



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: BELT, LANSING & BELT, JACQUELINE L TRUSTEES

Lansing & Jacqueline Belt
16820 NE 226th Circle
Battle Ground, WA 98604

ACCOUNT NUMBER: 229240-012

PROPERTY LOCATION: 16820 NE 226th Circle
Battle Ground, WA

PETITION: 72

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 189,000	\$ 189,000
Improvements	\$ 347,193	\$ 347,193
Personal property		
ASSESSED VALUE	\$ 536,193	BOE VALUE \$ 536,193

Date of hearing: November 7, 2017 Recording ID# Belt

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

Attendees:

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

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 2,526 square feet, built in 2002 and is of good minus construction quality located on 2.5 acres.

The appellant stated on the petition that there have been no improvements to the land or building in the last 11 years. Based on the comparable sales provided, they could not sell their house for anywhere near the assessed value. A list with 16 highlighted sales ranged in price from \$130,689 in November 2012 to \$412,464 in June 2015.

The appellant requested a value of \$478,759.

The assessor provided a list of 163 sales adjusted only for time, a 2017 property information card and a cover letter recommending no adjustment to the assessed value.

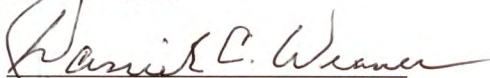
DECISION

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.

Certified value of the subject property is sustained at \$536,193 as of January 1, 2017.

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

Mailed on November 13, 2017
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.

To request this form for the visually impaired or in a language other than English call 360-753-3217.

November 13, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SCHWEIGER, RICHARD & SCHWEIGER, PATRICIA A

Richard & Patricia Schweiger
5615 SE Scenic Lane #304
Vancouver, WA 98661

ACCOUNT NUMBER: 35770-724

PROPERTY LOCATION: 5615 SE Scenic Lane #304
Vancouver, WA

PETITION: 73

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 0	\$	0
Improvements	\$ 1,325,604	\$	1,325,604
Personal property			
ASSESSED VALUE	\$ 1,325,604	BOE VALUE	\$ 1,325,604

Date of hearing: November 7, 2017 Recording ID# Schweiger

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

Attendees:

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

Appellant:
Richard Schweiger

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION
continued

FACTS AND FINDINGS

The subject property is ranch style condominium residence with 3,619 square feet, built in 2007 and is of excellent construction quality located in Tidewater Cove.

The appellant stated that he averaged the square footage for all Tidewater Cove sales in 2015 and 2016. For 2016 the value was up 1% not 10% as assessed. The 2015 average for first floor sales were \$376.80 and \$381.80 for second floor sales. The averaged sales for 2016 first floor sales were \$373.47 and sales for second floor were \$397.50.

The appellant requested a value of \$1,260,000.

The assessor provided a list of 14 sales adjusted only for time, a sales grid with 8 sales, and a cover letter recommending no adjustment to the assessed value.

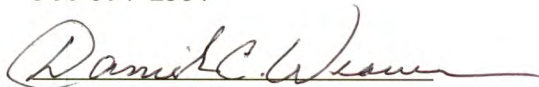
DECISION

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 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 \$1,325,604 as of January 1, 2017.

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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November 13, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: IQ CREDIT UNION

IQ Credit Union / Kari Stansberry
PO Box 1739
Vancouver, WA 98668

ACCOUNT NUMBER: 186588-000

PROPERTY LOCATION: 13505 NE 10th Avenue
Vancouver, WA

PETITION: 68

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 576,300	\$ 366,527
Improvements	\$ 807,000	\$ 513,585
Personal property		
ASSESSED VALUE	\$ 1,383,300	BOE VALUE
		\$ 880,112

Date of hearing: November 7, 2017 Recording ID# IQ Credit

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

Attendees:

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

Appellant:
Kari Stansberry

Assessor:
Mark Rauchenstein

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is one of three parcels of property (#186588-000, #186678-000 and #186824-000) with an operating credit union located on the properties.

The appellant stated that IQ Credit Union had an appraisal performed by William E. Leavens and W. Paul Jackson, MAI of Jackson Group NW, listing a value of \$1,235,000 for all three parcels and the operating credit union as of July 26, 2016.

