



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CHAN, TERESA

Teresa Chan & Eugene Lin
6089 North Woodson Avenue
Fresno, CA 93711-2276

ACCOUNT NUMBER: 82990-518

PROPERTY LOCATION: 600 NW View Ridge Street
Camas, WA

PETITION: 694

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	\$ 230,150	\$ 230,150
Improvements	\$ 368,568	\$ 100,000
Personal property		
ASSESSED VALUE	\$ 598,718	BOE VALUE \$ 330,150

Date of hearing: August 8, 2018 Recording ID# Chan

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:
Teresa Chan & Eugene Lin

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,313 square feet and a 1,533 square foot basement, built in 1997 and is of good construction quality located on .32 acres.

The appellant stated that there was an extensive water leak of over 70,000 gallons of water that damaged the home. Two estimates were provided from KB Frazier Construction Inc. listing a total repair value of \$274,227.00 and \$2,096.91 for a total of \$276,323. They have not been able to fix the disrepair and have not been able to move into the house.

The appellant requested a value of \$330,150.

The assessor provided no information.

Using the purchase price of \$630,000 less the costs to cure the damage of \$276,323 yields a value \$353,677. Using the assessed value of \$598,718 less the costs to cure of \$276,323 yields a value of \$322,395. The appellant's requested value is within the range.

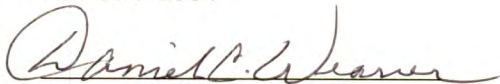
DECISION

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 \$330,150 as of January 1, 2017.

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

Mailed on August 13, 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.



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: TAVERNER RIDGE HOMEOWNERS ASSOCIATION

Paul DeBoni
PO Box 1167
Ridgefield, WA 98642

ACCOUNT NUMBER: 216032-010

PROPERTY LOCATION: SP3-735 X1 Lot 3 Near Hillhurst R
Ridgefield, WA

PETITION: 747

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	\$ 394,269	\$ 0
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 394,269	BOE VALUE \$ 0

Date of hearing: August 8, 2018 Recording ID# Taverner

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

Attendees:

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

Appellant:
Paul DeBoni

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

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

The appellant stated that this lot still has a zero value. It was quit claim deeded to the homeowners association and is to be kept as open space. It cannot be developed as it is a steep canyon. He also mentioned that he has gone in to the assessor's office and they will not make a permanent change to the land record.

The appellant requested a value of \$0.

The assessor provided no information.


DECISION

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

Market value of the subject property is set at \$0 as of January 1, 2017.

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

Mailed on August 13, 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DMC FAMILY FARM LLC

DMC Family Farm LLC
3118 NE 78th Street
Vancouver, WA 98665

ACCOUNT NUMBER: 145242-000

PROPERTY LOCATION: 2006 NE 78th Street
Vancouver, WA

PETITION: 748

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	\$ 1,761,566	\$ 1,284,131
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 1,761,566	BOE VALUE
		\$ 1,284,131

Date of hearing: August 8, 2018 Recording ID# DMC

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:
Dorothy Cherrington & son Joe Cherrington

Assessor:
Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a 12.81 acre parcel of land.

The appellant is appealing three adjacent parcels #145242-000, #145362-000 and #145366-000 which total 21 acres. The wetland areas have increased by about 2 acres totaling 7 acres, and now the water runoff from the new adjacent apartments creates even more water standing on the properties. Three properties sold just down the street and they are considered wetlands and sold with a 90% discount for that reason. #145508-000 is 4.72 acres and it sold in November 2017 for \$120,049 per acre; #145509-000 is 4.77 acres and it sold in November 2017 for \$131,174 per acre; #145529-001 is 2.27 acres and it sold in November 2017 for \$13,215 per acre. These values are prior to the three properties being subdivided as they are now.

The appellant requested a value of \$1,103,746, \$431,600, and \$213,208 respectively.

The assessor provided a list of four land sales ranging in value from \$128,700 to \$191,606 per acre. He stated that even with wetland areas a developer will use the land that is dry for the maximum amount of units and leave the wetland areas as is.

