



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WEAVER SAUNDRA J TRUSTEE

WEAVER SAUNDRA J TRUSTEE
5300 U ST
WASHOUGAL, WA 98671

ACCOUNT NUMBER: 132613-015

PROPERTY LOCATION: 5300 U ST
WASHOUGAL, WA 98671

PETITION: 3

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$	907,394	\$	774,396
Improvements	\$	0	\$	0
ASSESSED VALUE	\$	907,394	BOE VALUE	\$ 774,396

Date of hearing: October 23, 2024

Recording ID# WEAVER

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:
Saundra Weaver

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 1,204 square feet, built in 1998 and is of fair construction quality located on 4.75 acres. The property includes a general purpose building measuring 1,020 square feet.

The appellant referred to restrictions from environmental constraints from wetlands and easements located on the subject property. Only 3.25 acres of the land are usable for development. The appellant referred to their three comparable sales all purchased by a single developer. These parcels sold for approximately \$96,000 per acre. These properties have no wetland constraints and are close to road access and utilities. The developer did not approach the property owner about purchasing the subject property. The appellant submitted two comparable sales [#132797-000 & #132798-000 sold for \$13,250,000 in December 2023; and #132846-000 sold for \$820,000 in July 2022].

The appellant requested a value of \$640,000.

The Assessor's evidence included a property information card, lists of sales with scatter chart, Land Details maps from GIS, and a cover letter recommending the assessed value be reduced to \$774,396.

The Assessor's and appellant's information supports the revised value of \$774,396.

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 \$774,396 as of January 1, 2024.

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


Mailed on November 12, 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.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: HERNDON MICHAEL & HERNDON CHERYL

HERNDON MICHAEL & HERNDON CHERYL
12911 NE 87TH AVE
VANCOUVER, WA 98662

ACCOUNT NUMBER: 198549-000

**PROPERTY LOCATION: 12911 NE 87TH AVE
VANCOUVER, WA 98662**

PETITION: 9

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$	776,259	\$	776,259
Improvements	\$	532,143	\$	532,143
ASSESSED VALUE	\$	1,308,402	BOE VALUE	\$ 1,308,402

Date of hearing: October 23, 2024

Recording ID# HERNDON

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:
Mike Herndon

Assessor:
Anna Swinhart
Nick Deatherage

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 1.5-story residence with 2,292 square feet, built in 1935 and is of average construction quality located on 22.91 acres. The property includes a 640 square foot carport, 1,000 square foot general-purpose building, 1,800 square foot barn, 7,800 square foot loafshed, 3,000 square foot general-purpose building, 4,800 square foot machine shed, 11,550 square foot general-purpose building, 12,800 square foot stable, 5,800 square foot pole cover, 3,400 square foot stable, 8,640 square foot quonset, and 7,800 square foot arena.

The appellant requested last year's Board of Equalization value for the subject property. The subject property was misrepresented as 24 acres for 40 years, but it has been corrected to 22 acres. The outbuildings are in poor condition and approximately 70% of the outbuildings are not being used. The appellant suggested the Assessor's Office first comparable is not similar to the subject property. The structure has significantly more square footage and is of high quality with extensive remodeling. This property is also zoned R-5 and could be divided into other lots, while the subject property is not dividable because it is zoned as Agriculture-20. The appellant's evidence included a plat map, a Board of Equalization decision from 2023, and photos of the subject property.

The appellant requested a value of \$1,001,000.

The Assessor's Office's representative stated the subject property is recorded as a single-family residence with 10 outbuildings on 22.91 acres and is in the agriculture program. They stated the poor condition of the outbuildings are accounted for in the property card and do have reduced values. The majority of the outbuilding value is assigned to the horse arena, the stable, and the hoop arena. The Assessor's Office referred to a review of the subject property's business which states the facilities are in good condition, so the Assessor's Office believes these buildings do bring value to the property. The Assessor's evidence included three comparable sales, an aerial map of the subject property, a property information card, and a cover letter recommending no change to the assessed value.

The Assessor's information and testimony supports the assessed value of \$1,308,402.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and Assessor's representative, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$1,308,402 as of January 1, 2024.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: WALKER TAMMY

WALKER TAMMY
1327 NW 52ND ST
VANCOUVER, WA 98663

ACCOUNT NUMBER: 37919-422

**PROPERTY LOCATION: 1327 NW 52ND ST
VANCOUVER, WA 98663**

PETITION: 11

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$	185,600	\$	185,600
Improvements	\$	367,612	\$	347,612
ASSESSED VALUE	\$	533,212	BOE VALUE	\$ 533,212

Date of hearing: October 23, 2024

Recording ID# WALKER

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:
Tammy Walker

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a bi-level residence with 2,552 square feet, built in 1968 and is of average construction quality located on 0.19 acres.

The appellant stated there are no improvements to the subject property. Updated homes on the subject property's street sold for approximately \$500,000 but the appellant believes her home is not comparable because of its lack of features. No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$503,212.

The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The appellant provided no quantitative information to support a value other than the assessed value of \$533,212.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$533,212 as of January 1, 2024.

