Remised 1/21/23 @

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

CASE BEING HEARD							
Assessment Year:	2022	Petition No:	162	Parcel	Number:	110085-884	4
Owner Name:	JJHW LLC						
Situs Address:	7407 NE VA	NCOUVER PLAZA D	R VANCOUV	ER, WA 98662			
Property Type:	car dealers	hip		Acres:	1.95	NBHD	9340
Mailing Address:	202 N LIND	SAY RD. STE. 201 ME	SA, AZ 85213	3	1		

ATTENDANCE

Held by:	Video Conference	[Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [X] Dick Riley [] John Marks [] John Rose 	Hanna Eveleph Purotal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:05	9:15	JJHW162

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$3,107,792 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #189496-005 sold for \$400,000 in February 2022; and #144718-000 sold for \$1,334,900 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, 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)	\$ 896,94	0 \$ 896,940	[X] Sustained
IMPROVEMENTS	\$ 2,884,66	and the second se	
PERSONAL PROPERTY	\$	\$	[] Changed
TOTAL	\$ 3,781,60	\$ \$ 3,781,608	[] Other

Chairperson (or Authorized Designee) Signature	Date
(Caniel C. Weaver	1/11/23

maar 1/21/23 &

Assessment Year:	2022	Petition No:	164	Parcel N	Number:	115100-020)
Owner Name:	JJHW LLC						
Situs Address:	16400 SE 1	8TH ST VANCOUVER	, WA 98683				
Property Type:	bank			Acres:	0.57	NBHD	9750
Mailing Address:	202 N LIND	SAY RD. STE. 201 ME	SA, AZ 85213				

ATTENDANCE

Held by:	[] Video Conference	I Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
[X] Daniel Weaver [X] Lisa Bodner [X] Dick Riley [] John Marks [] John Rose	Hanna Eveleph Puvatal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:	
January 11, 2023 9:16		7:19	JJHW164	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$769,430 using a cost basis or \$767,306, using an income basis. The appellant submitted seven comparable sales [#145511-000 sold for \$1,600,000 in December 2021; #144718-000 sold for \$1,334,900 in September 2021; #160740-000 sold for \$1,050,000 in July 2021; #198088-000 sold for \$650,000 in May 2021; #108141-050 sold for \$600,000 in January 2021; #106056-000 sold for \$585,000 in December 2021; and #144933-000 sold for \$550,000 in October 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a map of comparable sale locations, a real estate excise tax affidavit, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR	VALUE:	BO	E VALUE:	DETERMINATION:
LAND (ACRES)	\$	617,210	\$	617,210	[X] Sustained
IMPROVEMENTS	\$	745,834	\$	745,834	[] Changed
PERSONAL PROPERTY	\$		\$		[] Other
TOTAL	\$	1,363,044		1,363,044	
NOTES: appell price	ant a	greed to	v	she bec	anse of purchase

Chairperson (or Authorized Designee) Signature	Date
Caniel C. Weaven	1/11/22

Received 1/21/23 @

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

CASE BEING HEARD							
Assessment Year:	2022	Petition No:	187	Parcel N	Number:	110085-888	3
Owner Name:	HANNAH H	ONDA REAL PROPER	RTY LLC				
Situs Address:	3321 NE AL	TO MALL DR VANC	OUVER, WA 9	98662			12
Property Type:	car dealers	nip		Acres:	4.29	NBHD	9340
Mailing Address:	202 N LIND	SAY RD. STE. 201 ME	SA, AZ 85213	3			

ATTENDANCE

Held by:	[] Video Conference	X Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [4] Daniel Weaver [6] Lisa Bodner [7] Dick Riley [7] John Marks [7] John Rose 	Hanna Evelaph Pivatal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:20	9:27	HANNAH187

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$4,488,805 using a cost basis. The appellant submitted five comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #144933-000 sold for \$550,000 in October 2021; #189496-005 sold for \$400,000 in February 2022; and #144718-000 sold for \$1,334,900 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:		BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	2,220,020	\$ 2,220,020	[X] Sustained
IMPROVEMENTS	\$	3,365,179	\$ 3,365,179	[] Changed
PERSONAL PROPERTY	\$		\$	[] Other
TOTAL	\$	5,585,199	\$ 5,585,199	

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wearen	1/1/23

Remixed 1/21/23 R

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

Assessment Year:	2022	Petition No:	189	Parcel I	Number:	160449-000)
Owner Name:	HANNAH V	W REAL PROPERTY	LLC				
Situs Address:	3500 NE AU	TO MALL DR VANC	OUVER, WA	98662			
Property Type:	car dealersh	ip		Acres:	2.55	NBHD	9340
Mailing Address:	202 N LINDS	AY RD. STE. 201 ME	SA, AZ 85213	3			1

