

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	7	Parcel Number:	92372-000
Owner Name:	GRAZUL DOROTHY				
Situs Address:	(NO SITUS ADDRESS) LOCATION:, FOREST HOME ADDN #3 LOTS 16 17 .51 A				
Property Type:	BARE LAND PARCEL	Acres:	0.51	NBHD	74
Mailing Address:	1328 NW ASTOR ST 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Dorothy Krahn		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	9:10	9:43	GRAZUL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted one comparable sale [#85795-002 sold along with #85796-005 for \$750,000 in March 2022].	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 100,061	\$ 69,043	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 100,061	\$ 69,043	
NOTES: ↑ 135,379 / acre based on comp 85795-002 85796-002			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	8	Parcel Number:	127741-000
Owner Name:	GRAZUL DOROTHY				
Situs Address:	1328 NW ASTOR ST CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	1.12	NBHD	74
Mailing Address:	1328 NW ASTOR ST 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Dorothy Kralin		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	9:10	9:43	GRAZUL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted two comparable sales [#85795-002 sold along with #85796-005 for \$750,000 in March 2022 and #81958-123 sold for \$725,000 in January 2020].	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 637,866	\$ 151,624	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 637,866	\$ 151,624	
NOTES: \$135,379/acre based on Comp 85795-002 85795-002			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wean	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	9	Parcel Number:	127724-000
Owner Name:	GRAZUL DOROTHY				
Situs Address:	1342 NW ASTOR ST CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	4.12	NBHD	74
Mailing Address:	1328 NW ASTOR ST 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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	<i>Dorothy Krahm</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	9:10	9:43	GRAZUL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted one comparable sale [#85795-002 sold along with #85796-005 for \$750,000 in March 2022].	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 829,019	\$ 557,761	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 829,019	\$ 557,761	

NOTES:

<i>Comps used as average across property based on size</i>
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AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	11	Parcel Number:	122162-000
Owner Name:	PATEL MUKESH				
Situs Address:	15708 SE EVERGREEN HWY VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.89	NBHD	22
Mailing Address:	9225 SE STARK ST PORTLAND, OR 97216				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Mukesh Patel		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	9:45	9:52	PATEL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	(Petition filing only)
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 448,848	\$ 448,848	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 375,222	\$ 375,222	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 824,070	\$ 824,070	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wean	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	21	Parcel Number:	118230-004
Owner Name:	HU ANTHONY W & HU SARAH				
Situs Address:	2110 NE 109TH CIR VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.14	NBHD	137
Mailing Address:	2110 NE 109TH CIR VANCOUVER, WA 98686				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Anthony Hu		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	9:55	10:05	HU

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$577,000 in June 2021. The appellant submitted five comparable sales [#118230-080 sold for \$530,000 in April 2022; #118243-034 sold for \$515,000 in May 2022; #118230-078 sold for \$565,000 in September 2022; #118243-032 sold for \$486,000 in July 2022; and #118243-018 sold for \$510,000 in July 2022].	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 204,600	\$ 204,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 404,699	\$ 404,699	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 609,299	\$ 609,299	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	23	Parcel Number:	117892-596
Owner Name:	HUDSON DANA				
Situs Address:	15917 NE UNION RD UNIT 104 RIDGEFIELD, WA 98642				
Property Type:	2-story condominium residence	Acres:	0	NBHD	610
Mailing Address:	15917 NE UNION RD UNIT 104 RIDGEFIELD, WA 98642				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Dana Hudson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	10:10	10:17	HUDSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted one comparable sale [#117892-610 sold for \$400,000 in March 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, an aerial photo of the neighborhood, 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)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 427,764	\$ 427,764	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 427,764	\$ 427,764	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wiser	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	44	Parcel Number:	188674-000
Owner Name:	KUNZ JOHN D & KUNZ MARGARET E TRUSTEES				
Situs Address:	3814 NW 106 ST VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	1.8	NBHD	136
Mailing Address:	3814 NW 106 ST VANCOUVER, WA 98685				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Margaret Kunz		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	10:19	10:34	KUNZ

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted 10 comparable sales [#183708-084 sold for \$950,000 in October 2020; #183708-010 sold for \$942,000 in November 2020; #986031-165 sold for \$983,500 in March 2021; #986031-130 sold for \$835,000 in May 2021; #986031-129 sold for \$899,000 in May 2021; #986032-574 sold for \$1,175,000 in August 2021; #986032-551 sold for \$905,000 in September 2021; #183708-076 sold for \$925,000 in October 2021; #986032-573 sold for \$800,000 in March 2020; #183708-024 sold for \$1,695,000 in August 2020; and #187556-000 sold for \$1,993,600 in September 2020].	
ASSESSOR EVIDENCE: The Assessor's evidence included five sales adjusted for time, a 2022 property information card, 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)	\$ 231,576	\$ 231,576	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 921,750	\$ 921,750	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,153,326	\$ 1,153,326	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wesum	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	47	Parcel Number:	131387-000
Owner Name:	MARSH PETER R & MARSH BARBARA J				
Situs Address:	1900 N O ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	1.42	NBHD	32
Mailing Address:	3307 EVERGREEN WAY STE 707 PMB 390 WASHOUGAL, WA 98671				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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>Jo Ellen Jarvis - App</i> <i>Peter Marsh</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	10:38	10:48	MARSH

