



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LONG, MICHAEL & LONG, JESSICA

Michael & Jessica Long
1526 NE 4th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 90600-000

PROPERTY LOCATION: 1526 NE 4th Avenue
Camas, WA

PETITION: 860

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	\$ 95,800	\$ 95,800
Improvements	\$ 414,364	\$ 319,200
Personal property		
ASSESSED VALUE	\$ 510,164	BOE VALUE \$ 415,000

Date of hearing: October 24, 2018 Recording ID# Long

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 Long

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,064 square feet and a 349 square foot basement, built in 1941 and is of average plus construction quality located on .4 acres.

The appellant stated that the home was purchased in October 2017 for \$450,000 after being on the market for an extended period. An appraisal was performed by Arthur M. Fisher of Fisher Appraisal Service listing a value of \$457,618 as of August 2017. There were numerous items that needed repairs.

The appellant requested a value of \$450,000 but changed that to \$415,000 during the hearing based on items needing repair that were noted by a Pillar to Post review of the property as well as other items discovered after the review and purchase.

The assessor provided no information. The January 1, 2018 assessed value of the property is \$415,556.

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 \$415,000 as of January 1, 2017.

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

Mailed on November 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: NYE, JOSEPH & NYE, SUZANNE

Joseph & Suzanne Nye
4007 NW Creekside Drive
Vancouver, WA 98685

ACCOUNT NUMBER: 156798-000

PROPERTY LOCATION: #146 of Section 7, Township 2 North, Range 2 East WM
Vancouver, WA

PETITION: 861

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	\$ 537,288	\$ 537,288
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 537,288	BOE VALUE \$ 537,288

Date of hearing: October 24, 2018 Recording ID# Nye

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 3.72 acre parcel of land.

The appellant stated on the petition that he tried to sell the property for less and had no buyers. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$300,000.

The assessor provided no information.

DECISION

The Board, after carefully reviewing the information provided by the appellant and the lack of information provided by the assessor concludes that the appellant has 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 \$537,288 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ELLIOTT, ROBERT & ELLIOTT, LYNN

Robert & Lynn Elliott
6224 NW El Rey Drive
Camas, WA 98607

ACCOUNT NUMBER: 85353-000

PROPERTY LOCATION: 6224 NW El Rey Drive
Camas, WA

PETITION: 863

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	\$ 618,000	\$ 618,000
Improvements	\$ 1,402,775	\$ 982,000
Personal property		
ASSESSED VALUE	\$ 2,020,775	BOE VALUE \$ 1,600,000

Date of hearing: October 24, 2018 Recording ID# Elliott

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:
Robert Elliott

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,756 square feet, built in 1999 and is of class 7 construction quality located on 3.81 acres.

The appellant stated that an appraisal was performed by Barry Binder of Binder & Associates listing a value of \$1,600,000 as of January 2018.

The appellant requested a value of \$1,600,000.

The assessor provided no information.

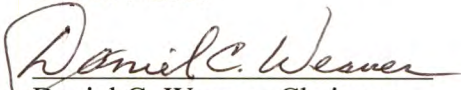
DECISION

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 \$1,600,000 as of January 1, 2017.

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

Mailed on November 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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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: BDMF, LLC

Randall & Shirley Bjur
131 NW 11th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 124252-000

PROPERTY LOCATION: 3720 NE Everett Street
Camas, WA

PETITION: 862

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	\$ 93,273	\$ 93,273
Improvements	\$ 152,878	\$ 85,627
Personal property		
ASSESSED VALUE	\$ 246,151	BOE VALUE \$ 178,900

Date of hearing: October 24, 2018 Recording ID# Bjur

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:
 - Randy Bjur
- Assessor:
 - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 1,271 square feet, built in 1938 and is of fair plus construction quality located on .5 acres.

The appellant stated that he purchased the house from a bank for \$178,900 in August 2016. The whole house was in such disrepair it basically had to be gutted and is slowly being rebuilt. No one has been living there for over two years. Pictures were submitted for review.

The appellant requested a value of \$178,900.

The assessor provided no information.

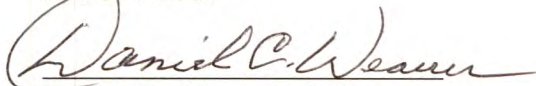
DECISION

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 \$178,900 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: PALLAY, BARRY G & PALLAY, DARLENE R

Barry & Darlene Pallay
124 Diamond Court
Morgantown, WV 26505

ACCOUNT NUMBER: 107358-174

PROPERTY LOCATION: 7611 NE 120th Avenue
Vancouver, WA

PETITION: 494

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	\$ 85,800	\$ 85,800
Improvements	\$ 113,779	\$ 113,779
Personal property		
ASSESSED VALUE	\$ 199,579	BOE VALUE \$ 199,579

Date of hearing: October 24, 2018 Recording ID# Pallay

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 946 square feet, built in 1970 and is of fair construction quality located on .2 acre parcel of property.

The appellant stated that on the petition that the reasons for appeal is the poor quality and condition. There are needed repairs for the heating system, windows and roofing. The value is diminished because of an ambulance service across the street, cargo shipping containers on the property line which is opposite the living room window. No additional documentary evidence was submitted for Board consideration.