ATTENDANCE

Held by:	[] Video Conference	[X Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [Y] Dick Riley [] John Marks [] John Rose 	Hanna Eveleph Prostal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	4:28	9:33	HANNAH189

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$2,669,560 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:		BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	1,187,670	\$ 1,187,670	X Sustained
IMPROVEMENTS	\$	1,984,876	\$ 1,984,876	[] Changed
PERSONAL PROPERTY	\$		\$	
TOTAL	\$	3,172,546	\$ 3,172,546	[] Other

Chairperson (or Authorized Designee) Signature	Date
Camel C. Wease	1/11/23

Roveried 1/21/23 @

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

Assessment Year:	2022	Petition No:	190	Parcel I	Number:	160552-000)
Owner Name:	HANNAH JE	EP-CHRYSLER REAL	PROPERTY LI	LC			
Situs Address:	3517 NE AU	TO MALL DR VANC	OUVER, WA 9	8662			
Property Type:	car dealersh	ip		Acres:	5.53	NBHD	9340
Mailing Address:	202 N LINDS	AY RD. STE. 201 ME	SA. AZ 85213				

ATTENDANCE

Held by:	[] Video Conference	Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [X] Dick Riley [] John Marks [] John Rose 	Hanna Evgleph Proto		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:34	9:39	HANNAH190

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$5,972,954 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VAL	.UE;	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	2,575,540	\$ 2,575,540	Sustained
IMPROVEMENTS	\$	4,776,984	\$ 4,776,984	[] Changed
PERSONAL PROPERTY	\$		\$	
TOTAL	\$	7,352,524	\$ 7,352,521	[] Other

Chairperson (or Authorized Designee) Signature	Date	,
Daniel C. Weam	1/	11/23

Reversed 1/21/23 R

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

Assessment Year:	2022	Petition No:	191	Parcel N	Number:	162916-000)
Owner Name:	HANNAH N	NITSUBISHI REAL PRO	OPERTY LLC				
Situs Address:	3400 NE AU	JTO MALL DR VANC	OUVER, WA 9	98662			
Property Type:	car dealers	hip		Acres:	2.8	NBHD	9340
Mailing Address:	202 N LIND	SAY RD. STE. 201 ME	SA, AZ 85213	3			

ATTENDANCE

Held by:	[] Video Conference	🕅 Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
[¥] Daniel Weaver [¥] Lisa Bodner [▲] Dick Riley [] John Marks [] John Rose	Hanna Eusleph Pivatal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:40	9:45	HANNAH191

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$2,830,531 using a cost basis. The appellant submitted five comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #145374-000 sold for \$135,000 in October 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:		BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	1,304,105	\$ 1,304,105	Sustained
IMPROVEMENTS	\$	2,167,721	\$ 2,167,721	[] Changed
PERSONAL PROPERTY	\$		\$	[] Other
TOTAL	\$	3,471,826	\$ 3,471,826	

Chairperson (or Authorized Designee) Signature	Date ,
Waniel C. Wisson	1/1/23

CASE BEING HEARD							
Assessment Year:	2022	Petition No:	162	Parcel I	Number:	110085-884	1
Owner Name:	JJHW LLC						
Situs Address:	7407 NE VA	NCOUVER PLAZA D	R VANCOUVE	R, WA 98662			
Property Type:	car dealers			Acres:	1.95	NBHD	9340
Mailing Address:	202 N LIND	SAY RD. STE. 201 ME	SA, AZ 85213				5540

ATTENDANCE

Held by:	Video Conference	[Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [X] Dick Riley [] John Marks [] John Rose 	Hanna Eveleph Perotal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:05	9:15	JJHW162

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$3,107,792 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #189496-005 sold for \$400,000 in February 2022; and #144718-000 sold for \$1,334,900 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

LAND (ACRES)	\$	
	896,940	\$ DETERMINATION:
IMPROVEMENTS	\$ 2,884,668	\$ [X] Sustained
PERSONAL PROPERTY	\$	\$ [] Changed
TOTAL	\$ 3,781,608	\$ [] Other

Chairperson (or Authorized Designee) Signature	Date
(Daniel C. Weaver	1/11/27

Assessment Year:	2022	Petition No:	164	Parcel	Number:	115100-020	D
Owner Name:	JJHW LLC						
Situs Address:	16400 SE 18	TH ST VANCOUVER	, WA 98683				
Property Type:	bank			Acres:	0.57	NBHD	9750
Mailing Address:	202 N LINDS	AY RD. STE. 201 ME	SA, AZ 85213	1			

ATTENDANCE

Held by:	[] Video Conference	Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [X] Dick Riley [] John Marks [] John Rose 	Hanna Eveloph Privatal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
lanuary 11, 2023	9:16	9:19	JJHW164

