



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: BELYY, ALEKSEY & BELYY, IRINA V

Aleksey & Irina Belyy
4401 NW 127th Street
Vancouver, WA 98685

ACCOUNT NUMBER: 188246-005

PROPERTY LOCATION: 4401 NW 127th Street
Vancouver, WA

PETITION: 1169

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 182,629	\$ 182,629
Improvements	\$ 161,736	\$ 74,522
Personal property		
ASSESSED VALUE	\$ 344,365	BOE VALUE \$ 257,161

Date of hearing: July 23, 2019 Recording ID# Belyy

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

Attendees:

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

Appellant:
Irina Belyy

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 1,620 square feet, built in 1942 and is of fair construction quality located on .50 acres.

The appellant stated that the house has a lot of issues and bids were provided. Roofing \$13,410, heating \$6,216, plumbing replaced \$9,512, and electrical rewire \$30,780. Also provided was a connection fee form for connection to city sewer at a cost of \$21,532.

The appellant requested a value of \$230,458.

The assessor provided no information.

The assessed value less all issues at \$87,204 (fence not included as it is a wear and tear item) yields a value of \$257,161.

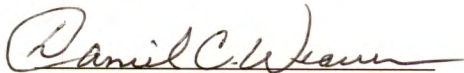
DECISION

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 \$257,161 as of January 1, 2018.

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

Mailed on July 30, 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, 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: LORENZ, LINDA M & BARTO, TODD W

Linda Lorenz & Todd Barto
15103 SE 30th Street
Vancouver, WA 98683

ACCOUNT NUMBE: 232275-000

PROPERTY LOCATION: 15103 SE 30th Street
Vancouver, WA

PETITION: 1170

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 187,656	\$ 170,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 187,656	BOE VALUE \$ 170,000

Date of hearing: July 23, 2019 Recording ID# Lorenz

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

Attendees:

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

Appellant:
Linda Lorenz

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 17.72 acre parcel of property.

The appellant stated the property was purchased in April 2017 for \$170,000. It is very sloped and cannot be built on. There is no access to the river as that is steep too. They do not want to build. This is just a camping get away for them. It was also mentioned that the nearby quarry was just purchased and production is increasing causing blasting, noise and dust.

The appellant requested a value of \$145,000.

The assessor provided no information.

The purchase price supports a value of \$170,000.


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 \$170,000 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
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LARSEN-HO, DAWN M & HO, CHRISTOPHER ETAL

Christopher and Dawn Ho
3908 NE 97th Avenue
Vancouver, WA 98662

ACCOUNT NUMBER: 163521-000

PROPERTY LOCATION: 3908 NE 97th Avenue
Vancouver, WA

PETITION: 1172

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 232,627	\$ 232,627
Improvements	\$ 1,528,237	\$ 1,129,573
,555		
Personal property		
ASSESSED VALUE	\$ 1,760,864	BOE VALUE \$ 1,362,200

Date of hearing: July 23, 2019 Recording ID# Ho

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 4,900 square feet, built in 2016 and is of class 7 construction quality located on .40 acres.

The appellant stated on the petition that the home has not appreciated \$217,000 in one year. They do not have 1.5 million into the home. It looks larger than it really is. The garage is 2,000 square feet. Five comparable sales were submitted [#89919-000 sold for \$1,826,000 in May 2017; #92232-660 sold for \$2,000,000 in December 2016; #128358-036 sold for \$895,900 in March 2016; #174842-000 sold for \$938,000 in May 2016; #89893-000 sold for \$1,350,000 in February 2018].;

The appellant requested a value of \$1,073,641.

The assessor provided no information.

The appellant's comparable sales at \$278 per square foot support a value of \$1,362,200.

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 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 \$1,362,200 as of January 1, 2018.

