



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: BLAKENEY, GARY L & BLAKENEY, SUSAN L

Gary & Susan Blakeney
1204 East 24th Circle
La Center, WA 98629

ACCOUNT NUMBER: 63472-928

PROPERTY LOCATION: 1204 East 24th Circle
La Center, WA

PETITION: 473

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 | \$ 129,075 | \$ 129,075 |
| Improvements | \$ 615,982 | \$ 480,925 |
| Personal property | | |
| ASSESSED VALUE | \$ 745,057 | BOE VALUE \$ 610,000 |

Date of hearing: February 20, 2020 Recording ID# Blakeney

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 1.5 story residence with 3,139 square feet, built in 2005 and is of good construction quality located on .64 acres.

The appellant stated on the petition that they refinanced the home in May of 2019. The submitted appraisal was performed by Justin Kiesz of Kiesz & Associates, LLC listing a value of \$610,000 as of April 2019.

The appellant requested a value of \$610,000.

The assessor provided a cover letter recommending a change to the assessed value from \$745,057 to \$610,000.

Based on the fee appraisal, the requested value is supported.

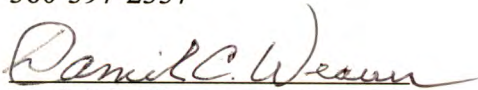
DECISION

The Board, after carefully reviewing the information 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.

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 February 25, 2020
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: KING, WILLIAM CRAIG & KING, DANETTE

William & Danette King
1154 NW 43rd Avenue
Camas, WA 98607

ACCOUNT NUMBER: 84921-120

PROPERTY LOCATION: 1154 NW 43rd Avenue
Camas, WA

PETITION: 474

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 | \$ 180,000 | \$ 180,000 |
| Improvements | \$ 511,298 | \$ 461,262 |
| Personal property | | |
| ASSESSED VALUE | \$ 691,298 | BOE VALUE \$ 641,262 |

Date of hearing: February 20, 2020 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:
William King

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 3,321 square feet, built in 2013 and is of very good minus construction quality located on .27 acres.

The appellant stated that the comparable sales do not support the assessed value. The house was for sale from January 2019 for six months with only one offer of \$620,000 and that included some appliances and electronics. The backyard is steep and not flat like other surrounding homes. Three sales were submitted [#84921-182 sold for \$700,000 in May 2018; #84921-092 sold for \$545,000 in March 2019; and #986040-383 sold for \$636,400 in March 2018].

The appellant requested \$635,572.

The assessor provided three sales adjusted only for time, a 2019 property information card and a cover letter recommending a change to the assessed value from \$691,298 to \$641,262.

The assessor's suggested value is similar to the appellant's requested value.

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 \$641,262 as of January 1, 2019.

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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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BANKS, C DOUGLAS & BANKS, LAURI A

Douglas & Lauri Banks
3504 NE Royal Oaks Drive
Vancouver, WA 98662

ACCOUNT NUMBER: 109919-006

PROPERTY LOCATION: 3504 NE Royal Oaks Drive
Vancouver, WA

PETITION: 512

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 | \$ 145,788 | \$ 145,788 |
| Improvements | \$ 472,892 | \$ 454,212 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 618,680 | BOE VALUE \$ 600,000 |

Date of hearing: February 20, 2020 Recording ID# Banks

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:
Douglas Banks

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,281 square feet, built in 1962, is of good construction quality located on .4 acres.

The appellant stated that this home has not been renovated since it was built. He noted that #108490-008 sold in July 2019 for \$600,000 and is right on the golf course. His home is not on the golf course. That adds a premium of at least \$100,000.

The appellant requested a value of \$557,615.

The assessor provided no information.

The comparable sale and trending last year's value forward by the 2018 countywide 6.9% indicates a value of \$600,000.

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 \$600,000 as of January 1, 2019.

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

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The Board of Equalization
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360-397-2337



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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: DOCKTER, DUWAYNE L TRUSTEE

Duwayne Dockter
37504 NE River Road
Washougal, WA 98671

ACCOUNT NUMBER: 141369-000

PROPERTY LOCATION: 37504 NE River Road
Washougal, WA

PETITION: 476

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 | \$ 191,845 | \$ 191,845 |
| Improvements | \$ 425,868 | \$ 293,155 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 617,713 | BOE VALUE \$ 485,000 |

Date of hearing: February 20, 2020 Recording ID# Dockter

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:
Duwayne Dockter

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 3,166 square feet, built in 2001 and is of good minus construction quality located on 5.04 acres.

The appellant stated that comparable homes in the area sold for less. His property has easements, restricted ingress and egress areas and steep grades which all reduce the useable land area. Three comparable sales were submitted [#14137-000 sold for \$469,000 in September 2018; #010508000100 sold for \$485,000 in February 2019; and #02051100030100 sold for \$472,000 in November 2017]. The last two are in Skamania County.

The appellant requested a value of \$485,000.

The assessor provided no information.

The appellant's comparable sales support the requested value.

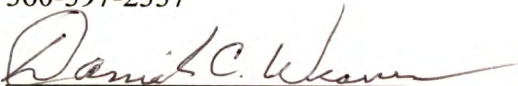
DECISION

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

Market value of the subject property is set at \$485,000 as of January 1, 2019.