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$769,430 using a cost basis or \$767,306, using an income basis. The appellant submitted seven comparable sales [#145511-000 sold for \$1,600,000 in December 2021; #144718-000 sold for \$1,334,900 in September 2021; #160740-000 sold for \$1,050,000 in July 2021; #198088-000 sold for \$650,000 in May 2021; #108141-050 sold for \$600,000 in January 2021; #106056-000 sold for \$585,000 in December 2021; and #144933-000 sold for \$550,000 in October 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a map of comparable sale locations, a real estate excise tax affidavit, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR V	ALUE:	BO	E VALUE:	DETERMINATION:
LAND (ACRES)	\$	617,210	\$	617,210	[X] Sustained
IMPROVEMENTS	\$	745,834	\$	745,834	[] Changed
PERSONAL PROPERTY	\$		\$		
TOTAL	\$	1,363,044	\$	1,363,044	[] Other
NOTES: Cappello price	and a g	red to	v	alue bec	anse of purchase

Chairperson (or Authorized Designee) Signature	Date
Cancel C. Wearen	1/11/22

CASE BEING HEARD						0	
Assessment Year:	2022	Petition No:	187	Parcel	Number:	110085-88	R
Owner Name:	HANNAH H	ONDA REAL PROPER	TY LLC			1-10000 000	
Situs Address:	3321 NE AU	TO MALL DR VANC	OUVER, WAS	8662			
Property Type:	car dealersh			Acres:	4.29	NBHD	9340
Mailing Address:	202 N LINDS	SAY RD. STE. 201 ME	SA, AZ 85213				5540

ATTENDANCE

Held by:	[] Video Conference	M Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [4] Daniel Weaver [8] Lisa Bodner [9] Dick Riley [1] John Marks [1] John Rose 	Hanna Eveleph Pinatal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:20	9:27	HANNAH187

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$4,488,805 using a cost basis. The appellant submitted five comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #14933-000 sold for \$550,000 in October 2021; #189496-005 sold for \$400,000 in February 2022; and #144718-000 sold for \$1,334,900 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

LAND (ACDEC)	ALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 2,220,020	\$		
IMPROVEMENTS	\$ 3,365,179	\$	[X] Sustained	
PERSONAL PROPERTY	\$	\$	[] Changed	
TOTAL	\$ 5,585,199	\$	[] Other	

hairperson (or Authorized Designee) Signature	Date
Daniel C. Wean	1/11/22

CASE BEING HEARD							
Assessment Year:	2022	Petition No:	189	Parcel	Number:	160449-00	D
Owner Name:	HANNAH V	W REAL PROPERTY	TC				
Situs Address:	3500 NE AU	TO MALL DR VANCE	OUVER, WA	98662			
Property Type:	car dealersh			Acres:	2.55	NBHD	9340
Mailing Address:	202 N LINDS	AY RD. STE. 201 ME	SA, AZ 85213				5540

ATTENDANCE

Held by:	[] Video Conference	[X Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [X] Daniel Weaver [X] Lisa Bodner [Y] Dick Riley [] John Marks [] John Rose 	Hanna Eveleph Prostal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:28	9:33	HANNAH189

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$2,669,560 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR	VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	1,187,670	\$	[X] Sustained
IMPROVEMENTS	\$	1,984,876	\$	
PERSONAL PROPERTY	\$		\$	[] Changed
TOTAL	\$	3,172,546	\$	[] Other

Chairperson (or Authorized Designee) Signature	Date
Camel C. Wease	1/11/22

Assessment Year:	2022	Petition No:	190	Parcel	Number:	160552-00	0
Owner Name:	HANNAH JE	EP-CHRYSLER REAL	PROPERTY LL				
Situs Address:	3517 NE AU	TO MALL DR VANCO	OUVER, WA 9	98662			
Property Type:	car dealersh			Acres:	5.53	NBHD	9340
Mailing Address:	202 N LINDS	AY RD. STE. 201 ME	SA, AZ 85213		1		5540

ATTENDANCE

Held by:	[] Video Conference	Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [K] Daniel Weaver [K] Lisa Bodner [K] Dick Riley [] John Marks [] John Rose 	Hanna Evoleph Protol		

HEARING SESSION

learing Held On:	Start Time:	End Time:	Recording Name:
ary 11, 2023	9:34	9:39	HANNAH190

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$5,972,954 using a cost basis. The appellant submitted four comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

