



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SOH, BIN TECK & LU, LI WEN

Bin Teck Soh
4910 NW Highpoint Drive
Camas, WA 98607

ACCOUNT NUMBER: 125606-056

PROPERTY LOCATION: 4910 NW Highpoint Drive
Camas, WA

PETITION: 172

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 177,200	\$ 177,200
Improvements	\$ 608,059	\$ 561,140
Personal property		
ASSESSED VALUE	\$ 785,259	BOE VALUE \$ 738,340

Date of hearing: December 20, 2018 Recording ID# Soh

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

Attendees:

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

Appellant:
Bin Teck Soh

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 4,196 square feet, built in 2004 and is of very good minus construction quality located on .23 acres.

The appellant stated several houses in his neighborhood and an immediate neighbor sold recently. Three comparable sales were submitted [#986033-028 sold for \$675,000 in May 2018; #125662-026 sold for \$763,200 in July 2016; and #125662-074 sold for \$725,000 in December 2016].

The appellant requested a value of \$670,000.

The assessor provided no information.

The 2016 appraisal value of \$670,000 trended forward by the 2017 countywide 10.2% yields a value of \$738,340 which is supported by the appellant's comparable properties.

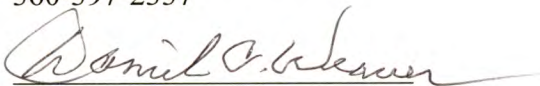
DECISION

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 \$738,340 as of January 1, 2018.

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

Mailed on December 31, 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: BRENNAN, LEILANI M & BRENNAN, THOMAS J

Thomas & Leilani Brennan
8900 NE 163rd Avenue
Vancouver, WA 98682

ACCOUNT NUMBER: 153956-004

PROPERTY LOCATION: 8900 NE 163rd Avenue
Vancouver, WA

PETITION: 176

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 106,800	\$ 106,800
Improvements	\$ 219,999	\$ 198,200
Personal property		
ASSESSED VALUE	\$ 326,799	BOE VALUE \$ 305,000

Date of hearing: December 20, 2018 Recording ID# Brennan

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

Attendees:

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

Appellant:
Thomas Brennan

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 2,376 square feet, built in 2000 and is of fair plus construction quality located on .153 acres.

The appellant stated that his land value is fine, it is the house value he is appealing. There are numerous repairs still needed from floors, cabinets, and a bid included for fixing and painting the outside siding ranged from \$5,934 to \$11,000.

The appellant requested a value of \$276,800 on the petition but changed to \$305,000 during the hearing.

The assessor provided 336 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Four sales highlighted on the list ranged in adjusted sale price of \$358,150 to \$403,688.

Trending last year's value of \$276,464 by the 2017 countywide 10.2% yields a value of \$305,000 which agrees with the appellant's requested value.

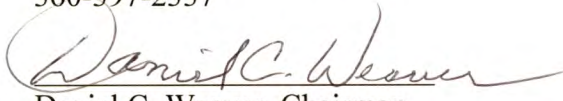
DECISION

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 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 \$305,000 as of January 1, 2018.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WADE, BIDDISCOMBE, LISA & WADE, ALAN

Alan Wade and Lisa Biddiscombe Wade
PO Box 342
Washougal, WA 98671

ACCOUNT NUMBER: 130556-154

PROPERTY LOCATION: 2555 North 4th Street
Washougal, WA

PETITION: 178

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 122,750	\$ 122,750
Improvements	\$ 792,790	\$ 653,000
Personal property		
ASSESSED VALUE	\$ 915,540	BOE VALUE \$ 775,750

Date of hearing: December 20, 2018 Recording ID# Wade

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

Attendees:

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

Appellant:
Alan Wade by teleconference

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,736 square feet and a 2,172 square foot basement, built in 2005 and is of very good plus construction quality located on .21 acres.

The appellant stated that the construction quality should be listed as good – not very good plus. He only has a two car garage not three as the comparable sales do. Four comparable sales were submitted [#123001-028 sold for \$628,000 in August 2017; #128358-144 sold for \$729,000 in July 2017; #130115-140 sold for \$640,000 in September 2017; and #130556-188 sold for \$710,000 in July 2017].

The appellant requested a value of \$775,750.

The assessor provided no information.

Based on the appellant's comparable sales and using \$158 per square foot yields a value of \$775,750.

