

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	171	Parcel Number:	108858-954
Owner Name:	MAHAN RALPH D & MAHAN GEORGIA TRUSTEE				
Situs Address:	16808 SE MCGILLIVRAY BLVD VANCOUVER, WA 98683				
Property Type:	Kindercare	Acres:	0.69	NBHD	9750
Mailing Address:	202 N LINDSAY RD. STE. 201 MESA, AZ 85213				

ATTENDANCE

Held by:	<input 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Chad Standish	Greg Peterson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 24, 2023	9:10	9:26	MAHAN

CASE DETAILS


TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$2,311,032 using a cost basis. The appellant submitted two comparable sales [#162441-000 sold for \$485,000 in June 2021; and #167678-000 sold for \$715,000 in February 2019].	
ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 541,000	\$ 541,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,894,040	\$ 1,894,040	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,435,040	\$ 2,435,040	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	1/24/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	172	Parcel Number:	114331-012
Owner Name:	KCP RE LLC				
Situs Address:	400 SE 120TH AVE VANCOUVER, WA 98683				
Property Type:	Kindercare	Acres:	0.57	NBHD	9600
Mailing Address:	202 N LINDSAY RD. STE. 201 MESA, AZ 85213				

ATTENDANCE

Held by:	<input 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Chad Standish	Greg Redman	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 24, 2023	9:27	9:38	KCPRERE

CASE DETAILS

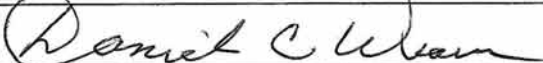
TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$656,699 using a cost basis. The appellant submitted four comparable land sales [#162637-000 sold for \$670,000 in October 2021; #162707-014 sold for \$1,006,550 in July 2021; #160500-000 sold for \$375,000 in February 2021; and #107141-050 sold for \$600,000 in January 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 384,560	\$ 384,560	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 732,940	\$ 732,940	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,117,500	\$ 1,117,500	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	1/24/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	173	Parcel Number:	114728-982
Owner Name:	T N B LLC				
Situs Address:	622 SE 117TH AVE VANCOUVER, WA 98683				
Property Type:	Kindercare	Acres:	0.69	NBHD	9600
Mailing Address:	202 N LINDSAY RD. STE. 201 MESA, AZ 85213				

ATTENDANCE

Held by:	<input 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Chad Standish	Greg Peterson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 24, 2023	9:39	9:45	TNB

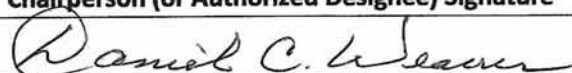
CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$914,416 using a cost basis. The appellant submitted two comparable sales [#162441-000 sold for \$485,000 in June 2021; and #167678-000 sold for \$715,000 in February 2019] and three land-only comparable sales [#108141-050 sold for \$600,000 in January 2021; #160500-000 sold for \$375,000 in December 2020; and #162648-017 sold for \$400,000 in February 2019].	
ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 476,080	\$ 476,080	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 892,320	\$ 892,320	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,368,400	\$ 1,368,400	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	1/24/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	174	Parcel Number:	121833-000
Owner Name:	PREEDY KNOWLEDGE LLC				
Situs Address:	2907 SE 162ND AVE VANCOUVER, WA 98683				
Property Type:	Kindercare	Acres:	1.14	NBHD	9750
Mailing Address:	202 N LINDSAY RD. STE. 201 MESA, AZ 85213				

ATTENDANCE

Held by:	<input 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	<i>Cheryl Standish</i>	<i>Greg Peterson</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 24, 2023	9:46	9:50	PREEDY

CASE DETAILS

TESTIMONY:	<i>(See attached note sheet)</i>
APPELLANT EVIDENCE:	The appellant's evidence included analyses indicating a value of \$2,471,379 using a cost basis.
ASSESSOR EVIDENCE:	The Assessor's evidence included a summary of property details and conclusions and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 805,750	\$ 805,750	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 2,387,450	\$ 2,387,450	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 3,193,200	\$ 3,193,200	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/24/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	176	Parcel Number:	148366-000
Owner Name:	BUTY LIMITED PARTNERSHIP 50% INT				
Situs Address:	7114 NE HAZEL DELL AVE VANCOUVER, WA 98665				
Property Type:	Kindercare	Acres:	0.81	NBHD	9370
Mailing Address:	202 N LINDSAY RD. STE. 201 MESA, AZ 85213				

ATTENDANCE

Held by:	<input 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Chad Staudish	Greg Peterson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 24, 2023	9:51	9:57	BUTY