2,575,540	\$	DETERMINATION:
		Sustained
4,776,984	\$	X
	\$	[] Changed
7,352,524	\$	[] Other
	7,352,524	\$ 7,352,524 \$

airperson (or Authorized Designee) Signature	Date	,
Daniel C. Weam	1/	11/22

CASE BEING HEARD						.9	
Assessment Year:	2022	Petition No:	191	Parcel	Number:	162916-00	n
Owner Name:	HANNAH M	HANNAH MITSUBISHI REAL PROPERTY LLC					
Situs Address:	3400 NE AU	TO MALL DR VANC	OUVER, WAS	98662			
Property Type:	car dealers			Acres:	2.8	NBHD	9340
Mailing Address:	202 N LINDS	SAY RD. STE. 201 ME	SA, AZ 85213	La construction de la constructi			5540

ATTENDANCE

Held by:	[] Video Conference	N Phone Conference	[] In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
 [½] Daniel Weaver [½] Lisa Bodner [½] Dick Riley [] John Marks [] John Rose 	Hanna Eusloph Pivotal		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 11, 2023	9:40	9:45	HANNAH191

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$2,830,531 using a cost basis. The appellant submitted five comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #145374-000 sold for \$135,000 in October 2021; #144933-000 sold for \$550,000 in October 2021; and #189496-005 sold for \$400,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions, comparable sales, photos of the property, maps of the comparables and subject area, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR	VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$	1,304,105	\$	~
IMPROVEMENTS	\$	2,167,721	\$	[^] Sustained
PERSONAL PROPERTY	\$		Ş	[] Changed
TOTAL	\$	3,471,826	\$	[] Other
NOTES:	\$	3,471,826	\$	

Date
1/11/22

ATTENDEES FOR FULL DAY			
APPELLANT - Hannah Eveleth (Representative)			
ASSESSOR - None			
ADDRESS: 202 N LINDSAY RD. STE. 201			
Owner	PID	Case	NOTES
			The representative stated the subject is a Subaru dealership. The cost approach is the most applicable,
			as the property is unique, and the sale of the property would include factors beyond real estate. The
			property was built in 1987 with 34,528 square feet and is of "C Average" classification, located on 1.95
			acres. The property is divided into a showroom of 14,000 square feet, a service center of 8,600 square
			feet, a repair garage of 10,800 square feet, and an additional repair garage area. The replacement cost
	110085-		new less depreciation for the structure is \$2,413,780. Land sales are included that indicate a reduced
JJHW LLC	884	162	value of \$8.17 per square foot.
	115100-		
JJHW LLC	020	164	The representative stated the Assessor's conclusion is acceptable, in light of the subject sale.
			The representative stated the subject is a Honda dealership. The cost approach is the most applicable,
			as the property is unique, and the sale of the property would include factors beyond real estate. The
HANNAH			property was built in 1987 with roughly 33,000 square feet and is of varied quality within "C"
HONDA			classification, located on 4.29 acres. The property is divided into a showroom of 4,900 square feet, a
REAL			service center of 11,000 square feet, and a repair garage of 16,000 square feet. The effective year for
PROPERTY	110085-		the structure is considered to be within 2000-2005. The replacement cost new less depreciation for the
LLC	888	187	structure is \$2,900,000. Land sales are included that indicate a reduced value \$8.24 per square foot.
			The representative stated the subject is a Volkswagen dealership. The cost approach is the most
			applicable, as the property is unique, and the sale of the property would include factors beyond real
			estate. The property was built in 2002 with 21,433 square feet and is of "C Average" classification,
	160449-		located on 2.55 acres. The property is divided into a showroom of 3,200 square feet, a service center of
PROPERTY		100	7,500 square feet, and repair garage of 10,700 square feet. Land sales are included that indicate a
LLC	000	189	reduced value of \$8.87 per square foot.
HANNAH JEEP-			The representative stated the subject is a Chrysler-Dodge-Ram dealership. The cost approach is the
CHRYSLER			most applicable, as the property is unique, and the sale of the property would include factors beyond
REAL			real estate. The property was built in 1993 with 57,839 square feet and is of varied quality within "C"
PROPERTY	160552-		classification, located on 5.53 acres. The replacement cost new less depreciation for the structure is
LLC	000	190	\$4,860,577. Land sales are included that indicate a reduced value of \$7.83 per square foot.
		150	The representative stated the subject is a KIA dealership. The cost approach is the most applicable, the
			property is unique, and the sale of the property would include factors beyond real estate. The property
HANNAH			was built in 1998 with 22,069 square feet and is of varied quality within "C" classification, on 2.8 acres.
MITSUBISHI			The property is divided into a showroom of 3,300 square feet, a service center of 7,700 square feet, and
REAL			a repair garage of 11,000 square feet. The effective year for the structure is considered to be within
PROPERTY	162916-		1998-2005. The replacement cost new less depreciation for the structure is \$1,830,288. Land sales are
LLC	000	191	included that indicate a reduced value of \$8.20 per square foot.
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