Using last year's value of \$1,196,544 trended forward by the county wide 7.32% for land yields a value of \$1,284,131.

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 \$1,281,131 as of January 1, 2017.

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

Mailed on August 13, 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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CLARK COUNTY WASHINGTON
BOARD OF EQUALIZATION

clark.wa.gov

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: DMC FAMILY FARM LLC

DMC Family Farm LLC
3118 NE 78th Street
Vancouver, WA 98665

ACCOUNT NUMBER: 145362-000

PROPERTY LOCATION: 2118 NE 78th Street
Vancouver, WA

PETITION: 749

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	\$ 639,461	\$ 548,336
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 639,461	BOE VALUE \$ 548,336

Date of hearing: August 8, 2018 Recording ID# DMC

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:
Dorothy Cherrington & son Joe Cherrington

Assessor:
Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 5.47 acre parcel of land.

The appellant is appealing three adjacent parcels #145242-000, #145362-000 and #145366-000 which total 21 acres. Their wetland areas have increased by about 2 acres totaling 7 acres, and now the water runoff from the new adjacent apartments creates even more water standing on their properties. Three properties sold just down the street and they are considered wetlands and sold with a 90% discount for that reason. #145508-000 is 4.72 acres and it sold in November 2017 for \$120,049 per acre; #145509-000 is 4.77 acres and it sold in November 2017 for \$131,174 per acre; #145529-001 is 2.27 acres and it sold in November 2017 for \$13,215 per acre. These values are prior to the three properties being subdivided as they are now.

The appellant requested a value of \$1,103,746, \$431,600, and \$213,208 respectively.

The assessor provided a list of four land sales ranging in value from \$128,700 to \$191,606. He stated that even with wetland areas a developer will use the land that is dry for the maximum amount of units and leave the wetland areas as is.

Using last year's value of \$510,936 trended forward by the county wide 7.32% for land yields a value of \$548,336.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

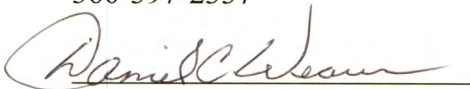
DECISION

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 \$548,336 as of January 1, 2017.

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

Mailed on August 13, 2018
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DMC FAMILY FARM LLC

DMC Family Farm LLC
3118 NE 78th Street
Vancouver, WA 98665

ACCOUNT NUMBER: 145366-000

PROPERTY LOCATION: 2118 NE 78th Street
Vancouver, WA

PETITION: 750

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	\$ 513,000	\$ 272,665
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 513,000	BOE VALUE \$ 272,665

Date of hearing: August 8, 2018 Recording ID# DMC

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1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

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

Appellant:
Dorothy Cherrington & son Joe Cherrington

Assessor:
Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2.72 acre parcel of land.

The appellant is appealing three adjacent parcels #145242-000, #145362-000 and #145366-000 which total 21 acres. Their wetland areas have increased by about 2 acres totaling 7 acres and now the water runoff from the new adjacent apartments creates even more water standing on their properties. Three properties sold just down the street and they are considered wetlands and sold with a 90% discount for that reason. #145508-000 is 4.72 acres and it sold in November 2017 for \$120,049 per acre; #145509-000 is 4.77 acres and it sold in November 2017 for \$131,174 per acre; #145529-001 is 2.27 acres and it sold in November 2017 for \$13,215 per acre. These values are prior to the three properties being subdivided as they are now.

The appellant requested a value of \$1,103,746, \$431,600, and \$213,208 respectively.

The assessor provided no information.

Using last year's value of \$254,067 trended forward by the county wide 7.32% for land yields a value of \$272,665.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

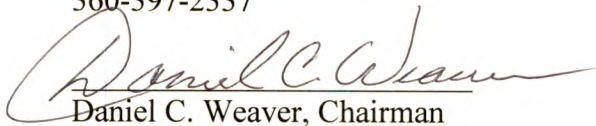
DECISION

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 \$272,665 as of January 1, 2017.

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

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