

Please read enclosures for
more assessment information

NOTICE OF VALUE

DATE: 09/30/2021

This value supersedes any prior notification.
Assessment Year: 2021 Tax Year: 2022

PROPERTY IDENTIFICATION #: 101403554 - 221203	Tax Area: 037000
Brief Legal Description: BELMONT PLACE CONDO PHASE 3 UNIT 70AN SUB 98	
Property Address: 2303 NE 77TH AVE VANCOUVER WA 98664 (Please notify us if your property or mailing address is incorrect)	

PLEASE READ REVERSE SIDE FOR INFORMATION REGARDING YOUR
PROPERTY ADDRESS AND IMPORTANT TAX RELIEF PROGRAMS.

KOOIJMAN JOHANNES M
2303 NE 77TH AVE
VANCOUVER WA 98664



CLARK COUNTY ASSESSOR
PO BOX 5000
Vancouver WA 98666-5000
WWW.CLARK.WA.GOV/ASSESSOR

Reference No. 0635

THE PROPERTY IDENTIFICATION NUMBER LISTED ABOVE CORRESPONDS WITH YOUR TAX STATEMENT(S).

Exemptions: Senior / Disabled Exemption

Description	Previous Value	New Value
1. MARKET VALUATION OF REAL PROPERTY. Real property is land and/or any improvements valued as "Structures", such as buildings, manufactured homes, houseboats, boat houses, and site improvements.	Land: \$45,000 Structures: \$167,921 Total: \$212,921 Acres: 0.0000	Land: \$0 Structures: \$226,287 Total: \$226,287 Acres: 0.0000
2. VALUATION OF REAL PROPERTY IN THE CURRENT USE OR DESIGNATED FOREST LAND PROGRAM. As an owner of approved Current Use (farm and agriculture, open space, or timber land) or Designated Forest Land, you have signed an agreement with the county whereby a portion of your property taxes are deferred in exchange for having the use of the property remain as agreed.	Land In Program: Non-Program: Structures: Total:	Land In Program: Non-Program: Structures: Total:
3. VALUATION OF REAL PROPERTY IN THE SENIOR CITIZENS AND DISABLED PERSON'S EXEMPTION PROGRAM. The value of your residence and up to one acre of land (and up to five acres if zoning requires it) has been frozen as of January 1 of the application year. We will continue to establish the market value of your property.	Frozen: \$212,921 Non-Exempt: \$0	Frozen: \$212,921 Non-Exempt: \$0
4. SENIOR OR DISABLED PERSON'S QUALIFYING INCOME INDICATING REDUCTION OF FROZEN * 35% or \$50,000, whichever is greater not to exceed \$70,000; **60% or \$60,000, whichever is greater Reduction of Frozen Frozen Taxable	0% <input checked="" type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$212,921	0% <input checked="" type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$212,921
Total Base for Real Property Taxes	\$212,921	\$212,921

The Assessor is required to appraise all real property at 100% of their true and fair market value, according to the highest and best use of the property. Fair market value is the amount that a willing and unobligated buyer is willing to pay a willing and unobligated seller. The new value represents market value as of January 1, 2021, (Or July 31st for new construction) based on market evidence from sales typically occurring in 2020.

If you believe the new value is incorrect compared to your estimate of market value as of January 1, 2021, call the Assessor's Office between 9:00 AM and 4:30 PM M-F at (564)

Appeal Process: To preserve your appeal rights or to appeal your value, a petition form MUST be filed with the Board of Equalization (BOE) within 60 days of the date this notice was mailed. Call the BOE at (564) 397-2337 for further information or to request a form by mail. Forms are also available at <https://clark.wa.gov/internal-services/board-equalization>.

Please visit our web site at <https://www.clark.wa.gov/assessor>. You will find information about tax relief programs, forms, real and personal property, appraisals, a link to sales used to estimate residential values, news and links to other sites that may be of assistance to you.



Dear Property Owner,

Enclosed with this letter you will find your 2021 Notice of Value showing the 2021 market value of your condominium unit. I'm writing to let you know that the display of values reported on the Notice of Value will look different this year from previous years. Specifically, your land value will be reported as \$0. **This change is not an error and does not affect your Total value.** As your assessor, I am constantly looking for ways to improve our business processes and serve all property owners by establishing fair and equitable assessed values. I believe this change better reflects how buyers and sellers of condominium units view the market value of a condominium unit.

Old Display

Description	Previous Value	New Value
1. MARKET VALUATION OF REAL PROPERTY. Real property is land and/or any improvements valued as "Structures", such as buildings, manufactured homes, houseboats, boat houses, and site improvements.	Land: \$28,952 Structures: \$109,700 Total: \$138,652 Acres: 0.0000	Land: \$60,000 Structures: \$99,782 Total: \$159,782 Acres: 0.0000

New Display

Description	Previous Value	New Value
1. MARKET VALUATION OF REAL PROPERTY. Real property is land and/or any improvements valued as "Structures", such as buildings, manufactured homes, houseboats, boat houses, and site improvements.	Land: \$28,952 Structures: \$109,700 Total: \$138,652 Acres: 0.0000	Land: \$0 Structures: \$159,782 Total: \$159,782 Acres: 0.0000

In the example above, please note that the "New Value" Total is the same figure, \$159,782. As always, should you have any questions, please call my office at (564) 397-2391 and ask to speak to an appraiser.

Sincerely,

Peter Van Nortwick
Clark County Assessor

