



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: KING, JESSE DEAN & KING, STEPHANIE SUE

Jesse & Stephanie King
6518 NE 307th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 137354-000

PROPERTY LOCATION: 6518 NE 307th Avenue
Camas, WA

PETITION: 1393

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	\$ 246,115	\$ 246,115
Improvements	\$ 380,322	\$ 380,322
Personal property		
ASSESSED VALUE	\$ 626,437	BOE VALUE \$ 626,437

Date of hearing: September 17, 2019 Recording ID# King

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 3,533 square feet, built in 1975 and is of average minus construction quality located on 6.45 acres.

The appellant stated on the petition that properties like theirs for sale are sitting on the market. Homeowners are lowering sales prices to get their properties sold. Some are selling for less than the assessed value. Given current market trends we feel the assessed value we are given here is fair. The master closet is not finished and master bath has no mirrors or shower enclosure. Seven comparable sales were submitted [#137335-000 sold for \$567,000 in October 2018; #137137-000 sold for \$810,000 in November 2018; #137152-000 sold for \$815,000 in August 2018; #178433-000 sold for \$577,000 in July 2017; #90266-214 sold for \$310,000 in October 2018; #76970-000 sold for \$42,500 in October 2018; and #175952-000 sold for \$500,000 in October 2018].

The appellant requested a value of \$606,437.

The assessor provided no information.

While the Board understands the argument, the comparable sales support the assessed value.

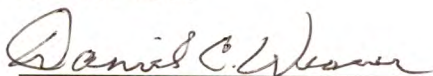
DECISION

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 \$626,437 as of January 1, 2018.

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

Mailed on September 26, 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: STAPLES, LESLIE W & STAPLES, MOLLY M

Leslie & Molly Staples
9515 NE 312th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 136916-000

PROPERTY LOCATION: 9515 NE 312th Avenue
Camas, WA

PETITION: 1401

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	\$ 235,000	\$	235,000
Improvements	\$ 487,444	\$	362,383
Personal property			
ASSESSED VALUE	\$ 722,444	BOE VALUE	\$ 597,383

Date of hearing: September 17, 2019 **Recording ID#**Staples

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:
Leslie & Molly Staples

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,570 square feet and a 679 square foot basement, built in 2003 and is of good minus construction quality located on 5 acres.

The appellant stated that she used sales from their immediate area. Three comparable sales were submitted [#137107-000 sold for \$775,000 (\$170.44 per square foot) in July 2017; #137077-000 sold for \$637,000 (\$165.67 per square foot) in August 2018; and #137166-000 sold for \$640,000 (\$185.56 per square foot) in August 2017].

The appellant requested a value of \$567,383.

The assessor provided no information.

The appellant's comparable sales support a value of \$597,383 (\$173.89 per square foot for the land and house including the basement plus assessor's value for the shop of \$32,415.)

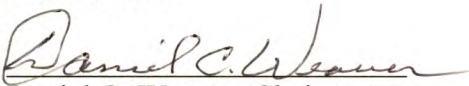
DECISION

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 \$597,383 as of January 1, 2018.

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

Mailed on September 26, 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: HOEKSTRA, MARTIN & HOEKSTRA, JACQUELYN KAY

Martin & Jacquelyn Hoekstra
6805 NE 62nd Court
Vancouver, WA 98661

ACCOUNT NUMBER: 106513-050

PROPERTY LOCATION: 6805 NE 62nd Court
Vancouver, WA

PETITION: 1395

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	\$ 93,100	\$ 93,100
Improvements	\$ 181,117	\$ 181,117
Personal property		
ASSESSED VALUE	\$ 274,217	BOE VALUE \$ 274,217

Date of hearing: September 17, 2019 Recording ID# Hoekstra

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:
Martin Hoekstra

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a ranch style residence with 1,464 square feet, built in 1975 and is of average minus construction quality located on .18 acres.

The appellant stated that when they looked at this house they were a bit desperate to find a home and get out of their trailer. They purchased the property in November 2017 for \$290,000. The inspector told them the sunroom needed the proper engineering and permits to repair it. Then they changed it to being permitted as an addition and cost much more. It still is not completely finished. The perimeter fence still needs further repair, the deck is now replaced and the plumbing leak under the toilet was bid at a cost of \$8,000. Four comparable sales were submitted [#106513-098 sold for \$225,000 in November 2017; #106512-086 sold for \$257,000 in December 2016; #106512-216 sold for \$256,000 in December 2016; and #106361-314 sold for \$235,000 in June 2018].

The appellant requested a value of \$240,000.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted and the purchase price is more than the assessed value.

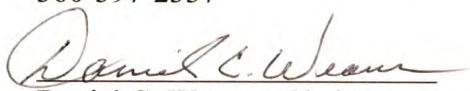
DECISION

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 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 \$274,217 as of January 1, 2018.

