



# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** CHIANG, CHING-SHIH & HUANG, YUEH-HWA

David and Esther Chiang  
819 NW 78<sup>th</sup> Street  
Vancouver, WA 98665

**ACCOUNT NUMBER:** 148245-000

**PROPERTY LOCATION:** 819 NW 78<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 319

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 94,465	\$ 94,465
Improvements	\$ 190,517	\$ 190,517
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 284,982</b>	<b>BOE VALUE \$ 284,982</b>

Date of hearing: February 7, 2019 Recording ID# Chiang

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

**Attendees:**

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

Appellant:  
David & Esther Chiang

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a two story bi level residence with 1,344 square feet and a 728 square foot basement, built in 1979 and is of average construction quality located on .36 acres.

The appellant stated that there are many outdated items in the subject property. The three bathrooms need counters, sink and shower updates at a cost of \$48,000. The windows need updating at a cost of \$16,000. Lastly the kitchen needs updating at a cost of \$25,000. The bid was from Sears in April 2018. It was stated that everything is still functional but just needs updating.

The appellant requested a value of \$195,543.

The assessor provided no information.

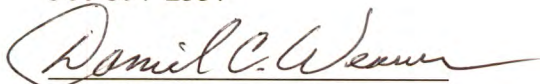
## DECISION

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 \$284,982 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** EVANS, HO PETER & EVANS, JAMIE MICHELLE

Peter and Jamie Evans  
3444 NW 60<sup>th</sup> Avenue  
Camas, WA 98607

**ACCOUNT NUMBER:** 175944-004

**PROPERTY LOCATION:** 3444 NW 60<sup>th</sup> Avenue  
Camas, WA

**PETITION:** 320

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 136,500	\$ 136,500
Improvements	\$ 681,227	\$ 634,500
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 817,727</b>	<b>BOE VALUE \$ 771,000</b>

Date of hearing: February 7, 2019 Recording ID# Evans

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 1.5 story residence with 3,792 square feet, built in 2011 and is of very good construction quality located on .25 acres.

The appellant stated on the petition that they purchased the property in September 2017 for \$752,000. An appraisal was submitted and was performed by Ronald Anderson of CoreLogic Valuation Solutions, Inc. listing a value of \$771,000 as of May 2018.

The appellant requested a value of \$771,000.

The assessor provided a cover letter recommending a change to the assessed value of \$817,727 to \$777,500 calculated from the original purchase price.

The fee appraisal indicates a value of \$771,000 which is lower and later than the trended value suggested by the assessor.

## 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 \$771,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** GEHM, HALEY NICOLE

Bryan & Haley Gehm  
5002 SE 6<sup>th</sup> Avenue  
Camas, WA 98607

**ACCOUNT NUMBER:** 125614-000

**PROPERTY LOCATION:** 5002 SE 6<sup>th</sup> Avenue  
Camas, WA

**PETITION:** 323

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 399,380	\$ 208,000
Improvements	\$ 278,393	\$ 267,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 677,773</b>	<b>BOE VALUE \$ 475,000</b>

Date of hearing: February 7, 2019 Recording ID# Gehm

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:  
Bryan Gehm  
Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 1,846 square feet and a 1,000 square foot basement, built in 1948 and is of average construction quality located on .85 acres.

The appellant stated they purchased the property in April 2018 for \$375,000. A submitted appraisal performed by Sara B. Goodwin of Ashcroft and Associates P.C. listed a value of \$475,000 as of April 2018.

The appellant requested a value of \$475,080.

The assessor provided no information.

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

## 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 \$475,000 (land \$208,000; building \$267,000) as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** SCRIVENS, MICHAEL & SCRIVENS, CAROL

Michael & Carol Scrivens  
16106 NW 82<sup>nd</sup> Avenue  
Vancouver, WA 98662

**ACCOUNT NUMBER:** 195782-000

**PROPERTY LOCATION:** 16106 NE 82<sup>nd</sup> Avenue  
Vancouver, WA

**PETITION:** 324

**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	\$ 227,689	\$ 227,689
Improvements	\$ 680,609	\$ 540,061
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 908,298</b>	<b>BOE VALUE \$ 767,750</b>

Date of hearing: February 7, 2019 Recording ID# Scrivens

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 & Carol Scrivens

Assessor:  
None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

### FACTS AND FINDINGS

The subject property is a two story residence with 4,854 square feet, built in 1997 and is of average plus construction quality located on 5.02 acres.