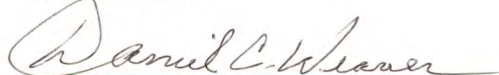
DECISION

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 \$775,750 as of January 1, 2018.

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

Mailed on December 31, 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: COVERT, RICHARD & COVERT, JANET

Richard & Janet Covert
3601 East 11th Street, Unit #3
Vancouver, WA 98661

ACCOUNT NUMBER: 37306-006

PROPERTY LOCATION: 3601 East 11th Street, Unit #3
Vancouver, WA

PETITION: 179

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 145,000	\$ 145,000
Improvements	\$ 376,264	\$ 316,000
Personal property		
ASSESSED VALUE	\$ 521,264	BOE VALUE \$ 461,000

Date of hearing: December 20, 2018 Recording ID# Covert

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

Attendees:

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

Appellant:
Richard Covert

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,924 square feet and a 1,092 square foot basement, built in 1978 and is of average plus construction quality located on 2.42 acres of community common ground property.

The appellant stated there have only been four sales in their community since 2013. Four sales were submitted [#37306-016 sold for \$461,000 in June 2017; #37306-010 sold for \$380,777 in May 2016; #37306-018 sold for \$379,000 in July 2015; and #37306-012 sold for \$365,000 in December 2013]. One of his neighbors does mechanic work on different vehicles 24 hours a day and two other neighbors have not maintained their yards.

The appellant requested a value of \$474,450

The assessor provided no information.

Trending last year's value of \$418,119 by the 2017 countywide 10.2% yields a value of \$460,767.

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 \$461,000 as of January 1, 2018.

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

Mailed on December 31, 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: LOREN, NATHAN & LOREN, JESSICA

Nathan & Jessica Loren
4471 NW Emily Way
Camas, WA 98607

ACCOUNT NUMBER: 177669-262

PROPERTY LOCATION: 4471 NW Emily Way
Camas, WA

PETITION: 180

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 125,500	\$ 125,500
Improvements	\$ 421,579	\$ 421,579
Personal property		
ASSESSED VALUE	\$ 547,079	BOE VALUE \$ 547,079

Date of hearing: December 20, 2018 Recording ID# Loren

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

Attendees:

Board of Equalization Members:
Daniel 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 2,353 square feet, built in 2000 and is of good construction quality located on .257 acres.

The appellant stated on the petition that the assessed value is higher than comparable properties sold around January 1, 2018. Four comparable sales were submitted [#90265-662 sold for \$470,000 in January 2018; #125008-428 sold for \$479,500 in December 2017; #90265-656 sold for \$435,000 in December 2017; and #980264-642 sold for \$550,000 in December 2017].

The appellant requested a value of \$490,215.

The assessor provided a list of 108 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Two sales highlighted on the list ranged from \$591,619 to \$609,480.

The 2017 value of \$492,957 trended at the 2017 increase for Clark County of 10.2% yields a value of \$543,387 which supports the assessor value.

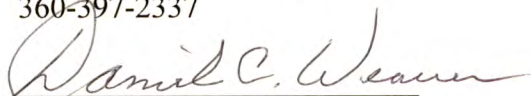
DECISION

The Board, after carefully reviewing the information 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 \$547,079 as of January 1, 2018.

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

Mailed on December 31, 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: LEGREE, CORINNE C

Corrinne Legree
852 East 2nd Avenue
Salt Lake City, UT 84103

ACCOUNT NUMBER: 37301-640

PROPERTY LOCATION: 3307 East McLoughlin Blvd.
Vancouver, WA

PETITION: 184

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 104,697	\$ 104,697
Improvements	\$ 149,447	\$ 122,303
Personal property		
ASSESSED VALUE	\$ 254,144	BOE VALUE \$ 227,000

Date of hearing: December 20, 2018 Recording ID# Legree

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

Attendees:

Board of Equalization Members:
Daniel 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 936 square feet, built in 1942 and is of fair construction quality located on .269 acres.

The appellant stated on the petition that she had an appraisal done in September 2017 for a home equity loan. The appraisal submitted was performed by Stephen Peter Whyte of Appraisal World Headquarters and listed a value of \$227,000 as of September 2017.

The appellant requested a value of \$227,000.

The assessor provided a list of 74 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

Based on the appellant's fee appraisal a change to the assessed value is warranted.