The appellant requested a value of \$141,390.

The assessor provided no information.

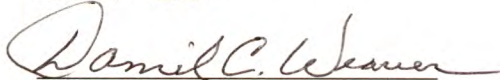
DECISION

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

Certified value of the subject property is sustained at \$199,579 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MCPHERSON, MATTHEW & MCPHERSON, MARY

Matthew & Mary McPherson
2501 NW Lacamas Drive
Camas, WA 98607

ACCOUNT NUMBER: 92232-666

PROPERTY LOCATION: 2501 NW Lacamas Drive
Camas, WA

PETITION: 864

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	\$ 303,000	\$ 303,000
Improvements	\$ 437,312	\$ 347,000
Personal property		
ASSESSED VALUE	\$ 740,312	BOE VALUE \$ 650,000

Date of hearing: October 24, 2018 Recording ID# McPherson

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:
 - Matthew & Mary McPherson
- Assessor:
 - None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,293 square feet, built in 1990, is of good construction quality and is located on .38 acres.

The appellants stated they purchased the home in October 2017 for \$645,000. An appraisal was performed by Mark Sanchez of Area Appraisal Services listing a value of \$650,000 in August 2017.

The appellant requested a value of \$650,000.

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 \$650,000 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MANDELL, MAUREEN

Maureen Mandell
3510 NE 60th Street
Vancouver, WA 98661

ACCOUNT NUMBER: 149204-000

PROPERTY LOCATION: 3510 NE 60th
Vancouver, WA

PETITION: 865

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	\$ 173,755	\$ 173,755
Improvements	\$ 101,712	\$ 101,712
Personal property		
ASSESSED VALUE	\$ 275,467	BOE VALUE \$ 275,467

Date of hearing: October 24, 2018 Recording ID# Mandell

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 560 square feet, built in 1940 and is of low construction quality located on 1 acre.

The appellant stated on the petition that the previous value does not reflect the actual value determined by the Board of Equalization after review in September 2017. This is an old government brick house not a modern ranch style home. It was moved to the property in 1995. All fixtures are original to the house. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$239,000.

The assessor provided no information.

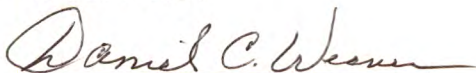
DECISION

The Board, after carefully reviewing the information provided by the appellant and the lack of information provided by the assessor concludes that the appellant has 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 \$275,467 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: ODDY, ALBERT H & ODDY, M ELENA

Albert & Elena Oddy
1912 NE 123rd Avenue
Vancouver, WA 98684

ACCOUNT NUMBER: 163858-000

PROPERTY LOCATION: 1912 NE 123rd Avenue
Vancouver, WA

PETITION: 866

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	\$ 81,200	\$ 81,200
Improvements	\$ 339,089	\$ 339,089
Personal property		
ASSESSED VALUE	\$ 420,289	BOE VALUE \$ 420,289

Date of hearing: October 24, 2018 Recording ID# Oddy

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:
Albert Oddy

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,044 square feet, built in 1993 and is of good construction quality located on .27 acres.

The appellant stated the Board has adjusted their valuation over the last three years. They must now file an appeal each year as the assessor continues to raise the value. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$359,500.

The assessor provided no information.

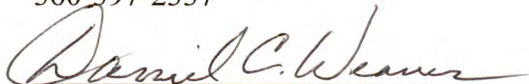
DECISION

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 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 \$420,289 as of January 1, 2017.

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

Mailed on November 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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CHATMAN, JEFF & CHATMAN, LEAH S

Jeff & Leah Chatman
24703 NW 4th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 215417-000

PROPERTY LOCATION: 24703 NW 4th Court
Ridgefield, WA

PETITION: 855

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	\$ 241,716	\$ 241,716
Improvements	\$ 1,364,782	\$ 1,364,782
Personal property		
ASSESSED VALUE	\$ 1,606,498	BOE VALUE \$ 1,606,498

Date of hearing: October 24, 2018 Recording ID# Chatman

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:
Jeff Chatman

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 8,995 square feet, built in 2005 and is of excellent construction quality located on 5.42 acres.

The appellant stated he purchased the property for \$860,000 in January 2013. Sales in his area do not support the Notice of Value from the assessor. Also there is a huge new subdivision that will be going in behind his land soon and will be detrimental to his privacy. Two comparable sales were submitted [#215420-000 sold for \$745,500 in December 2017 (\$127.61 per square foot); and #215414-000 sold for \$1,100,000 in August 2017 (\$176.14 per square foot)]. However both of these sales have substantially less square footage than the subject.

The appellant requested a value of \$1,348,718 (\$149.94 per square foot)

The assessor provided no information.

The 2016 value of \$1,621,000 trended forward by the county wide 10% yields a value of \$1,783,100 which is considerably more than the assessed value. The current assessed value of \$1,606,498 equals \$178.60 per square foot which compares favorably with comparable #215414-000.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

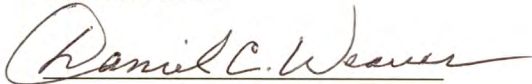
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the 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 \$1,606,498 as of January 1, 2017.

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

Mailed on November 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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