The appellant stated they purchased the house in October 2017 for \$750,000. The first appraisal was submitted and was performed by Aaron Griffith of Columbia Appraisal Group, Inc. listing a value of \$753,000 as of May 14, 2018 and another appraisal listed a value of \$750,000 as of May 2017.

The appellant requested a value of \$750,335.

The assessor provided no information.

Based on the fee appraisal a change to the assessed value is warranted. Trending the purchase price by the 2017 county wide 10.2% for two months yields a value of \$762,750.

### 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 \$767,750 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** LO, MIN-CHENG & LO, LI-CHUAN

Jonathan Lo  
1521 NW Carty Road  
Ridgefield, WA 98642

**ACCOUNT NUMBER:** 216697-000

**PROPERTY LOCATION:** 1521 NW Carty Road  
Ridgefield, WA

**PETITION:** 326

**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	\$ 458,440	\$ 323,000
Improvements	\$ 968,438	\$ 967,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,426,878</b>	<b>BOE VALUE \$ 1,290,000</b>

Date of hearing: February 7, 2019 Recording ID# Lo

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:  
Jonathan Lo by teleconference

Assessor:  
None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

### FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,206 square feet, built in 1998 and is of very good construction quality located on 20.06 acres.

The appellant stated that there have been recent sales in the nearby neighborhood. Four comparable sales were submitted [#179407-000 sold for \$1,160,000 in May 2018; #216917-000 sold for \$825,000 in April 2018; #179432-000 sold for \$949,500 in July 2017; and #179444-000 sold for \$1,315,000 in August 2017].

The appellant requested a value of \$1,211,972.

The assessor provided 142 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

Trending last year's value of \$1,229,750 by 5% for larger homes provides a value of approximately \$1,290,000. The value of the improvements should be adjusted to the value of \$230 per square foot or \$967,000 and the land at \$323,000.

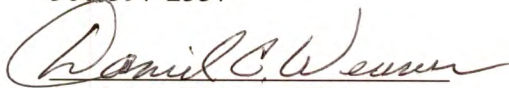
### DECISION

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

Market value of the subject property is set at \$1,290,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** SCHWEIGER, RICHARD & SCHWEIGER, PATRICIA

Richard & Patricia Schweiger  
5615 SE Scenic Lane #304  
Vancouver, WA 98661

**ACCOUNT NUMBER:** 35770-680

**PROPERTY LOCATION:** 5605 SE Scenic Lane #204  
Vancouver, WA

**PETITION:** 327

**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	\$ 837,877	\$ 837,877
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 837,877</b>	<b>BOE VALUE \$ 837,877</b>

Date of hearing: February 7, 2019 Recording ID# Schweiger

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 condominium residence with 2,391 square feet, built in 2006 and is of very good plus construction quality.

The appellant stated on the petition that a unit's view determines a big part of the value. Unit #6-204 has the worst view in the complex therefore the lowest price per square foot. Four comparable sales were submitted [#35770-668 sold for \$785,000 in March 2018; #35770-538 sold for \$850,000 in April 2018; #35770-642 sold for \$620,000 in May 2018; and #35770-596 sold for \$625,000 in November 2017].

The appellant requested a value of \$740,000.

The assessor provided a list of 12 sales adjusted only for time, a 2018 property information card and a cover letter recommending the value of \$837,877. The original value was set at \$969,127 in May 2018 but revised by issuing a new change in value to \$837,877 in September 2018.

## 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 \$837,877 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** DAILEY, DOUGLAS & DAILEY, KAREN

Douglas & Karen Dailey  
14412 NE 27<sup>th</sup> Avenue  
Vancouver, WA 98686

**ACCOUNT NUMBER:** 185689-004

**PROPERTY LOCATION:** 14412 NE 27<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 328

**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	\$ 130,150	\$ 130,150
Improvements	\$ 549,895	\$ 486,850
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 680,045</b>	<b>BOE VALUE \$ 617,000</b>

Date of hearing: February 7, 2019 Recording ID# Dailey

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:  
Douglas Dailey

Assessor:  
None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

### FACTS AND FINDINGS

The subject property is a two story residence with 3,599 square feet, built in 2006 and is of very good minus construction quality located on .17 acres.