CASE DETAILS

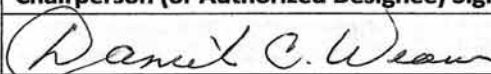
TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included analyses indicating a value of \$1,162,975 using a cost basis. The appellant submitted five comparable sales [#106056-000 sold for \$585,000 in December 2021; #145511-000 sold for \$1,600,000 in December 2021; #145374-000 sold for \$135,000 in October 2021; #144718-000 sold for \$1,334,900 in September 2021; and #155753-000 sold for \$450,000 in July 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included a summary of property details and conclusions and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 366,740	\$ 366,740	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,417,660	\$ 1,417,660	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,784,400	\$ 1,784,400	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	1/24/23

ATTENDEES FOR FULL DAY					
APPELLANT – Chaz Standage					
ASSESSOR – Greg Peterson					
ADDRESS		202 N LINDSAY RD. STE. 201			
Owner	PID	Case	NOTES		
VANCOUVER FUNERAL CHAPEL INC		39520-000	151	Representative elected to withdraw	
VANCOUVER FUNERAL CHAPEL INC		39560-000	152	Representative elected to withdraw	
MAHAN RALPH D & MAHAN GEORGIA TRUSTEE	108858-954	171	<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a Kindercare. The cost approach is the best method of valuation. The property was built in 1999 with 12,000 square feet. It is of "C Average" classification with an effective year of 2009. The sales found indicate a value of \$1,289,431. The replacement cost new less depreciation for the structure is \$1,715,932. The assessed value for the land is acceptable.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated the cost approach is the least reliable due to the building's age and use. The income approach is the most applicable and was guided by 2019 rent comparables. The indicated rent range is \$23.50-\$26.00 per square foot, which is higher than the subject's assessment. A capitalization rate of 7.5% was used for the subject. Some daycares did sell in the county for \$200-\$376 per square foot, but the income approach remains the best method for the subject. The appellant's sales are not arms-length transactions.</p>		
			<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a Kindercare. The cost approach is the best method of valuation. The property was built in 1983 with 5,000 square feet. It is of "C Good" classification with an effective year of 2010. The replacement cost new less depreciation for the structure is \$343,090. The land sales found indicate a value of \$313,610.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated the cost approach is the least reliable due to the building's age and use. The income approach is the most applicable and was guided by 2019 rent comparables and subject data. The indicated rent range is \$23.50-\$26.00 per square foot, which is higher than the subject's assessment. A capitalization rate of 7.5% was used for the subject.</p>		
KCP RE LLC	114331-012	172	<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a Kindercare. The cost approach is the best method of valuation. The property was built in 1984. It is of "C Average" classification. The land sales found indicate a value of \$368,074. The replacement cost new less depreciation for the structure is \$546,342.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated that they are relying on the income approach. The cost approach is the least reliable. A capitalization rate of 7.5% was used for the subject. Comparable daycare sales indicate higher range of value.</p>		
T N B LLC	114728-982	173	<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a daycare. The cost approach is the best method of valuation. The property was built in 2000 with just over 12,000 square feet. It is of "C Average" classification. The replacement cost new less depreciation for the structure is \$1,665,629. The assessed value for the land is acceptable.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated that they are relying on the same three daycare sales and the same 7.5% capitalization rate as was used on the other properties. Page 2 of the evidence should state a land value of \$805,750 instead of \$805,705.</p>		
PREEDY KNOWLEDGE LLC	121833-000	174	<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a daycare. The cost approach is the best method of valuation. The property was built in 1985 with 7,500 square feet. It is of "C Good" classification. The land sales found indicate a value of \$227,729. The replacement cost new less depreciation for the structure is \$935,246.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated that they are relying on the income and sales approach. The land sales found are similar in size to the subject and support the value of \$10.39 per square foot.</p>		
KCP RE LLC		154906-040	175	Representative elected to withdraw	
BUTY LIMITED PARTNERSHIP 50% INT	148366-000	176	<p>APPELLANT TESTIMONY</p> <p>The representative stated that the subject is a daycare. The cost approach is the best method of valuation. The property was built in 1985 with 7,500 square feet. It is of "C Good" classification. The land sales found indicate a value of \$227,729. The replacement cost new less depreciation for the structure is \$935,246.</p> <p>APPRAISER TESTIMONY</p> <p>The appraiser stated that they are relying on the income and sales approach. The land sales found are similar in size to the subject and support the value of \$10.39 per square foot.</p>		
VANCOM1 LLC		186579-005	177	Representative elected to withdraw	