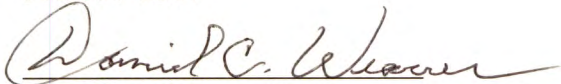
DECISION

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 \$275,000 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 107962-120

PROPERTY LOCATION: 5017 NE 74th Street
Vancouver, WA

PETITION: 486

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	\$ 82,500	\$ 82,500
Improvements	\$ 160,438	\$ 160,438
Personal property		
ASSESSED VALUE	\$ 242,938	BOE VALUE \$ 242,938

Date of hearing: April 25, 2018 Recording ID# Bennett 486

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi level-split entry style residence with 1,248 square feet and a 576 square foot basement, built in 1980 and is of fair construction quality located on .196 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is occupied by a family, is a rental and needs carpet and updating which hasn't been done yet. Six comparable sales were submitted [#109581-658 sold for \$180,000 in January 2017; #104189-116 sold for \$200,400 in November 2016; #109779-628 sold for \$196,500 in November 2016; 104183-194 sold for \$235,000 in March 2016; #104183-538 sold for \$220,000 in September 2016; and #10583-356 sold for \$232,100 in April 2016].

The appellant requested a value of \$200,000.

The assessor provided a list of 531 sales adjusted only for time, various other sales grids and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$241,500 to \$280,000.

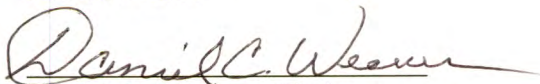
DECISION

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 \$242,938 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 37918-764

PROPERTY LOCATION: 5315 NW 8th Avenue
Vancouver, WA

PETITION: 487

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	\$ 92,992	\$ 92,992
Improvements	\$ 187,993	\$ 176,008
Personal property		
ASSESSED VALUE	\$ 280,985	BOE VALUE \$ 269,000

Date of hearing: April 25, 2018 Recording ID# Bennett 487

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,242 square feet and a 730 square foot basement, built in 1955 and is of fair construction quality located on .24 acres.

The appellant stated that this rental is an Oxford House and has a high turnover which makes it have greater wear and tear on all amenities. It also needs updating. It has oil heat and no A/C, the furnace is the original oil which is a negative compared to other homes. Four comparable sales were submitted [#37918-852 sold for \$253,000 in February 2016; #96620-064 sold for \$259,000 in February 2016; #37918-197 sold for \$265,000 in December 2016; and #98671-032 sold for \$185,000 in March 2017].

The appellant requested a value of \$250,000.

The assessor provided no information.

Comparable sales indicate a lower value.

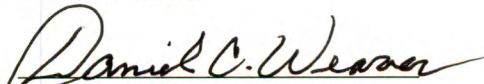
DECISION

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 \$269,000 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 100271-272

PROPERTY LOCATION: 3803 NE 38th Street
Vancouver, WA

PETITION: 488

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	\$ 84,700	\$ 84,700
Improvements	\$ 188,812	\$ 188,812
Personal property		
ASSESSED VALUE	\$ 273,512	BOE VALUE \$ 273,512

Date of hearing: April 25, 2018 Recording ID# Bennett 488

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi level-split entry style residence with 1,512 square feet and a 1,456 square foot basement, built in 1975 and is of average minus construction quality located on .18 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is an Oxford House for women and children, is a rental and has a high turnover. Seven comparable sales were submitted [#30790-090 sold for #235,000 in September 2016; #298460-000 sold for \$238,000 in February 2017; #150146-000 sold for \$184,100 in February 2017; #100271-140 sold for \$259,500 in September 2016; #104003-010 sold for \$248,000 in March 2016; #111019-416 sold for \$237,000 in February 2016; and #108142-034 sold for \$211,250 in July 2016].

The appellant requested a value of \$245,000.

The assessor provided a list of 531 sales adjusted only for time, various other sales grids and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$248,000 to \$310,500.

