



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: HANCOCK, SCOTT T & HANCOCK, ESSIE MAE TRUSTEES

Scott & Essie Trustees
808 North Helens View Drive
Ridgefield, WA 98642

ACCOUNT NUMBER: 213799-000

PROPERTY LOCATION: 808 North Helens View Drive
Ridgefield, WA

PETITION: 1262

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	\$ 655,722	\$ 449,347
Improvements	\$ 0	\$ 120,000
Personal property		
ASSESSED VALUE	\$ 655,722	BOE VALUE \$ 569,347

Date of hearing: September 6, 2019 Recording ID# Hancock

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:
Scott Hancock

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is an upper story ranch style residence with 1,456 square feet, built in 1992 and is of fair plus construction quality located on 10.02 acres. There is a three car garage below.

The appellant stated that he asked the assessor's office how they arrived at his land valuation. He still cannot get an answer. The assessor's office does not adjust the value based on the zoning of developable land which should be considered. He submitted a comparable sale with the same zoning as his property #219814-000 with 8.71 acres sold for \$360,000 in March 2017 (trended value of \$390,600 or \$44,845 per acre). That value per acre applied to the appellant's 10.02 acres indicates a value of \$449,347. He built the structure himself for \$94,000 and it was intended to be a shop with living quarters above. They had planned to build a house while living in it but with all of the development they decided not to. He felt it is currently worth \$120,000.

The appellant requested a value of \$470,000.

The assessor provided no information. The land is not valued consistent with the zoning applied.

The comparable land sale with the same zoning as the appellant's land plus the appellant's estimate of improvement value indicates a value of \$569,347.

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 \$569,347 (\$449,347 for land and \$120,000 for improvements) as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 109976-358

PROPERTY LOCATION: 9506 NE 19th Street
Vancouver, WA

PETITION: 1449

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	\$ 97,755	\$ 97,755
Improvements	\$ 300,783	\$ 268,945
Personal property		
ASSESSED VALUE	\$ 398,538	BOE VALUE \$ 366,700

Date of hearing: September 6, 2019 Recording ID# Bennett 1449

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 residence with 1,637 square feet and a 1,087 square foot basement, built in 1986 and is of fair plus construction quality located on .17 acres.

The appellant stated on the petition that they researched comparable daylight ranch sales and four sales were submitted [#99776-145 sold for \$230,000 in January 2017; #99776-223 sold for \$286,000 in June 2017; #99776-246 sold for \$235,000 in August 2017; and #100658-210 sold for \$190,000 in August 2017].

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

The assessor provided no information.

The comparable sales at \$224 per square foot indicates a value for the subject property of \$366,700.

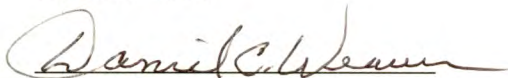
DECISION

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 \$366,700 as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 161236-000

PROPERTY LOCATION: 3315 NE Stapleton Road
Vancouver, WA

PETITION: 1450

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	\$ 90,748	\$ 90,748
Improvements	\$ 171,047	\$ 143,252
Personal property		
ASSESSED VALUE	\$ 261,795	BOE VALUE \$ 234,000

Date of hearing: September 6, 2019 Recording ID# Bennett 1450

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 residence with 1,252 square feet, built in 1965 and is of average construction quality located on .26 acres.

The appellant stated on the petition that they researched comparable ranch sales and three sales were submitted [#99777-110 sold for \$216,000 in March 2017; #30977-000 sold for \$205,000 in March 2017; and #149290-000 sold for \$235,000 in February 2017].

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

The assessor provided no information.

The comparable sales indicate a value of \$187 per square foot which produces a value of \$234,000 for the subject property.

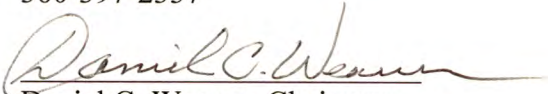
DECISION

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 \$234,000 as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 156996-004

PROPERTY LOCATION: 5717 NE 45th Avenue
Vancouver, WA

PETITION: 1451

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	\$ 89,250	\$ 89,250
Improvements	\$ 263,736	\$ 263,736
Personal property		
ASSESSED VALUE	\$ 352,986	BOE VALUE \$ 352,986

Date of hearing: September 6, 2019 Recording ID# Bennett 1451

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 2,898 square feet, built in 1967 and is of fair plus construction quality located on .22 acres.

The appellant stated on the petition that they researched comparable two story sales and four sales were submitted [#106300-048 sold for \$342,500 in May 2017; #108145-112 sold for \$326,000 in April 2017; #106290-064 sold for \$320,500 in February 2018 and #10142-004 sold for \$332,500 in March 2017].

The appellant requested a value of \$300,000 but changed that to \$325,000 in the evidence.

