

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	299	Parcel Number:	194609-000
Owner Name:	CEDARS GOLF LLC				
Situs Address:	#67 SEC 12 T3N R2EWM 12.70A ,				
Property Type:	n/a	Acres:	12.7	NBHD	77
Mailing Address:	4111 BLACK POINT RD HONOLULU, HI 98616				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	~	-

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	9:20	9:25	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The property IDs 194609000 & 986051254 were purchased for a combined \$1,488,250 in July 2023. The appellant's evidence included an expense report for September 2020 through July 2023, a fish and wildlife habitat conservation areas assessment by Cedar's East, and a Wetland Mitigation Credit Reservation Agreement as of October 2022. The appellant submitted three comparable sales [NE 182nd AVE sold for \$425,000 in May 2023; 0 NE 179th ST sold for \$425,000 in August 2023; and 10314 NE 212TH AVE sold for \$500,000 in January 2023].</p>	
<p>ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 2,707,450	\$ 997,128	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,707,450	\$ 997,128		
<p>NOTES: Allocation of the purchase price 1,488,250 2/3 to this subject</p>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Ronald C. Weaver</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	300	Parcel Number:	986051-254
Owner Name:	CEDARS GOLF LLC				
Situs Address:	#106 SEC 12 T3N R2EWM 5.63A ,				
Property Type:	n/a	Acres:	5.63	NBHD	77
Mailing Address:	4111 BLACK POINT RD HONOLULU, HI 98616				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	9:20	9:25	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property IDs 194609000 & 986051254 were purchased for a combined \$1,488,250 in July 2023. The appellant's evidence included an expense report for September 2020 through July 2023, a fish and wildlife habitat conservation areas assessment by Cedar's East, and a Wetland Mitigation Credit Reservation Agreement as of October 2022. The appellant submitted three comparable sales [NE 182nd AVE sold for \$425,000 in May 2023; 0 NE 179th ST sold for \$425,000 in August 2023; and 10314 NE 212TH AVE sold for \$500,000 in January 2023].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,244,478	\$ 491,122	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,244,478	\$ 491,122		
NOTES: Allocation of the purchase price 1,488,250 1/3 to this subject			<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	76	Parcel Number:	90265-768
Owner Name:	AHSAN MUHAMMAD & AHSAN FAIZA				
Situs Address:	2424 NW IRIS CT CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.23	NBHD	224
Mailing Address:	2424 NW IRIS CT CAMAS, WA 98607				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Muhammed Ahsan		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	9:34	9:49	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a bid by Forsure Construction & Development for house repair and recovery for \$286,247 as of August 2018
ASSESSOR EVIDENCE:	The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 224,400	\$ 224,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 901,737	\$ 901,737		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,126,137	\$ 1,126,137		
NOTES: Bids are out of date & need updating			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	290	Parcel Number:	256760-000
Owner Name:	KIESSLING MICHAEL A & KIESSLING KIMBERLY L				
Situs Address:	4505 NE 399TH ST LA CENTER, WA 98629				
Property Type:	1.5-story residence	Acres:	5	NBHD	3
Mailing Address:	4505 NE 399TH ST LA CENTER, WA 98629				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Kim Kiesslering	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	9:52	9:57	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#266808-000 sold for \$995,000 in May 2023; #264841-000 sold for \$794,734 in October 2023; and #263683-000 sold for \$669,000 in April 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 284,872	\$ 284,872	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 745,448	\$ 745,448		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,030,320	\$ 1,030,320		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
Assessor Comparable Sales Support				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	310	Parcel Number:	136856-000
Owner Name:	PETERSON ROBERT L & PETERSON DIANE C TRUSTEES				
Situs Address:	31420 NE 90 CIR CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	5	NBHD	20
Mailing Address:	31420 NE 90 CIR CAMAS, WA 98607				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Robert Peterson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	10:05	10:23	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a Mitigation Inspection Report for a Coburn Habitat Permit as of March 2022 and a Wetland and Habitat Review. The appellant submitted three comparable sales [#136916-000 sold for \$925,000 in August 2023; #137106-000 sold for \$1,120,000 in April 2021; and #137100-000 sold for \$965,000 in June 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 368,506	\$ 368,506	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,438,442	\$ 1,131,494		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,806,948	\$ 1,500,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
No increase in high-end homes - extreme fire danger - assessor comps not great				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	306	Parcel Number:	109581-138
Owner Name:	RODRIGUEZ ROCIO & FITZGERALD KATHERINE H				
Situs Address:	15405 NE 42ND ST VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	0.19	NBHD	261
Mailing Address:	15405 NE 42ND ST VANCOUVER, WA 98682				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Katherine Fitzgerald		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	10:52	10:54	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$420,000 in November 2022.

ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$420,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 199,500	\$ 199,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 262,236	\$ 220,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 461,736	\$ 420,000		
NOTES: Purchase price			<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C Weaver	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	256	Parcel Number:	187785-064
Owner Name:	CAMACHO DUNCAN & CAMACHO DANA				
Situs Address:	13210 NW 33RD AVE VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.23	NBHD	184
Mailing Address:	13210 NW 33RD AVE VANCOUVER, WA 98685				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Duncan Camacho		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	11:01	11:06	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#117893-858 sold for \$890,000 in August 2022; #118137-694 sold for \$236,272 in August 2022; #187791-010 sold for \$845,000 in February 2023; and #986026-501 sold for \$797,400 in September 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included four sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 264,800	\$ 264,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 596,853	\$ 596,853		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 861,653	\$ 861,653		
NOTES: Comps supported			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2022	Petition No:	813	Parcel Number:	54060-000
Owner Name:	NELSON TODD				
Situs Address:	401 W 21ST ST VANCOUVER, WA 98660				
Property Type:	1.5-story residence	Acres:	0.14	NBHD	
Mailing Address:	401 W 21ST ST VANCOUVER, WA 98660				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Todd Nelson	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	11:23	11:34	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Apollo Plumbing Heating & Air Conditioning to install the furnace and AC for \$19,785 as of March 2023, a bid by i5 Exteriors to perform siding work for \$45,582 as of March 2023, a bid by Henco Plumbing Services to repipe for \$23,957 as of March 2023, a bid by Henderson & Daughter Windows and Door to replace windows for \$94,829 as of March 2023 and a bid from Mr. Electric to perform electrical work for \$78,354 as of March 2023.