The 2016 value of \$249,816 trended by the countywide 10% provides a value of \$274,797.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

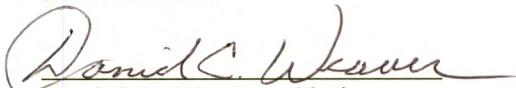
DECISION

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 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 \$273,512 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 107357-044

PROPERTY LOCATION: 11501 NE 95th Street
Vancouver, WA

PETITION: 489

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	\$ 101,060	\$ 101,060
Improvements	\$ 214,463	\$ 192,706
Personal property		
ASSESSED VALUE	\$ 315,523	BOE VALUE \$ 293,766

Date of hearing: April 25, 2018 Recording ID# Bennett 489

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 1,785 square feet and a 1,288 square foot basement, built in 1973 and is of fair plus construction quality located on .24 acres.

The appellant stated that this home is a rental and has a high turnover. It is rented to a non-profit organization, Oxford House for men and children, which creates high wear and tear and minor damage. This home has substandard finishing because of the high tenant turnover. Comparable sales one and two are very similar. Seven comparable sales were submitted [#107198-230 sold for \$225,000 in May 2016; #107198-244 sold for \$238,000 in December 2016; #199626-056 sold for \$250,000 in May 2016; #154700-000 sold for \$286,000 in December 2016; #105832-126 sold for \$262,650 in August 2016; #105528-348 sold for \$245,000 in June 2016; and #104689-016 sold for \$269,900 in July 2016].

The appellant requested a value of \$260,000 but changed that to \$280,000 during the hearing.

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. Highlighted properties on the list ranged in adjusted sale price from \$308,000 to \$368,400.

The appellant's comparable sales indicate a lower value than last years' assessment of \$293,766.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

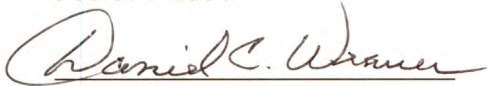
DECISION

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 \$293,766 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 37911-106

PROPERTY LOCATION: 7580 Delaware Lane
Vancouver, WA

PETITION: 490

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	\$ 95,300	\$ 95,300
Improvements	\$ 160,079	\$ 160,079
Personal property		
ASSESSED VALUE	\$ 255,379	BOE VALUE \$ 255,379

Date of hearing: April 25, 2018 Recording ID# Bennett 490

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,952 square feet, built in 1955 and is of fair construction quality located on .1926 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is an Oxford House for men rental, has high turnover, and has builder grade finishing and due to this the sold listings are in better condition. Four comparable sales were submitted [#37911-519 sold for \$239,900 in March 2016; #37911-040 sold for \$246,500 in January 2016; #379107-000 sold for \$218,850 in August 2016; and #37910-719 sold for \$220,000 in March 2016].

The appellant requested a value of \$236,000.

The assessor provided a list of 93 sales adjusted only for time, a 2017 property information card and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$265,000 to \$300,000.

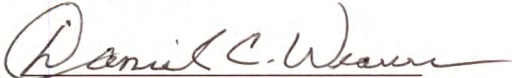
DECISION

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 \$255,379 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 97626-024

PROPERTY LOCATION: 8717 NE 37th Avenue
Vancouver, WA

PETITION: 491

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	\$ 61,250	\$ 61,250
Improvements	\$ 243,556	\$ 243,556
Personal property		
ASSESSED VALUE	\$ 304,806	BOE VALUE \$ 304,806

Date of hearing: April 25, 2018 Recording ID# Bennett 491

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,727 square feet and a 1,635 square foot basement, built in 1980 and is of average construction quality located on .2744 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is an Oxford House for men, a rental, and has high turnover, and has basic finishing and should be valued less than the similar homes that sold. Four comparable sales were submitted [#118141-052 sold for \$240,000 in November 2016; #118183-000 sold for \$236,868 in February 2017; #97817-196 sold for \$267,000 in September 2016; and #96626-216 sold for \$290,000 in September 2016].

The appellant requested a value of \$275,000.