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

Mailed on September 26, 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: SCHNELL, LOUIS C & SCHNELL, BETTY TRUSTEE

Louis & Betty Schnell
20102 NE 16th Street
Camas, WA 98607

ACCOUNT NUMBER: 172753-000

PROPERTY LOCATION: 20102 NE 16th Street
Camas, WA

PETITION: 1396

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	\$ 2,201,528	\$ 810,000
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 2,201,528	BOE VALUE \$ 810,000

Date of hearing: September 17, 2019 Recording ID# Schnell

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:
Louis & Betty Schnell and Karen Rigley - daughter

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a 40.55 acre parcel with two general purpose buildings, one built in 1945 with 6,400 square feet and one built in 2000 with 400 square feet. There is also a machine shed with 950 square feet built in 1950.

The appellant stated that this property is on the North side of Lacamas Creek and floods the acreage several times each winter. They received an offer from Patrick Ginn for \$3,500,000 for 34 usable acres including acres from another parcel and only 6 acres from this parcel. Also one acre of this parcel will be used for an easement for 18th Street and leaves four acres to build on. The wetlands need to be retained in the total package in order to enable higher density construction on the developable land.

The appellant requested a value of \$685,000.

The assessor provided no information.

Using last years' value and trending it forward by the 2017 countywide 10.2% yields a value of \$810,000. There had been an appraisal done in 2016 which helped establish the 2017 BOE value.

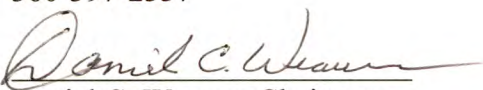
DECISION

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 \$810,000 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: WANG, HANGEA

Hangea Wang
12617 NW 38th Avenue
Vancouver, WA 98685

ACCOUNT NUMBER: 118138-220

PROPERTY LOCATION: 12617 NW 38th Avenue
Vancouver, WA

PETITION: 1397

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	\$ 103,500	\$ 103,500
Improvements	\$ 210,329	\$ 210,329
Personal property		
ASSESSED VALUE	\$ 313,829	BOE VALUE \$ 313,829

Date of hearing: September 17, 2019 Recording ID# Wang

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 1,912 square feet, built in 1966 and is of average minus construction quality located on .23 acres.

The appellant stated on the petition that the house is 50 years old and the structure is wobbling and uneven in many areas. Many things need to be fixed such as siding, fireplace, front porch, rewiring and the concrete foundation. The house is not a modern style and is definitely not a \$320,000 type of house compared to the market. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$250,000.

The assessor provided no information.

While the Board understands the issues, no compelling evidence was submitted such as comparable sales or costs to cure.

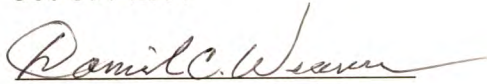
DECISION

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 \$313,829 as of January 1, 2018.

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

Mailed on September 26, 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: JONES, DAVID A

David Jones
233 NW 19th Avenue
Camas, WA 98607

ACCOUNT NUMBER: 90265-320

PROPERTY LOCATION: 233 NW 19th Avenue
Camas, WA

PETITION: 1403

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	\$ 112,213	\$ 112,213
Improvements	\$ 204,746	\$ 182,787
Personal property		
ASSESSED VALUE	\$ 316,959	BOE VALUE \$ 295,000

Date of hearing: September 17, 2019 Recording ID# Jones

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 1,624 square feet, built in 1950 and is of average construction quality located on .2 acres.

The appellant stated on the petition that the current condition of the house requires a discount to determine fair market value. An appraisal was performed by Lres for Riverview Bank and listed a value of \$295,000 as of October 2018.

The appellant requested a value of \$285,000.

The assessor provided no information.

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

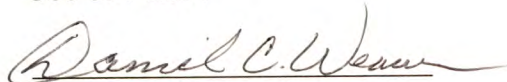
DECISION

The Board, after carefully reviewing the information 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 \$295,000 as of January 1, 2018.

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

Mailed on September 26, 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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e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DIANGELO, JOHN & DIANGELO, AUDREY

John & Audrey DiAngelo
4712 NE Johnson Road
La Center, WA 98629

ACCOUNT NUMBER: 208837-000

PROPERTY LOCATION: 4712 NE Johnson Road
La Center, WA

PETITION: 1404

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	\$ 198,816	\$ 198,816
Improvements	\$ 421,073	\$ 386,987
Personal property		
ASSESSED VALUE	\$ 619,889	BOE VALUE \$ 585,803

Date of hearing: September 17, 2019 Recording ID# DiAngelo

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 3,139 square feet, built in 2003 and is of average plus construction quality located on 5.05 acres.

The appellant stated on the petition that the land assessment is overvalued and the house is not complete. There is only about one third of the 5.05 acres that is useable. There are slopes and dense trees that need to be left natural. There are still numerous items that need to be completed on the house. Costs to cure are \$102,034.73. Four comparable sales were submitted [#263014-000 sold for \$388,000 in August 2018; #264375-000 sold for \$550,000 in September 2018; #266579-000 sold for \$570,000 in August 2018; and #256734-000 sold for \$590,000 in August 2018].

The appellant requested a value of \$504,173.

The assessor provided no information.