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 231,843	\$ 231,843	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 372,440	\$ 93,012		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 604,283	\$ 324,855		
NOTES: Old home (over 100 yrs) with much needed repairs & replacements			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>David C. Wilson</i>	1/25/24

Clark County Board of Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2023	Petition No:	135	Parcel Number:	54060-000
Owner Name:	NELSON TODD				
Situs Address:	401 W 21ST ST VANCOUVER, WA 98660				
Property Type:	1.5-story residence	Acres:	0.14	NBHD	103
Mailing Address:	401 W 21ST ST VANCOUVER, WA 98660				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Todd Nelson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2024	11:34	11:45	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Apollo Plumbing Heating & Air Conditioning to install the furnace and AC for \$19,785 as of March 2023, a bid by i5 Exteriors to perform siding work for \$45,582 as of March 2023, a bid by Henco Plumbing Services to repipe for \$23,957 as of March 2023, a bid by Henderson & Daughter Windows and Door to replace windows for \$94,829 as of March 2023 and a bid from Mr. Electric to perform electrical work for \$78,354 as of March 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included four sales and a cover letter recommending the assessed value be reduced to \$575,000. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 224,241	\$ 224,241	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 402,655	\$ 123,227		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 626,896	\$ 347,468		
NOTES: Old home (100yrs) with much needed repairs and replacements			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	
			<input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/24

Owner	PID	Case	Mail	ATD?	NOTES
CEDARS GOLF LLC	194609000	299	4111 BLACK POINT RD	No attendance	No attendance
CEDARS GOLF LLC	986051254	300	4111 BLACK POINT RD	No attendance	No attendance
AHSAN MUHAMMAD & AHSAN FAIZA	90265768	76	2424 NW IRIS CT	Muhammad Ahsan	The appellant stated the subject property was damaged in a landslide in 2015. It was assessed for \$0 value in 2015 and 2016 due to the partially destroyed condition of the subject property. The structure was reconstructed in 2017, but it was never fully rebuilt and a cost to cure was submitted to the County at that time. The Assessor's Office adjusted the value based on this estimate in past years but require updated information for future reductions. The appellant believes that 80% of the initial work needs to be completed.
KIESSLING MICHAEL A & KIESSLING KIMBERLY L	256760000	290	4505 NE 399TH ST	Kim Kiesslering	The appellant referred to their three comparable sales from 2023 with an average sales price per square foot of \$232. All three comparable properties are located in the same neighborhood as the subject property. The appellant applied this price per square foot to their own property resulting in an opinion of value of \$911,360.
PETERSON ROBERT L & PETERSON DIANE C TRUSTEES	136856000	310	31420 NE 90 CIR	Robert Peterson	The appellant referred to their 2022 assessment appeal which set a value of \$1.5 million in July 2023. The appellant has a Camas address but lives a distance away from the suburban communities. The subject property is at high risk from wildfires and does not have reliable fire rescue services. The County has stated that the appellant cannot develop more than two acres of the subject lot's five acres and part of the subject lot is a riparian wetland habitat. The appellant submitted comparable sales with similar lot size, location, and fire danger, but the comparable properties do not face the same land restrictions on development as the subject property. The appellant's evidence included a Mitigation Inspection Report for a Coburn Habitat Permit as of March 2022 and a Wetland and Habitat Review.
RODRIGUEZ ROCIO & FITZGERALD KATHERINE H	109581138	306	15405 NE 42ND ST	Katherine Fitzgerald	The appellant agreed with the Assessor's new recommended assessed value of \$420,000.
CAMACHO DUNCAN & CAMACHO DANA	187785064	256	13210 NW 33RD AVE	Duncan Camacho	The appellant referred to their comparable sales which were located in close proximity to the subject property. The appellant stated the subject property has unique qualities because of its sloped lot.
NELSON TODD	54060000	813	401 W 21ST ST	Todd Nelson	The appellant stated the 100-year-old property was owned by his family for 50 years and is need of significant repair work. He referred to bids to repair many of the issues with the subject property that have not been completed. The flooring, bathroom, and kitchen are all original and need updates and replacements. The plaster is cracked and will need extensive repairs. There is no insulation in the upper floor and the windows and

					cedar siding have pervasive rotting. The appellant stated the estimates he submitted were not cosmetic repairs but necessary work to maintain the property. The appellant believes the value should consider the cost to cure, which would make the value \$324,855. The appellant believes the value should consider the cost to cure, which would make the value \$324,855.
NELSON TODD	54060000	135	401 W 21ST ST	Todd Nelson	The appellant stated the 100-year-old property was owned by his family for 50 years and is need of significant repair work. He referred to bids to repair many of the issues with the subject property that have not been completed. The flooring, bathroom, and kitchen are all original and need updates and replacements. The plaster is cracked and will need extensive repairs. There is no insulation in the upper floor and the windows and cedar siding have pervasive rotting. The appellant stated the estimates he submitted were not cosmetic repairs but necessary work to maintain the property. The appellant believes the value should consider the cost to cure, which would make the value \$324,855.