



# 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:** VICKERY, TROY & VICKERY, CHRISTINE

Troy & Christine Vickery  
9211 NE 25<sup>th</sup> Court  
Vancouver, WA 98665

**ACCOUNT NUMBER:** 96626-554

**PROPERTY LOCATION:** 9211 NE 25<sup>th</sup> Court  
Vancouver, WA

**PETITION:** 99

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 146,875	\$ 146,875
Improvements	\$ 341,667	\$ 341,667
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 488,542</b>	<b>BOE VALUE \$ 488,542</b>

Date of hearing: December 6, 2019 Recording ID# Vickery

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 two story residence with 3,038 square feet, built in 1992 and is of average plus construction quality located on .34 acres.

The appellant stated on the petition that due to the recently sold homes around their home they feel they could not sell their home for the assessed value. The assessor did not take into consideration that one third of the property is un-useable due to wetland designation. There is over \$30,000 needed for siding replacement as it is LP. No costs to cure or comparable sales were submitted for Board consideration.

The appellant requested a value of \$406,742.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness. Costs to cure the siding and any other faulty issues would be considered. There is an LP siding adjustment available through the assessor's office that should be applied for by the appellant.

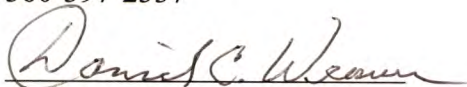
## DECISION

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 \$488,542 as of January 1, 2019.

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

Mailed on December 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](http://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:** CONWAY & GRIMM LLC

Vern Balkowitsch  
10021 NE 246<sup>th</sup> Circl  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 149130-000

**PROPERTY LOCATION:** 6917 NE 40<sup>th</sup> Avenue  
Vancouver, WA

**PETITION:** 102

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 459,550	\$ 459,550
Improvements	\$ 42,100	\$ 42,100
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 501,650</b>	<b>BOE VALUE \$ 501,650</b>

Date of hearing: December 6, 2019 Recording ID# Balkowitsch

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:  
Vern Balkowitsch

Assessor:  
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 720 square feet, built in 1937 and is located on 2.93 acres.

The appellant stated that the property has been a residential rental property for 18 years. The same person has rented this for \$1,000 a month for over 16 years. This parcel cannot be developed as the utilities need to be brought in at a substantial distance and prohibitive cost. There are no plans to change the property. No other documentary evidence was submitted for Board consideration.

The appellant requested \$340,000.

The assessor provided a list of four sales adjusted only for time.

While the Board understands the argument, there needs to be a detailed analysis of the development costs and bids.

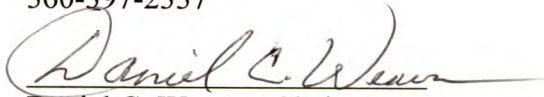
DECISION

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 \$501,650 as of January 1, 2019.

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

Mailed on December 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:** RITTER, EUGENE & RITTER, JANET

Eugene & Janet Ritter  
1415 NW 154<sup>th</sup> Street  
Vancouver, WA 98685

**ACCOUNT NUMBER:** 185019-000

**PROPERTY LOCATION:** 1415 NW 154<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 104

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 115,653	\$ 115,653
Improvements	\$ 8,180	\$ 8,180
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 123,833</b>	<b>BOE VALUE \$ 123,833</b>

Date of hearing: December 6, 2019 Recording ID# Ritter

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:  
Eugene Ritter

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 3.24 acre parcel of property with a 1,200 square foot, 1993 class 3 outbuilding on it.

The appellant stated that they are appealing two parcels #185019-000 and #185018-000. Both parcels have a very steep ravine leading down to a creek. Neither parcel can be developed. Both parcels are in timberland classification. The Board put a value of \$38,180 and \$20,000 respectively, for the 2018 assessment. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$20,000.

The assessor provided no information.

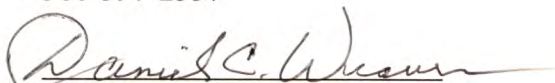
While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness.

## 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 \$123,833 as of January 1, 2019.  
**This order is submitted into the record of the Clark County Washington Board of Equalization:**

Mailed on December 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:** RITTER, EUGENE & RITTER, JANET

Eugene & Janet Ritter  
1415 NW 154<sup>th</sup> Street  
Vancouver, WA 98685

**ACCOUNT NUMBER:** 185018-000

**PROPERTY LOCATION:** 1415 NW 154<sup>th</sup> Street  
Vancouver, WA

**PETITION:** 1094

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 103,443	\$ 103,443
Improvements	\$ 0	\$ 0
Personal property	\$	\$
<b>ASSESSED VALUE</b>	<b>\$ 103,443</b>	<b>BOE VALUE \$ 103,443</b>

Date of hearing: December 6, 2019 Recording ID# Ritter

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:  
Eugene Ritter

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 3.07 acre parcel of property.

