



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: EVERGREEN HQ LLC

TAX ADVISORS
C/O DAMICO GREGORY
203 SE PARK PLAZA DRIVE SUITE 230
VANCOUVER, WA

ACCOUNT NUMBER: 986050-549

**PROPERTY LOCATION: 12330 SE 5TH ST
VANCOUVER, WA 98683**

PETITION: 976

ASSESSMENT YEAR: Valued January 1, 2023 TAXES PAYABLE IN: 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 341,171	\$ 341,171
Improvements	\$ 3,169,700	\$ 2,543,904
ASSESSED VALUE	\$ 3,510,871	BOE VALUE \$ 2,885,075

Date of hearing: October 2, 2024

Recording ID# EVERGREEN HQ

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

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

Appellant:
Dan Polityka

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is an office building located on 0.43 acres.

The appellant's agent stated that the subject property is new construction and currently vacant, so valued through the cost approach by the Assessor's Office. The appellant submitted the actual cost of construction which, when added to the assessed land value, is the basis for their opinion of value. These construction costs include hard and soft costs. The appellant's evidence included a spreadsheet documenting costs of construction for the building totaling \$2,543,904 for completed work as of November 2022.

The appellant requested a value of \$2,400,000, which was updated to \$2,885,075 in additional evidence.

The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$3,181,071 based a change in "perimeter linear feet and story multiplier."

The subject property is a new building and was not yet occupied at assessment date. The Assessor used estimated costs to determine the value, while the appellant used the actual cost to build combined with the Assessor's value for the land. Since the building is new and unoccupied, the actual cost to build of \$2,885,075 provides the best estimate of value at the assessment date.

DECISION

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

The market value of the subject property is set at \$2,885,075 as of January 1, 2023.

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

Mailed on October 16, 2024
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98660-5000
564-397-2337



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, <https://clark.wa.gov/internal-services/board-equalization>, the Assessor's Office or the Washington State Board of Tax Appeals.

**** You must pay your taxes by the date they are due to avoid penalties and interest. After the appeal period for the decision has passed, changes to the assessment will be entered into the system by the Assessor's Office and the Treasurer's Office will notify you of adjustments made to your taxes. ****



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: 1111 MAIN PLACE LLC

TAX ADVISORS
C/O DAMICO GREGORY
203 SE PARK PLAZA DRIVE SUITE 230
VANCOUVER, WA

ACCOUNT NUMBER: 39332-000

PROPERTY LOCATION: 1111 MAIN ST
VANCOUVER, WA 98660

PETITION: 977

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 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	\$ 572,000	\$ 572,000
Improvements	\$ 12,602,100	\$ 12,052,100
ASSESSED VALUE	\$ 13,174,100	BOE VALUE \$ 12,624,100

Date of hearing: October 2, 2024

Recording ID# 1111 MAIN PLACE

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

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

Appellant:
Greg LeBlanc

Assessor:
Greg Peterson

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is an office building with 93,345 square feet, built in 1991 and is located on 0.24 acres.

The appellant's agent believes three parcels, including the subject property and the parking garage, are all in the same economic unit. The capitalization rates for Class-A Value-Add Office Suburban properties in Portland range from 7.5% to 8.5%, referenced in the provided CoStar report. Rent is predicted to be \$25.87 per square foot per year. The subject property's net operating income of \$1,371,817 combined with a loaded capitalization rate of 9% plus deferred maintenance and lease up costs results in an income value of \$14,196,700 or \$175.53 per square foot for the economic unit or \$11,291,000 for the subject property. The property needs deferred maintenance for a fire alarm update and a roof replacement totaling over \$500,000. The agent projects lease up costs to be \$550,000. The agent believes 1220 Main Place is the best comparable sale because it is located directly across from the subject property and is a similar size with comparable features.

The appellant's evidence included an Income Capitalization Approach utilizing a loaded capitalization rate of 9% for a value of \$14,196,700 for the entire economic unit based on the provided income and expense analysis for the subject property. The appellant submitted five comparable sales [#51590-000 & #51600-000 sold for \$12,350,000 in December 2023; #164927-000 sold for \$6,100,000 in June 2023; #39630-000 sold for \$9,095,000 in April 2023; #121932-000 sold for \$7,900,000 in September 2022; and #160080-015 sold for \$7,350,000 in July 2022]. The appellant's evidence also included a bid by Suppression Systems to replace the fire alarm system for \$89,201 as of January 2023 and a bid by AMW Roofing & Exteriors to replace the roof for \$417,855.

The appellant requested a value of \$11,813,500, which was updated to \$11,921,000 in additional evidence.

The Assessor's Office values the parking garage separate from the economic unit because it was initially owned by the City of Vancouver, but they will consider making changes with the new information in the future. The Assessor's Office agrees with the rent value and the lease up rate presented by the appellant's agent. The Assessor's Office states that they allow 2% for reserves and replacements and cannot also deduct capital maintenance costs because it would be a redundant reduction. The Assessor's Office states their reports do not show average capitalization rates of 8%, but instead see a range of 4% to 8%. The comparable sale of 1220 Main Place is only a sale of the building and is on a land lease which affects the value of that sale. The Assessor's evidence included six comparable sales, a breakdown of the land valuation and three comparable land sales, an Income Capitalization Approach, a cost approach, and a cover letter recommending no change to the assessed value. They did agree that deducting the lease up cost has merit.

The appellant and Assessor are in close agreement on most facts, and the Assessor agrees with deducting the lease up costs. The Assessed value of \$13,174,100 less lease up costs of \$550,000 or a value of \$12,624,100 is appropriate.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

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

The market value of the subject property is set at \$12,624,100 as of January 1, 2023.

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

Mailed on October 16, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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