The appellant stated that they have been considering selling the house and have spoken with a realtor. The realtor checked with USAA and they stated the value would be at \$532,000. The realtor thought \$570,000. He said there is no way he could sell it for the \$680,045 that is it assessed at. Four comparable sales were submitted [#185689-002 sold for \$575,000 in March 2017; #185689-008 sold for \$520,000 in March 2017; #185689-014 sold for \$599,950 in March 2017; and #185689-040 sold for \$455,000 in July 2015].

The appellant requested a value of \$557,000.

The assessor provided no information.

Trending forward last year's value of \$560,000 by the 2017 county wide 10.2% yields a value of \$617,120. This value is supported by the appellant comparable sales.

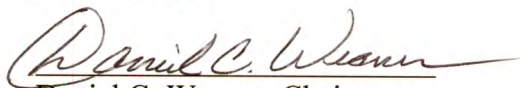
### DECISION

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 \$617,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** RAM, AKIL & RAM, VIJI

Akil & Viji Ram  
4002 NW 8<sup>th</sup> Circle  
Camas, WA 98607

**ACCOUNT NUMBER:** 127463-124

**PROPERTY LOCATION:** 4002 NW 8<sup>th</sup> Circle  
Camas, WA

**PETITION:** 329

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 144,100	\$ 144,100
Improvements	\$ 435,721	\$ 382,900
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 579,821</b>	<b>BOE VALUE \$ 527,000</b>

Date of hearing: February 7, 2019 Recording ID# Ram

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:  
Viji Ram  
Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a two story residence with 3,304 square feet, built in 1999 and is of good construction quality located on .24 acres.

The appellant stated that she found comparable sales that sold for less than her assessment. There are also substantial costs to cure to make the property marketable. Three comparable sales were submitted [#92231-236 sold for \$445,000 in June 2017; #82030-000 sold for \$527,000 in October 2017; and #127463-084 sold for \$499,000 in January 2018]. A list of items to be updated was also supplied. A new roof for \$20,000, hardwood floor finishing and fixing broken faucets and light fixtures were allowable costs totaling \$27,000. The other items listed are considered normal wear and tear items.

The appellant requested a value of \$458,000.

The assessor provided no information.

Trending last year's value of \$502,376 by the 2017 county wide 10.2% minus the \$27,000 repairs yields a value of \$527,000.

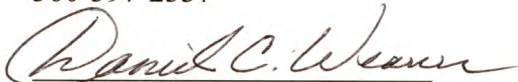
## DECISION

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 \$527,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** RENEAU, THEODORE J & RENEAU, CATHERINE R

Theodore & Catherine Reneau  
19507 SE 10<sup>th</sup> Street  
Camas, WA 98607

**ACCOUNT NUMBER:** 177496-032

**PROPERTY LOCATION:** 119507 SE 10<sup>th</sup> Street  
Camas, WA

**PETITION:** 331

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 130,000	\$ 130,000
Improvements	\$ 317,033	\$ 245,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 447,033</b>	<b>BOE VALUE \$ 375,000</b>

Date of hearing: February 7, 2019 Recording ID# Reneau

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:  
Catherine Reneau

Assessor:  
None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

### FACTS AND FINDINGS

The subject property is a ranch style residence with 1,861 square feet, built in 1998 and is of average plus construction quality located on .23 acres.

The appellant stated that their neighborhood is a 317 plus lot subdivision that includes mansions with gated access. This in turn makes their value go up substantially over what the house is really worth. Their home is the smallest and oldest in the area. Three comparable sales were submitted [#177496-292 sold for \$389,900 in October 2017; #177496-366 sold for \$382,000 in October 2017; and #177496-046 sold for \$630,000 in October 2017].

The appellant requested a value of \$375,000.

The assessor provided no information.

The appellant's comparable sales #177496-292 and #177496-366 support the appellant requested value.