The assessor provided a list of 167 sales adjusted only for time, a 2018 property information card and a cover letter recommending no adjustment to the assessed value. Highlighted properties on the list ranged in adjusted sale price from \$304,500 to \$380,000.

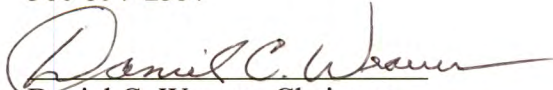
DECISION

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 \$304,806 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 161236-000

PROPERTY LOCATION: 3315 Stapleton Road
Vancouver, WA

PETITION: 785

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	\$ 73,760	\$ 73,760
Improvements	\$ 151,030	\$ 142,240
Personal property		
ASSESSED VALUE	\$ 224,790	BOE VALUE \$ 216,000

Date of hearing: April 25, 2018 Recording ID# Bennett 785

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,727 square feet and a 1,635 square foot basement, built in 1980 and is of average construction quality located on .2744 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is a rental, and has high turnover, and has basic finishing and should be valued less than the similar homes that sold. Stapleton Road is a very busy, well-travelled road. Four comparable sales were submitted [#150121-000 sold for \$206,000 in November 2016; #100220-000 sold for \$154,000 in May 2016; #99777-181 sold for \$221,000 in February 2016; and #108471-000 sold for \$165,000 in August 2016].

The appellant requested a value of \$190,000.

The assessor provided no information.

The 2016 value of \$196,650 increased by the county wide increase of 10% provides a value of \$216,000.

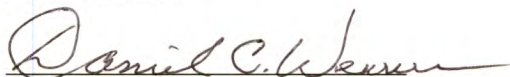
DECISION

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 \$216,000 as of January 1, 2017.

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

Mailed on April 30, 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.

April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 256354-000

PROPERTY LOCATION: NE 382nd Street
La Center, WA

PETITION: 786

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	\$ 140,000	\$ 110,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 140,000	BOE VALUE \$ 110,000

Date of hearing: April 25, 2018 Recording ID# Bennett 786

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:
Tracie Bennett

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 5.29 acre parcel of land.

The appellant stated that this parcel of land is sloped and has no improvements to it as far as water, sewer, and electricity. Four comparable sales were submitted [#253973-000 sold for \$94,000 in January 2017; #257401-000 sold for \$120,000 in August 2016; #256285-000 sold for \$140,000 in October 2016; and #256293-000 sold for \$140,000 in May 2016]. Several of these are larger acreage and all have improvements for water, sewer and electricity.

The appellant requested a value of \$110,000.

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 \$110,000 as of January 1, 2017.

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

Mailed on April 30, 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.

April 30, 2018



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 96620-024

PROPERTY LOCATION: 1411 NE 65th Street
Vancouver, WA

PETITION: 787

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	\$ 55,000	\$ 55,000
Improvements	\$ 217,597	\$ 217,597
Personal property		
ASSESSED VALUE	\$ 272,597	BOE VALUE \$ 272,597

Date of hearing: April 25, 2018 Recording ID# Bennett 787

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:
 - Tracie Bennett
- Assessor:
 - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,313 square feet and a 1,313 square foot basement, built in 1956 and is of average minus construction quality located on .23 acres.

The appellant stated that after researching comparable sales they found similar homes and realized they were selling for less. This home is an Oxford House for woman and children, is a rental, and has high turnover. Three comparable sales were submitted [#96620-028 sold for \$285,000 in November 2016; # 96620-064 sold for \$259,000 in February 2016; and #96620-090 sold for \$270,000 in February 2016].

The appellant requested a value of \$260,000.

The assessor provided no information. The appellant comparable sales support the assessed value.

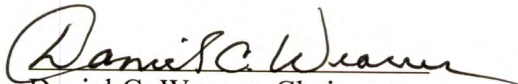
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$272,597 as of January 1, 2017.

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

Mailed on April 30, 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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April 30, 2018