The assessor provided no information.

The comparable sales listed support the assessed value.

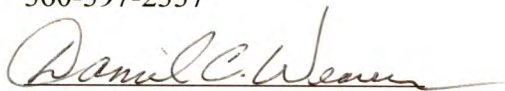
DECISION

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 \$352,986 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 37918-764

PROPERTY LOCATION: 5315 NW 8th Avenue
Vancouver, WA

PETITION: 1452

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	\$ 105,391	\$ 105,391
Improvements	\$ 219,249	\$ 194,609
Personal property		
ASSESSED VALUE	\$ 324,640	BOE VALUE \$ 300,000

Date of hearing: September 6, 2019 Recording ID# Bennett 1452

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 residence with 1,242 square feet, built in 1955 and is of fair construction quality located on .24 acres.

The appellant stated on the petition that they researched comparable daylight ranch sales and three sales were submitted [#37916-767 sold for \$300,000 in October 2017; #37916-841 sold for \$295,000 in August 2017; and #37918-710 sold for \$235,000 in July 2017].

The appellant requested a value of \$285,000 but changed that to \$300,000 in the evidence.

The assessor provided no information.

Based on the comparable sales, a change to the assessed value is warranted.

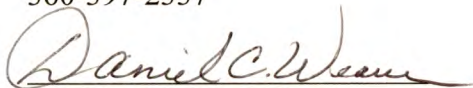
DECISION

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 \$300,000 as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 256354-000

PROPERTY LOCATION: #79 Section 22, Township 5 North, Range 1 East WM
La Center, WA

PETITION: 1453

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	\$ 147,984	\$ 115,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 147,984	BOE VALUE \$ 115,000

Date of hearing: September 6, 2019 Recording ID# Bennett 1453

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 5.29 acre parcel of property.

The appellant stated on the petition that they researched comparable acreage sales and five sales were submitted [#253973-000 sold for \$94,000 in January 2017; #254381-000 sold for \$125,000 in February 2017; #256341-000 sold for \$115,748 in June 2017; #257401000 sold for \$120,000 in August 2016; and #256285-000 sold for \$140,000 in October 2016].

The appellant requested a value of \$115,000.

The assessor provided no information.

The comparable sales, especially #256341-000, support the requested value.

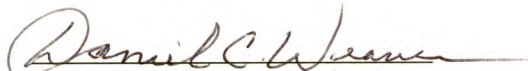
DECISION

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 \$115,000 as of January 1, 2018.

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

Mailed on September 10, 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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CLARK COUNTY BOARD OF EQUALIZATION

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e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 107357-044

PROPERTY LOCATION: 11501 NE 95th Street
Vancouver, WA

PETITION: 1454

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	\$ 110,980	\$ 110,980
Improvements	\$ 242,362	\$ 242,362
Personal property		
ASSESSED VALUE	\$ 353,342	BOE VALUE \$ 353,342

Date of hearing: September 6, 2019 Recording ID# Bennett 1454

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 1.5 story residence with 1,785 square feet and a 1,288 square foot finished basement, built in 1973 and is of fair plus construction quality located on .24 acres.

The appellant stated on the petition that they researched comparable 1.5 story sales and five sales were submitted [#105528-312 sold for \$285,000 in January 2018; #107198-240 sold for \$305,000 in February 2018; #107357-126 sold for \$278,000 in September 2017; #104229-030 sold for \$275,000 in November 2017; and #105528-262 sold for \$278,000 in June 2017].

The appellant requested a value of \$319,000.

The assessor provided no information.

The appellant comparable sales do not have finished basements and do not support the requested value.

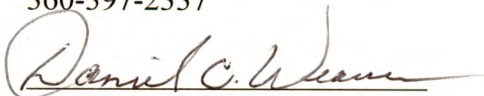
DECISION

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 \$353,342 as of January 1, 2018.

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

Mailed on September 10, 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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CLARK COUNTY BOARD OF EQUALIZATION

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 107962-120

PROPERTY LOCATION: 15017 NE 74th Street
Vancouver, WA

PETITION: 555

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	\$ 107,500	\$ 107,500
Improvements	\$ 175,178	\$ 175,178
Personal property		
ASSESSED VALUE	\$ 282,678	BOE VALUE \$ 282,678

Date of hearing: September 6, 2019 Recording ID# Bennett 555

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 bi level split entry residence with 1,248 square feet and a 576 square foot basement, built in 1980 and is of fair construction quality located on .2 acres.

The appellant stated on the petition that the home is in an average area and is in average condition. It is tenant occupied. There is no reason its value should be higher than the Clark County average. Sales will be provided. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$265,000.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted.