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

Mailed on July 30, 2019
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: CONGDON, ANGELA J

Angela Congdon
PO Box 815
Brush Prairie, WA 98606

ACCOUNT NUMBER: 197053-000

PROPERTY LOCATION: 12907 NE 144th Street
Brush Prairie, WA

PETITION: 1173

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 242,932	\$ 242,932
Improvements	\$ 406,404	\$ 322,068
Personal property		
ASSESSED VALUE	\$ 649,336	BOE VALUE \$ 565,000

Date of hearing: July 23, 2019 Recording ID# Congdon

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

Attendees:

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

Appellant:
Angela Congdon

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,445 square feet, built in 1992 and is of average plus construction quality located on 8.13 acres.

The appellant stated that there are extensive repairs needed. The comparable sales are better quality. Numerous comparable sales were submitted as well as a Competitive Market Analysis. A submitted appraisal was performed by Brian Booth of Booth Appraisal Service listing a value of \$565,000 as of July 2018.

The appellant requested a value of \$500,000.

The assessor provided no information.

The fee appraisal supports a value of \$565,000.

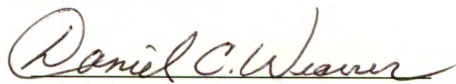
DECISION

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 \$565,000 as of January 1, 2018.

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

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1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: TAUBE, HERMAN H & TAUBE, NANCY C

Herman and Nancy Taube
32606 NW Eagle Crest Drive
Ridgefield, WA 98642

ACCOUNT NUMBER: 209715-000

PROPERTY LOCATION: 32606 NW Eagle Crest Drive
Ridgefield, WA

PETITION: 1174

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 226,695	\$ 226,695
Improvements	\$ 423,243	\$ 363,305
Personal property		
ASSESSED VALUE	\$ 649,938	BOE VALUE \$ 590,000

Date of hearing: July 23, 2019 Recording ID# Taube

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

Attendees:

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

Appellant:
Herman Taube

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,124 square feet and a 1,080 square foot basement, built in 1994 and is of good minus construction quality located on 5.06 acres.

The appellant stated that comparable sales in the area indicate his property is over assessed. Numerous comparable sales were submitted ranging in sale price from \$416,300 to \$589,000. Property #209714-000 on the same street sold for \$570,000 in July 2018 and the property across the street is for sale for \$559,000 and no offers after months. The subject was purchased for \$590,000 in May 2018. He feels he over paid but had to hurry and buy a house since they moved from California and needed housing.

The appellant requested a value of \$550,000.

The assessor provided no information.

The purchase price supports a value \$590,000.

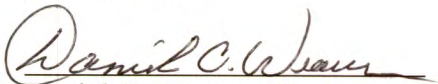
DECISION

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 \$590,000 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
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DENTON, MARVIN L

Marvin Denton
39565 Deerhorn Road
Springfield, OR 97478

ACCOUNT NUMBER: 92232-020

PROPERTY LOCATION: 4047 NW 16th Avenue
Camas, WA

PETITION: 1177

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 129,450	\$ 129,450
Improvements	\$ 204,956	\$ 204,956
Personal property		
ASSESSED VALUE	\$ 334,406	BOE VALUE \$ 334,406

Date of hearing: July 23, 2019 Recording ID# Denton

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

Attendees:

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

Appellant:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 1,056 square feet per unit, built in 1970 and is of fair construction quality located on .45 acres.

The appellant stated on the petition that the property was appraised in March 2012 for \$192,000 by Eugene Bushmiller. A 4% compound market value increase per year would put the value at \$234,000. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$234,000.

The assessor provided no information.

While the Board understands the argument, no comparable sales or costs to cure were submitted for Board consideration.

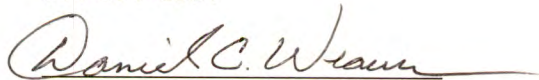
DECISION

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

Certified value of the subject property is sustained at \$334,406 as of January 1, 2018.