The appellant requested a value of \$1,235,000 be allocated as follows: \$880,112 for #186588-000; \$209,435 for #186678-000; and \$145,453 for #186824-000.

The assessor provided no information however Mark Rauchenstein stated that the appraisal submitted should not be considered as two sales were in Oregon and two are in Woodland Washington, Cowlitz County. He felt that nothing submitted was better than the appraisal submitted by the appellant. He stated that the assessor valued the property on the basis of a land and building in an operating manner, however he could not provide information on the sales of operating buildings.

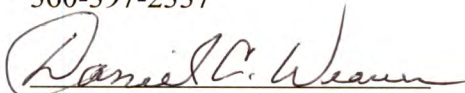
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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 \$880,112 as of January 1, 2017.

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

Mailed on November 13, 2017
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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November 13, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: IQ CREDIT UNION

IQ Credit Union / Kari Stansberry
PO Box 1739
Vancouver, WA 98668

ACCOUNT NUMBER: 186678-000

PROPERTY LOCATION: 13505 NE 10th Avenue
Vancouver, WA

PETITION: 69

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 329,300	\$ 209,435
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 329,300	BOE VALUE \$ 209,435

Date of hearing: November 7, 2017 Recording ID# IQ Credit

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

Attendees:

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

Appellant:
Kari Stansberry

Assessor:
Mark Rauchenstein

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is one of three parcels of property (#186588-000, #186678-000 and #186824-000) with an operating credit union located on the properties.

The appellant stated that IQ Credit Union had an appraisal performed by William E. Leavens and W. Paul Jackson, MAI of Jackson Group NW, listing a value of \$1,235,000 as of July 26, 2016.

The appellant requested a value of \$1,235,000 be allocated as follows: \$880,112 for #186588-000; \$209,435 for #186678-000; and \$145,453 for #186824-000.

The assessor provided a list of no information however Mark Rauchenstein stated that the appraisal submitted should not be considered as two sales were in Oregon and two are in Woodland Washington, Cowlitz County. He felt that nothing submitted was better than the appraisal submitted by the appellant. He stated that the assessor valued the property on the basis of a land and building in an operating manner, however he could not provide information on the sales of operating buildings.


DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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 \$209,435 as of January 1, 2017.

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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November 13, 2017



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: IQ CREDIT UNION

IQ Credit Union / Kari Stansberry
PO Box 1739
Vancouver, WA 98668

ACCOUNT NUMBER: 186824-000

PROPERTY LOCATION: 13505 NE 10th Avenue
Vancouver, WA

PETITION: 70

ASSESSMENT YEAR: Valued January 1, 2017 **TAXES PAYABLE IN:** 2018

The Board of Equalization for Clark County Washington was duly convened on July 15, 2017 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	\$ 228,700	\$ 145,453
Improvements	\$ 0	\$ 0
Personal property		
ASSESSED VALUE	\$ 228,700	BOE VALUE \$ 145,453

Date of hearing: November 7, 2017 Recording ID# IQ Credit

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

Attendees:

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

Appellant:
Kari Stansberry

Assessor:
Mark Rauchenstein

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

continued

FACTS AND FINDINGS

The subject property is one of three parcels of property (#186588-000, #186678-000 and #186824-000) with an operating credit union located on the properties.

The appellant stated that IQ Credit Union had an appraisal performed by William E. Leavens and W. Paul Jackson, MAI of Jackson Group NW, listing a value of \$1,235,000 as of July 26, 2016.

The appellant requested a value of \$1,235,000 be allocated as follows: \$880,112 for #186588-000; \$209,435 for #186678-000; and \$145,453 for #186824-000.

The assessor provided a list of no information however Mark Rauchenstein stated that the appraisal submitted should not be considered as two sales were in Oregon and two are in Woodland Washington, Cowlitz County. He felt that nothing submitted was better than the appraisal submitted by the appellant.

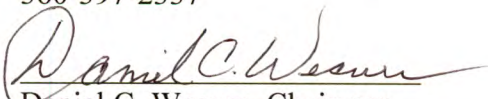
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information and testimony 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. He stated that the assessor valued the property on the basis of a land and building in an operating manner, however he could not provide information on the sales of operating buildings.

Market value of the subject property is set at \$145,453 as of January 1, 2017.

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