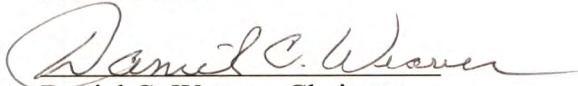
DECISION

The Board, after carefully reviewing the information 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 \$227,000 as of January 1, 2018.

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

Mailed on December 31, 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: GRILLO, PETER & GRILLO, MICHELLE CO TRUSTEES

Pete & Michelle Grillo
1525 NE Marine Drive
Portland, OR 97211

ACCOUNT NUMBER: 112427-282

PROPERTY LOCATION: 1614 SE Porter Court
Vancouver, WA

PETITION: 188

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 364,140	\$ 334,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 364,140	BOE VALUE \$ 334,000

Date of hearing: December 20, 2018 Recording ID# Grillo

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

Attendees:

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

Appellant:
Pete Grillo

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .41 acre parcel of land.

The appellant stated he just purchased this property in May 2017 for \$325,000. Six comparable sales were submitted [Adjacent lot #4 of 1614 Porter Court sold for \$325,000 in December 2016; #166862-002 sold for \$285,000 in May 2016; #166820-020 sold for \$371,800 in February 2016].

The appellant requested a value of \$325,000.

The assessor provided no information.

Trending forward the purchase price of \$325,000 by seven months using the 2017 countywide 10.2% yields a value of \$334,000.

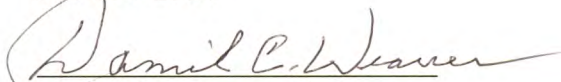
DECISION

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 \$334,000 as of January 1, 2018.

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

Mailed on December 31, 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: TRESKO, JON

Jon Tresko
13214 NE Glory Road
Brush Prairie, WA 98606

ACCOUNT NUMBER: 206474-000

PROPERTY LOCATION: 13214 NE Glory Road
Brush Prairie, WA

PETITION: 182

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 0	BOE VALUE \$ 0

Date of hearing: December 20, 2018 Recording ID# Tresko

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

Attendees:

Board of Equalization Members:
Daniel 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 1.61 acre parcel of land.

The appellant is appealing two parcels that should be combined, #206474-000 and 986040-365. When the property was purchased the legal description omitted half of the parcel. So a new tax parcel was created to include the rest of the land. The original assessment was \$400,000 but now is up to \$700,000 for both parcels. The purchase price in July 2016 was for \$435,000. He is now working on getting the two lots combined correctly now.

The appellant requested a value of \$0.

The assessor provided a cover letter recommending the assessed value be \$0.

DECISION

The Board, after carefully reviewing the information 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 \$0 as of January 1, 2018.

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

Mailed on December 31, 2018
The Board of Equalization
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Vancouver, WA 98666-5000
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TRESKO, JON

Jon Tresko
13214 NE Glory Road
Brush Prairie, WA 98606

ACCOUNT NUMBER: 986040-365

PROPERTY LOCATION: 13214 NE Glory Road
Brush Prairie, WA

PETITION: 183

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on July 15, 2018 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	\$ 202,498	\$ 202,498
Improvements	\$ 352,093	\$ 352,093
Personal property		
ASSESSED VALUE	\$ 554,591	BOE VALUE \$ 554,591

Date of hearing: December 20, 2018 Recording ID# Tresko

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

Attendees:

Board of Equalization Members:
Daniel 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 split level entry residence with 3,192 square feet and a 1,194 square foot basement, built in 1981 and is of average construction quality located on 3.46 acres.

The appellant is appealing two parcels that should be combined, #206474-000 and 986040-365. When the property was purchased the legal description omitted half of the parcel. So a new tax parcel was created to include the rest of the land. The original assessment was \$400,000 but now is up to \$700,000 for both parcels. The purchase price in July 2016 was for \$435,000. He is now working on getting the two lots combined correctly now.

The appellant requested a value of \$455,252.

The assessor provided a list of 201 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

The assessor's value of \$554,591 is recommended.

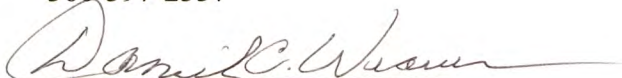
DECISION

The Board, after carefully reviewing the information 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 \$554,591 as of January 1, 2018.

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

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The Board of Equalization
1300 Franklin Street, Suite 650
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