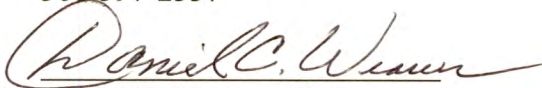
### DECISION

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 \$375,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** SAVOCHKA, ROMAN M & SAVOCHKA, INA

Roman & Ina Savochka  
2703 NE 130<sup>th</sup> Court  
Vancouver, WA 98684

**ACCOUNT NUMBER:** 986035-503

**PROPERTY LOCATION:** 2703 NE 130<sup>th</sup> Court  
Vancouver, WA

**PETITION:** 332

**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	\$ 79,000	\$ 79,000
Improvements	\$ 210,433	\$ 204,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 289,433</b>	<b>BOE VALUE \$ 283,000</b>

Date of hearing: February 7, 2019 Recording ID# Savochka

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:  
Roman Savochka

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a two story residence with 1,624 square feet, built in 2015 and is of fair plus construction quality located on .046 acres.

The appellant stated that homes in his neighborhood are selling for less than his assessment. All of the other homes have larger lots. His yard is the smallest. The new homes sell now for \$250,000. No comparable sales were submitted for Board consideration.

The appellant requested a value of \$229,000.

The assessor provided a list of 178 sales adjusted only for time, a 2018 property information card and a cover letter recommending a change to the assessed value from \$289,433 to \$283,000. Six sales highlighted on the list ranged in adjusted sale price from \$276,782 to \$291,360.

## 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 \$283,000 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** WADDELL, ROBERT K & WADDELL, PAMELA S

Robert & Pamela Waddell  
PO Box 817  
Brush Prairie, WA 98606

**ACCOUNT NUMBER:** 986042-785

**PROPERTY LOCATION:** 18915A NE 164<sup>th</sup> Street  
Brush Prairie, WA

**PETITION:** 162

**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:

	<b>ASSESSED VALUE</b>	<b>BOARD OF EQUALIZATION (BOE) VALUE</b>
Land	\$ 0	\$ 0
Improvements	\$ 132,426	\$ 120,255
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 132,426</b>	<b>BOE VALUE \$ 120,255</b>

Date of hearing: February 7, 2019 Recording ID# Waddell

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 & Pamela Waddell

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style manufactured home residence with 2,100 square feet, built in 2017 and is of average construction quality located on their daughter and son in laws property.

The appellant stated that this is a hardship situation and it is located on their daughter and son in laws property. The purchase and all of the set up and permits cost \$152,000 in 2017. According to the rules of a hardship after their death the home will need to be removed within two years. There is no value to the manufactured home and they do not own the land. The appellant stated he is ok with the original assessed value.

The appellant requested a value of \$120,000.

The assessor provided no information.

There is no incremental value from last year – this must be moved to have value.

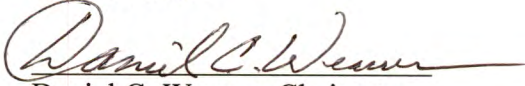
## DECISION

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 \$120,255 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**





# CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162  
e-mail: BOE@clark.wa.gov

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

**PROPERTY OWNER:** MCINTYRE, EDWARD J & MCINTYRE, PEGGY L  
TRUSTEES

Edward & Peggy McIntyre  
11107 NE Gen Fels Drive  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 227010-000

**PROPERTY LOCATION:** 11107 NE Gren Fels Drive  
Battle Ground, WA

**PETITION:** 335

**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	\$ 175,915	\$ 175,915
Improvements	\$ 824,225	\$ 824,225
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 1,000,140</b>	<b>BOE VALUE \$ 1,000,140</b>

Date of hearing: February 7, 2019 Recording ID# McIntyre

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 1.5 story residence with 3,963 square feet, built in 2014 and is of very good plus construction quality located on 5.01 acres.

The appellant stated on the petition that they are appealing because of the land being an irregular lot with limited usefulness and no river access. They have maintenance of the private road (HOA). City water, sewer, or propane are not available and there is limited internet. They are also in close proximity to a gravel pit/rock crushing and traffic. This was built as a retirement home and is unique to their style and intended use. The assessment increased 19.6%. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$820,500.

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 \$1,000,140 as of January 1, 2018.

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

Mailed on February 12, 2019  
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](http://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.**