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
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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MCINNES, DOMINICK & MCINNES, HEATHER

Dominick & Heather McInnes
13513 SE 23rd Street
Vancouver, WA 98683

ACCOUNT NUMBER: 114783-704

PROPERTY LOCATION: 13513 SE 23rd Street
Vancouver, WA

PETITION: 477

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 | \$ 135,000 | \$ 135,000 |
| Improvements | \$ 134,635 | \$ 134,635 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 269,635 | BOE VALUE \$ 269,635 |

Date of hearing: February 20, 2020 Recording ID# McInnes

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:

Dominick McInnes

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,138 square feet, built in 1978 and is of fair plus construction quality located on .18 acres.

The appellant stated that there aren't many one bath comparable sales. The house has items that need to be fixed. The chimney needs to be replaced. It is pulling away from the house and has a one inch gap. Ram Jack stated they would need to put in piers at a cost of \$8,000 and \$20,000 for the chimney. No bids were submitted for Board consideration.

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

The assessor provided no information.

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

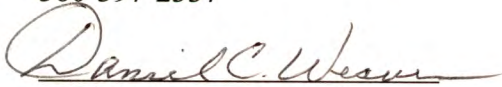
DECISION

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 \$269,635 as of January 1, 2019.

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

Mailed on February 25, 2020
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: ISAAK, KYLE & ISAAK, JENNIFER L TRUSTEES

Kyle & Jennifer Isaak
6112 NE Livingston Road
Camas, WA 98607

ACCOUNT NUMBER: 170640-000

PROPERTY LOCATION: 6112 NE Livingston Road
Camas, WA

PETITION: 510

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 | \$ 308,560 | \$ 308,560 |
| Improvements | \$ 1,294,175 | \$ 941,440 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 1,602,735 | BOE VALUE \$ 1,250,000 |

Date of hearing: February 20, 2020 Recording ID# Isaak

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 5,621 square feet, built in 2007 and is of very good construction quality and is located on 10 acres.

The appellant stated on the petition that this appeal is the same yearly argument. They built a unique outbuilding that they overbuilt for their specific uses. You will see in the submitted appraisal it states “the subject’s outbuilding is an over improvement as the physically depreciated reproduction cost will not be recognized by the market place at the time of re-sale. The appraisal was performed by Bradley M. Hill of Cascade Appraisal Group, Inc. listing a value of \$1,250,000 as of June 2019.

The appellant requested a value of \$1,250,000.

The assessor provided no information.

Based on the fee appraisal, the requested value is supported.


DECISION

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

Market value of the subject property is set at \$1,250,000 as of January 1, 2019.

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

Mailed on February 25, 2020
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: COORAY, SUSITH & COORAY, DINALI

Susith & Dinali Cooray
3942 NW Oakridge Lane
Camas, WA 98607

ACCOUNT NUMBER: 127502-140

PROPERTY LOCATION: 3942 NW Oakridge Lane
Camas, WA

PETITION: 511

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 | \$ 160,000 | \$ 160,000 |
| Improvements | \$ 215,368 | \$ 180,000 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 375,368 | BOE VALUE \$ 340,000 |

Date of hearing: February 20, 2020 Recording ID# Cooray

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:
Susith Cooray

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 1,906 square feet, built in 2004 and is of average construction quality located on .1 acres.

The appellant stated that they purchased the house in July 2018 for \$340,000. The house has not been updated since it was built. There are several issues that need to be fixed such as crawlspace water remediation, damaged floors, and counter with sink replacement. These total approximately \$35,000. Painting and appliance replacement are considered normal wear and tear items.

The appellant requested a value of \$330,767.85.

The assessor provided no information.

Based on the appellant's purchase price and the assessed value minus the costs to cure, a value of \$340,000 is indicated.

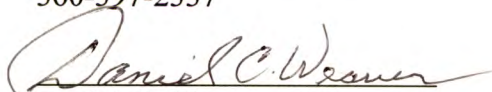
DECISION

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 \$340,000 as of January 1, 2019.

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

Mailed on February 25, 2020
The Board of Equalization
1300 Franklin Street, Suite 650
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360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: STANLEY, KAREN L TRUSTEE

Karen Stanley
3039 NW Lacamas Drive
Camas, WA 98607

ACCOUNT NUMBER: 110186-960

PROPERTY LOCATION: 3039 NW Lacamas Drive
Camas, WA

PETITION: 26

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 | \$ 385,000 | \$ 385,000 |
| Improvements | \$ 904,693 | \$ 904,693 |
| Personal property | \$ | \$ |
| ASSESSED VALUE | \$ 1,289,693 | BOE VALUE \$ 1,289,693 |

Date of hearing: February 20, 2020 Recording ID# Stanley

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:
Karen Stanley

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5 story residence with 5,832 square feet and a 2,959 square foot basement, built in 2005 and is of very good plus construction quality located on .43 acres.

The appellant stated that the market value is less than the assessed value. She has tried to sell the home over the last 5-6 years and only had one offer at \$1,100,000. There is considerable deferred maintenance on the house. Several issues were mentioned and she is trying to keep up with the repairs. No comparable sales were submitted for Board consideration.

The appellant requested a value of \$1,100,000.

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

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

Certified value of the subject property is sustained at \$1,289,693 as of January 1, 2019.

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

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Vancouver, WA 98666-5000
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