The appellant stated that they are appealing two parcels #185019-000 and #185018-000. Both parcels have a very steep ravine leading down to a creek. Neither parcel can be developed. Both parcels are in timberland classification. The Board put a value of \$38,180 and \$20,000 respectively, for the 2018 assessment. No other documentary evidence was submitted for Board consideration.

The appellant requested a value of \$20,000.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness.

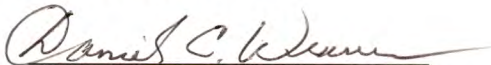
## DECISION

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 \$103,443 as of January 1, 2019.

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

Mailed on December 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:** EASTMAN, PATSY TRUSTEE

Sonya Eastman  
25706 NE 153<sup>rd</sup> Avenue  
Battle Ground, WA 98604

**ACCOUNT NUMBER:** 226560-000

**PROPERTY LOCATION:** 25706 NE 153<sup>rd</sup> Avenue  
Battle Ground, WA

**PETITION:** 108

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 154,139	\$ 154,139
Improvements	\$ 527,333	\$ 455,861
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 681,472</b>	<b>BOE VALUE \$ 610,000</b>

Date of hearing: December 6, 2019 Recording ID# Eastman

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:  
Sonya Eastman

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 1,725 square feet and a 1,180 square foot basement, built in 1996 and is of good construction quality located on 1.19 acres.

The appellant stated that the sales in the area are less than the assessed value. Three comparable sales were submitted [#226587-000 sold for \$720,000 in August 2019; #224336-000 sold for \$779,600 in August 2019; and #236364-015 sold for \$650,000 in July 2019].

The appellant requested a value of \$517,992.

The assessor's information packet was untimely filed.

Using the appellant's comparable sales at \$210 per square foot or \$610,000 in total which would cover extra living space.

## 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 \$610,000 as of January 1, 2019.

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

Mailed on December 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:** RAM, AKHIL & RAM, VIJI

Akhil & 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:** 110

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 175,000	\$ 175,000
Improvements	\$ 419,171	\$ 396,000
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 594,171</b>	<b>BOE VALUE \$ 571,000</b>

Date of hearing: December 6, 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  
Lisa Bodner  
John Marks

Appellant:  
Akhil & 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 nearby sales indicate the assessment is wrong. Three comparable sales were submitted [#127463-126 sold for \$510,000 in March 2019; #127463-128 sold for \$455,000 in February 2019; and #127463-130 sold for \$599,900 in May 2019]. These are all very close to the subject. There are also issues that need to be repaired such as the roof, hardwood floor water damage removal, broken faucets, light fixtures, drywall, remove stains and deodorize carpets, and general interior and exterior fixes at a total cost of \$27,000.

The appellant requested a value of \$495,000.

The assessor provided a list of four sales adjusted only for time, numerous pictures and a cover letter recommending no change to the assessed value.

The assessed value less \$23,000 in costs to cure (\$4,000 not allowed for the carpets and other wear and tear items listed) yields a value of \$571,171.

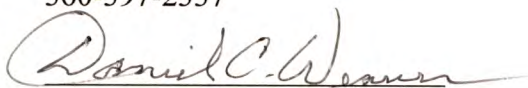
## DECISION

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 \$571,000 as of January 1, 2019.

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

Mailed on December 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:** SEELYE, ANN HOLDING THIS SPOT

Frederick Price & Rhonda Huss  
4112 NE 399<sup>th</sup> Street  
La Center, WA 98629

**ACCOUNT NUMBER:** 253308-005

**PROPERTY LOCATION:** 4112 NE 399<sup>th</sup> Street  
La Center, WA

**PETITION:** 94

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 211,718	\$ 211,718
Improvements	\$ 186,143	\$ 62,282
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 397,861</b>	<b>BOE VALUE \$ 274,000</b>

Date of hearing: December 6, 2019 Recording ID# Price

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:  
Frederick Price

Assessor:  
None

## ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

### FACTS AND FINDINGS

The subject property is ranch style manufactured residence with 1,833 square feet, built in 1994 and is of average construction quality located on 4.97 acres.

The appellant stated that the manufactured home is only going down in value, only one acre is useable as the rest is a downhill steep slope and the barn only has a dirt floor. The front porch is rotted out and all of the windows need to be replaced as well as the roof as it has been leaking. Four comparable sales were submitted [#256925-000 sold for \$284,429 in February 2018; #263685-000 sold for \$250,000 in July 2018; #256702-000 sold for \$205,000 in May 2017; and #256970-000 sold in 2016 and was too old to be considered]. He did have a bid to replace all the windows costing \$25,000.

The appellant requested a value of \$260,000.

The assessor provided a list of three comparable sales adjusted only for time, a 2019 property information card and a cover letter recommending no change to the assessed value.