Using the assessed value of \$619,889 minus the allowed costs to cure totaling \$34,086 yields a value of \$585,803. Costs allowed are \$8,960.64; \$731.17; \$325.20; \$1,800; \$6,966; \$6,264.45; \$2,850.51; \$2,190.76; and \$4,000. Decks, retaining walls and driveways and sidewalks are not considered in costs to cure as they are wear and tear items.

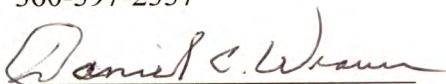
DECISION

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 \$585,803 as of January 1, 2018.

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

Mailed on September 26, 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: SHAW, MICHAEL J & STREETER-SHAW, CYNTHIA

Michael Shaw & Cynthia Streeter-Shaw
1712 SE 124th Avenue
Vancouver, WA 98683

ACCOUNT NUMBER: 126685-000

PROPERTY LOCATION: 17617 SE Evergreen Highway
Vancouver, WA

PETITION: 1413

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	\$ 685,937	\$ 578,550
Improvements	\$ 207,771	\$ 187,450
Personal property		
ASSESSED VALUE	\$ 893,708	BOE VALUE \$ 766,000

Date of hearing: September 17, 2019 Recording ID# Shaw

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:
Michael Shaw

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,374 square feet and a 350 square foot basement, built in 1920 and is of fair construction quality located on 1.03 acres.

The appellant stated they have looked at sold like properties in their area and the assessment is much higher. The State Board has agreed with the previous year appeals. Four comparable properties were submitted [#12666-000 sold for \$534,500 in June 2015; #126743-000 sold for \$435,000 in February 2015; #126728-000 sold for \$589,719 in May 2014; and #986035-845 sold for \$400,000 in February 2015].

The appellant requested a value of \$253,466.

The assessor provided no information.

Trending from the 2017 adjusted value of \$695,000 at the county wide 10.2% yields a value of \$766,000.

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 \$766,000 as of January 1, 2018.

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

Mailed on September 26, 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: PICKNELL, KENT H & PICKNELL, PATRICIA D

Kent & Patricia Picknell
4314 NE 139th Street
Vancouver, WA 98686

ACCOUNT NUMBER: 117893-224

PROPERTY LOCATION: 4314 NE 139th Street
Vancouver, WA

PETITION: 1414

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	\$ 138,000	\$ 138,000
Improvements	\$ 589,283	\$ 537,000
Personal property		
ASSESSED VALUE	\$ 727,283	BOE VALUE \$ 675,000

Date of hearing: September 17, 2019 Recording ID# Picknell

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:
Kent Picknell

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 4,014 square feet, built in 1994 and is of very good minus construction quality located on .78 acres.

The appellant stated they purchased this home in June 2017 for \$650,000 which is fair market value. An appraisal was performed by Lisa Schulz Wilson of Town-n-Country lists a value of \$660,000 as of May 2017. Five comparable sales were submitted [#117893-540 sold for \$600,000 in October 2017; #117893-464 sold for \$565,000 in October 2017; #186425-030 sold for \$575,000 in November 2017; #117893-190 sold for \$597,000 in November 2017; and #117893-152 sold for \$577,500 in June 2016].

The appellant requested a value of \$685,000 on the appeal but changed to \$675,000 at the hearing.

The assessor provided no information.

The appellant requested \$675,000 during the hearing. The purchase price was \$650,000 and the appraisal was \$660,000.

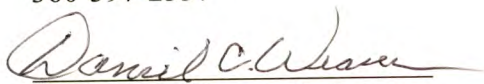
DECISION

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 \$675,000 as of January 1, 2018.

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

Mailed on September 26, 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.



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: MYSER, CATHERINE

Catherine Myser
13712 SE 36th Street
Vancouver, WA 98683

ACCOUNT NUMBER: 114784-174

PROPERTY LOCATION: 13712 SE 36th Street
Vancouver, WA

PETITION: 1225

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	\$ 212,500	\$ 212,500
Improvements	\$ 371,795	\$ 371,795
Personal property		
ASSESSED VALUE	\$ 584,295	BOE VALUE \$ 584,295

Date of hearing: September 17, 2019 Recording ID# Myser

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:
Catherine Myser

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,503 square feet with a 234 square foot sunroom and a 1,476 square foot basement, built in 1980 and is good construction quality located on .9 acres.

The appellant stated that there have been numerous issues with the house that needed to be fixed. The furnace was condemned upon moving in and was paid for by 210 warranty however there are no invoices. Duct cleaning was \$560.97; plumbing issues were \$948.50 for exterior bibs, and water damage under the siding. She did not know prior to the purchase the house was a rental for 5 years. She paid \$682,900 in June 2018.

The appellant requested a value of \$450,154.

The assessor provided no information.

While the Board understands the argument, the purchase price of \$682,900 minus costs to cure does not help. The assessed value is less than the purchase price.

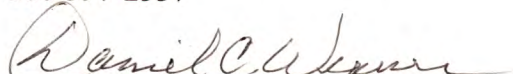
DECISION

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 \$584,295 as of January 1, 2018.

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

Mailed on September 26, 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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