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

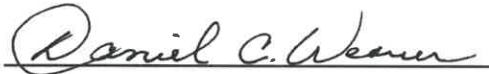
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1300 Franklin Street, Suite 650

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Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SANTIC RODNEY A & SANTIC CRYSTAL J TRUSTEES

SANTIC RODNEY A & SANTIC CRYSTAL J TRUSTEES
5221 NW 139TH ST
VANCOUVER, WA 98685

ACCOUNT NUMBER: 37920-424

PROPERTY LOCATION: 6708 NW DOGWOOD DR
VANCOUVER, WA 98663

PETITION: 18

ASSESSMENT YEAR: Valued January 1, 2024 **TAXES PAYABLE IN:** 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$ 280,640	\$ 280,640
Improvements	\$ 541,962	\$ 541,962
ASSESSED VALUE	\$ 822,602	BOE VALUE \$ 822,602

Date of hearing: October 23, 2024

Recording ID# SANTIC

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:

- None

Assessor:

- Jason Arberry

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 2,708 square feet, built in 1984 and is of good construction quality located on 0.29 acres.

No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$683,781.

The Assessor's Office stated there was visible discoloration on the roof of the property, but there was no other apparent damage, and no bids were submitted to detail the condition of the property or quantify possible repairs. The Assessor's Office's comparable properties are all similar construction dates and quality, so required minimal adjustments. With quotes and bids, the Assessor's Office would consider making reductions for required work, but no current information was presented. The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The appellant provided no quantitative information to support a value other than the assessed value of \$822,602.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$822,602 as of January 1, 2024.

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

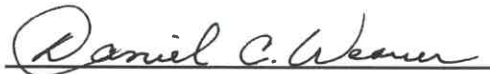
Mailed on November 12, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SANCHEZ JOSHUA A & SANCHEZ ASHLEE M

SANCHEZ JOSHUA A & SANCHEZ ASHLEE M
4307 NW 140TH WAY
VANCOUVER, WA 98685

ACCOUNT NUMBER: 184730-006

**PROPERTY LOCATION: 4307 NW 140TH WAY
VANCOUVER, WA 98685**

PETITION: 20

ASSESSMENT YEAR: Valued January 1, 2024 TAXES PAYABLE IN: 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$	257,000	\$	257,000
Improvements	\$	594,823	\$	594,823
ASSESSED VALUE	\$	851,823	BOE VALUE	\$ 851,823

Date of hearing: October 23, 2024

Recording ID# SANCHEZ

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:
None

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 3,618 square feet, built in 2013 and is of good construction quality located on 0.24 acres.

The appellant submitted three comparable sales [#986037-361 sold for \$790,000 in January 2024; #117893-644 sold for \$875,000 in April 2024; and #117893-878 sold for \$845,000 in February 2024].

The appellant requested a value of \$763,000.

The Assessor's evidence included five comparable sales and a cover letter recommending no change to the assessed value.

The appellant's comparable property sales did not overcome the value of \$851,823 supported by the Assessor's comparable property sales.

DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$851,823 as of January 1, 2024.

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

Mailed on November 12, 2024

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Vancouver, WA 98660-5000

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: CHOWDHRY ATTA & CHOWDHRY FAKHRA

CHOWDHRY ATTA & CHOWDHRY FAKHRA
3909 SE 183RD AVE
VANCOUVER, WA 98683

ACCOUNT NUMBER: 107979-124

PROPERTY LOCATION: 5700 NE 82ND AVE J 45
VANCOUVER, WA 98662

PETITION: 21

ASSESSMENT YEAR: Valued January 1, 2024 **TAXES PAYABLE IN:** 2025

The Board of Equalization for Clark County Washington was duly convened on September 25, 2024 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	\$	409,499	\$	386,000
ASSESSED VALUE	\$	409,449	BOE VALUE	\$ 386,000

Date of hearing: October 23, 2024

Recording ID# CHOWDHRY

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:
Atta Chowdry

Assessor:
Courtney Gould
Nick Deatherage

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2-story condominium unit with 2,088 square feet, built in 2005 and is of average construction quality located on 0.44 acres.

The appellant stated there are 60 units in the condominium complex, and none sold for the assessed value. One condominium sold for \$365,500 in August 2024. The appellant stated that the Assessor's Office's first comparable sale is identical to the subject property and does have a basement despite the discrepancy in their report.

The appellant requested a value of \$386,000.

The Assessor's Office stated they provided three comparable sales which differed in value due to basement square footage and bathroom counts. The first sale, Property ID #107979-118, sold for \$385,000 in November 2023 and was in the same condominium unit as the subject property with an identical floor plan. The Assessor's Office reports there is no basement in this property, but GIS does show a floor plan with a basement. The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

The appellant's testimony and verification of the Assessor's comparable property supports the appellant's requested value of \$386,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the Assessor's representative, 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 \$386,000 as of January 1, 2024.

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

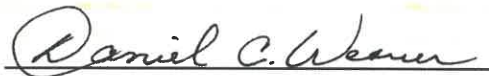
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