Using \$153 per square foot like #256925-000, which has similar outbuildings and is in disrepair, yields a value of \$274,000.

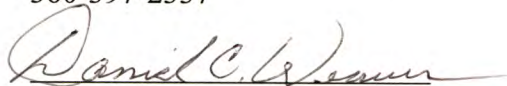
### DECISION

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 \$274,000 as of January 1, 2019.

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

Mailed on December 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:** THOMPSON, CYNTHIA C

Cynthia Thompson  
34602 NE 49<sup>th</sup> Place  
La Center, WA 98629

**ACCOUNT NUMBER:** 259391-000

**PROPERTY LOCATION:** 34602 NE 49<sup>th</sup> Place  
La Center, WA

**PETITION:** 101

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 213,917	\$ 213,917
Improvements	\$ 411,026	\$ 411,026
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 624,943</b>	<b>BOE VALUE \$ 624,943</b>

Date of hearing: December 6, 2019 Recording ID# Thompson

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:  
Cynthia Thompson by teleconference

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is two story residence with 2,477 square feet and a 2,765 square foot detached garage with 1,221 square feet of storage area above, built in 2004 and is of average plus construction quality located on 5 acres.

The appellant stated that sold listings and new construction in the area has brought the value of the subject down. The home as aged and that means a loss in value. Three comparable sales were submitted [#265788-000 sold for \$460,000 in May 2019; #222532-000 sold for \$515,000 in October 2018 and #225048-006 sold for \$530,000 in April 2019].

The appellant requested a value of \$471,050.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness. The comparable sales did not have a large detached garage as the subject does.

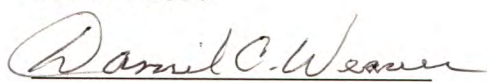
## DECISION

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 \$624,943 as of January 1, 2019.

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

Mailed on December 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

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:** SEELYE, ANNE L

Anne Seelye  
7412 NW Anderson Avenue  
Vancouver, WA 98665

**ACCOUNT NUMBER:** 148275-000

**PROPERTY LOCATION:** 7412 NW Anderson Avenue  
Vancouver, WA

**PETITION:** 105

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 10,140	\$ 10,140
Improvements	\$ 0	\$ 0
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 10,140</b>	<b>BOE VALUE \$ 10,140</b>

Date of hearing: December 6, 2019 Recording ID# Seelye

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:  
Anne Seelye

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is .18 acre parcel of property.

The appellant stated that she bought this property for \$6,000 in 2016 as a buffer to her residence lot. There is a creek running through it year round with 200 foot setbacks which makes this parcel unbuildable. She is able to have a garden and that is it.

The appellant requested a value of \$6,000.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness.

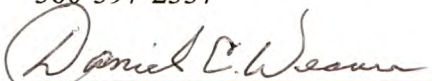
## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack 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 \$10,140 as of January 1, 2019.

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

Mailed on December 16, 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

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:** SEELYE, ANNE L

Anne Seelye  
7412 NW Anderson Avenue  
Vancouver, WA 98665

**ACCOUNT NUMBER:** 148302-000

**PROPERTY LOCATION:** 7412 NW Anderson Avenue  
Vancouver, WA

**PETITION:** 106

**ASSESSMENT YEAR:** Valued January 1, 2019 **TAXES PAYABLE IN:** 2020

The Board of Equalization for Clark County Washington was duly convened on September 24, 2019 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	\$ 138,784	\$ 138,784
Improvements	\$ 177,394	\$ 177,394
Personal property		
<b>ASSESSED VALUE</b>	<b>\$ 316,178</b>	<b>BOE VALUE \$ 316,178</b>

Date of hearing: December 6, 2019 Recording ID# Seelye

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:  
Anne Seelye

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a two story residence with 1,468 square feet, built in 1950 and is of average construction quality located on .34 acres.

The appellant stated that comparable sales are difficult to find as most homes in the area are newer. The structure went down \$1,000 but the land went up 74%. There are no land improvements other than maintenance in 2003 with trees planted, a garden and some flowers and bushes. Five sales were submitted however one across the street was not an arms-length sale [#98825-100 sold for \$300,000 in May 2019; #96626-610 sold for \$300,000 in May 2019; #97974-280 sold for \$225,300 in January 2019; and #148115-000 sold for \$241,946 in March 2019].

The appellant requested a value of \$259,685.

The assessor provided no information.

While the Board understands the argument, no compelling evidence was submitted to overcome the assessor's presumption of correctness. The sales were not comparable.

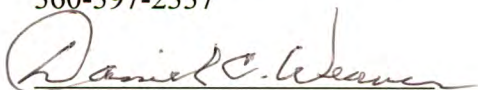
## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack 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 \$316,178 as of January 1, 2019.

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

Mailed on December 16, 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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