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

Mailed on July 30, 2019
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: NOUNOU, JOSEPH & NOUNOU, ANDREA

Joseph & Andrea Nounou
2650 NW 25th Circle
Camas, WA 98607

ACCOUNT NUMBER: 90264-154

PROPERTY LOCATION: 2650 NW 25th Circle
Camas, WA

PETITION: 1199

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 127,000	\$ 127,000
Improvements	\$ 594,448	\$ 551,480
Personal property		
ASSESSED VALUE	\$ 721,448	BOE VALUE \$ 678,480

Date of hearing: July 23, 2019 Recording ID# Nounou

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

Attendees:

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

Appellant:
Joseph Nounou

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,855 square feet, built in 1997 and is of very good construction quality located on .29 acres.

The appellant stated that he sent in some comparable sales and he believes those reflect a lower value. The subject has no view. Five comparable sales were submitted [#90265-578 sold for \$564,000 in October 2017; #986031-339 sold for \$667,000 in June 2017; #986033-281 sold for \$126,000 in December 2017; #986038-655 sold for \$593,700 in May 2017; and #90265-784 sold for \$604,300 in July 2017].

The appellant requested a value of \$671,000.

The assessor provided no information.

The appellant's comparable sales (especially #90265-784) support a value of \$678,480.


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 \$678,480 as of January 1, 2018.

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

Mailed on July 30, 2019
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: PORTER, ASENATH ETAL

Asenath Porter, Etal
1009 NW 23rd Avenue
Camas, WA 98607

ACCOUNT NUMBER: 92232-234

PROPERTY LOCATION: 905 NW 23rd Avenue
Camas, WA

PETITION: 1167

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 174,000	\$ 174,000
Improvements	\$ 303,090	\$ 201,000
Personal property		
ASSESSED VALUE	\$ 477,090	BOE VALUE \$ 375,000

Date of hearing: July 23, 2019 Recording ID# Porter

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

Attendees:

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

Appellant:
Asenath Porter and Danielle Carter

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,067 square feet, built in 1997 and is of very good construction quality located on .29 acres.

The appellant stated that the home was purchased in June of 2018. An appraisal was performed by Benjamin Curths of Fireside Appraisal Service listing a value of \$375,000 as of June 2018. There have been no improvements to the home since it was built except the roof was replaced.

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

The assessor provided no information.

The fee appraisal and the purchase price support the requested value.

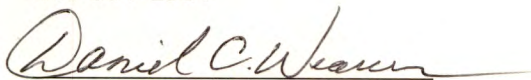
DECISION

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:

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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: CARTER, PHILLIP N & CARTER, DANIELLE C

Philip & Danielle Carter
1009 NW 23rd Avenue
Camas, WA 98607

ACCOUNT NUMBER: 92232-236

PROPERTY LOCATION: 1009 NW 23rd Avenue
Camas, WA

PETITION: 1168

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

The Board of Equalization for Clark County Washington was duly convened on September 24, 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	\$ 176,500	\$ 176,500
Improvements	\$ 409,286	\$ 368,500
Personal property		
ASSESSED VALUE	\$ 585,786	BOE VALUE \$ 545,000

Date of hearing: July 23, 2019 Recording ID# Carter

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

Attendees:

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

Appellant:
Danielle Carter

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 2,948 square feet, built in 2002 and is of average plus construction quality located on .24 acres.

The appellant stated that they built the house in 2003. They had a refinance done and an appraisal was submitted. The appraisal was performed by William Reese of B & D Appraisal listing a value of \$545,000 as of August 2017. It was also mentioned that the assessor has the square footage wrong. The house is actually 170 square feet smaller than they list it and that should be changed. The only improvement has been exterior paint.

The appellant requested a value of \$545,000.

The assessor provided no information.

The fee appraisal supports the requested value of \$545,000. The assessor should consider an adjustment to the square footage on the record and make any appropriate adjustments.

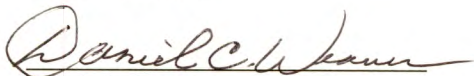
DECISION

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 \$545,000 as of January 1, 2018.

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

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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.