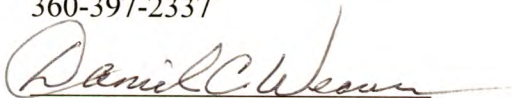
DECISION

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 \$282,678 as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 96620-024

PROPERTY LOCATION: 1411 NE 65th Street
Vancouver, WA

PETITION: 556

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	\$ 71,500	\$ 71,500
Improvements	\$ 243,524	\$ 243,524
Personal property		
ASSESSED VALUE	\$ 315,024	BOE VALUE \$ 315,024

Date of hearing: September 6, 2019 Recording ID# Bennett 556

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 residence with 1,313 square feet and a 1,313 square foot basement, built in 1956 and is of average minus construction quality located on .23 acres.

The appellant stated on the petition that they researched comparable daylight ranch sales and three sales were submitted [#98828-050 sold for \$296,500 in June 2017; #99571-230 sold for \$327,000 in July 2017; and #96620-028 sold for \$285,000 in November 2016].

The appellant requested a value of \$280,000 but changed to \$300,000 in the evidence.

The assessor provided no information.

The comparable sales support the assessed value.

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 \$315,024 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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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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 161231-000

PROPERTY LOCATION: 3311 NE Stapleton Road
Vancouver, WA

PETITION: 557

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	\$ 90,748	\$ 90,748
Improvements	\$ 82,529	\$ 71,252
Personal property		
ASSESSED VALUE	\$ 173,277	BOE VALUE \$ 162,000

Date of hearing: September 6, 2019 Recording ID# Bennett 557

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 residence with 768 square feet, built in 1960 and is of fair construction quality located on .26 acres.

The appellant stated on the petition that they purchased the home in May of 2017 for \$153,350. The asking price was \$150,000.

The appellant requested a value of \$155,000.

The assessor provided no information.

The purchase price adjusted for time indicates a value of \$162,000

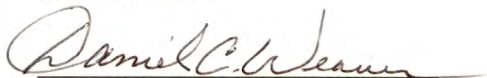
DECISION

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 \$162,000 as of January 1, 2018.

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

Mailed on September 10, 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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CLARK COUNTY BOARD OF EQUALIZATION

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 37911-106

PROPERTY LOCATION: 7580 NE Delaware Lane
Vancouver, WA

PETITION: 558

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	\$ 104,757	\$ 104,757
Improvements	\$ 189,484	\$ 189,484
Personal property		
ASSESSED VALUE	\$ 294,241	BOE VALUE \$ 294,241

Date of hearing: September 6, 2019 **Recording ID#** Bennett 558

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 residence with 1,952 square feet, built in 1952 and is of fair plus construction quality located on .19 acres.

The appellant stated on the petition that the home has had no improvements since the previous year and is in average condition and occupied by a tenant. The increase is a 15.26% jump over the previous year. There was no additional evidence submitted for Board consideration.

The appellant requested a value of \$265,000.

The assessor provided a list of 94 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Nineteen sales highlighted on the list ranged in adjusted sale price from \$236,891 to \$320,355.

While the Board understands the argument, no compelling evidence was submitted.

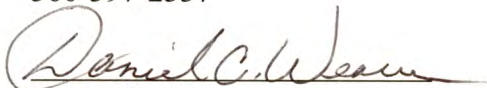
DECISION

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 \$294,241 as of January 1, 2018.

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

Mailed on September 10, 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: BENNETT, TERRY & BENNETT, TRACIE

Terry & Tracie Bennett
1910 South 15th Court
Ridgefield, WA 98642

ACCOUNT NUMBER: 220032-194

PROPERTY LOCATION: 1910 South 15th Court
Ridgefield, WA

PETITION: 559

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	\$ 115,000	\$ 115,000
Improvements	\$ 528,980	\$ 485,000
Personal property		
ASSESSED VALUE	\$ 643,980	BOE VALUE \$ 600,000

Date of hearing: September 6, 2019 Recording ID# Bennett 559

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 3,495 square feet and a 1,170 square foot basement, built in 2007 and is of good construction quality located on .26 acres.

The appellant stated on the petition that they had an appraisal performed by Kevin B. Weed listing a value of \$600,000 as of June 2018. Five comparable sales were submitted [#121080-070 sold for \$568,905 in July 2017; #220032-196 sold for \$481,900 in October 2017; #220032-190 sold for \$490,000 in June 2017; #121080-092 sold for \$470,000 in January 2017; and #121080-024 sold for \$600,000 in February 2018].

The appellant requested a value of \$600,000 but changed to \$590,000 in the evidence.

The assessor provided no information.

The fee appraisal supports a value of \$600,000.

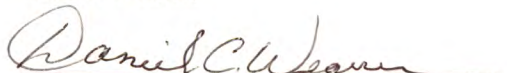
DECISION

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 \$600,000 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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