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Jo Ellen Jarvis of Jarvis Appraisal Co. indicating a value of \$1,175,000 as of January 2022.	
ASSESSOR EVIDENCE: The Assessor's evidence included five sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$1,238,752. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 488,667	\$ 488,667	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 1,125,238	\$ 686,333	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 1,613,905	\$ 1,175,000	

NOTES:

Fee Appraisal

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	51	Parcel Number:	112427-242
Owner Name:	SHEASGREEN ALAN F TRUSTEE				
Situs Address:	8309 SE LIESER POINT DR VANCOUVER, WA 98664-2347				
Property Type:	1.5-story residence	Acres:	0.44	NBHD	122
Mailing Address:	8309 SE LIESER POINT DR VANCOUVER, WA 98664-2347				

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"/> Dick Riley <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose	<i>Alan Sheasgreen</i> <i>Wendy Sheasgreen</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	10:55	11:05	SHEASGREEN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#166831-010 sold for \$1,550,000 in September 2021; #166953-000 sold for \$1,475,000 in November 2021; and #166820-005 sold for \$1,410,000 in September 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included five sales adjusted for time, a 2022 property information card, and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,548,400	\$ 975,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 716,237	\$ 775,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,264,637	\$ 1,750,000	

NOTES:

<i>Appellant Comps + Analysis of assessor Comps</i>

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	<i>1/25/23</i>

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	108	Parcel Number:	189372-000
Owner Name:	PEARCE CRAIG & PEARCE HALEY R				
Situs Address:	1100 NW 109TH ST VANCOUVER, WA 98685				
Property Type:	ranch-style residence	Acres:	6.02	NBHD	27
Mailing Address:	1100 NW 109TH ST VANCOUVER, WA 98685				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Craig Pearce Haley Pearce		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	11:20	11:36	PEARCE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included geological survey data and maps, including geologic hazard data.	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 504,653	\$ 286,286	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 790,205	\$ 790,205	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,294,858	\$ 1,076,491	

NOTES:

land not stable
 Reduce property to prior yr + 7% increase comparable to house

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	117	Parcel Number:	87368-080
Owner Name:	PIO HEATHER LYN				
Situs Address:	1119 SE SUMNER ST CAMAS, WA 98607				
Property Type:	2-story duplex residence	Acres:	0.23	NBHD	128
Mailing Address:	7155 SW GABLE PKWY PORTLAND, OR 97225				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Steve Bro		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	11:30	11:40	PIO

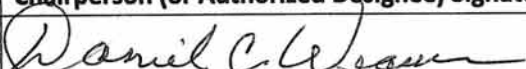
CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#873680-068 sold for \$686,000 in April 2021; #86975-020 sold for \$550,000 in April 2021; #107029-002 sold for \$715,000 in November 2021; and #86110-015 sold for \$625,500 in May 2022].	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, 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)	\$ 235,800	\$ 235,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 437,863	\$ 437,863	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 673,663	\$ 673,663	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	1/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	126	Parcel Number:	111017-254
Owner Name:	LONG BRIAN MILES				
Situs Address:	9313 NE 9TH ST VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.19	NBHD	118
Mailing Address:	9313 NE 9TH ST VANCOUVER, WA 98664				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Brian Long Joe Cazar		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 25, 2023	11:45	11:55	LONG

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$345,000 in July 2019. The appellant submitted four comparable sales [#110085-450 sold for \$345,000 in February 2021; #118259-020 sold for \$403,965 in August 2021; #110293-008 sold for \$375,000 in February 2021; and #111036-074 sold for \$405,000 in September 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included four sales adjusted for time, a 2022 property information card, 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)	\$ 197,200	\$ 197,200	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 232,068	\$ 232,068	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 429,268	\$ 429,268	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/25/23

Owner	PID	Case	ATD?	(Mail)	NOTES
GRAZUL DOROTHY	92372-000	7	Dorothy Grazul	1328 NW ASTOR ST	The appellant stated that all three properties are together. The comparables found were very similar to the subject property. The Assessor's Office considers the land to be prime developable, but even if the house was torn down, the land features would restrict much from being built on the property. The comparable parcel that was found was purchased to build a single house on, according to the City of Camas. In the past when selling off some of the lot was considered, it was learned that a geotechnical review would need to be conducted over two years before any further progress could be made.
GRAZUL DOROTHY	127741-000	8	Dorothy Grazul	1328 NW ASTOR ST	
GRAZUL DOROTHY	127724-000	9	Dorothy Grazul	1328 NW ASTOR ST	
PATEL MUKESH	122162-000	11	Mukesh Patel	9225 SE STARK ST	The appellant stated that the Assessor's valuation is incorrect.
HU ANTHONY W & HU SARAH	118230-004	21	Anthony Hu	2110 NE 109TH CIR	The appellant stated that the assessed value is higher than any homes in the area have sold for per square foot.
HUDSON DANA	117892-596	23	Dana Hudson	15917 NE UNION RD UNIT 104 98642	The appellant stated that based on the Assessor's sales and the additional sale found, the subject value should be around \$400,000. Unit 51 has nice improvements and a superior location to the subject.
KUNZ JOHN D & KUNZ MARGARET E TRUSTEES	188674-000	44	Maggie Kunz	3814 NW 106 ST	The appellant stated that the subject basement is not finished, despite it being listed as finished in the county records.
MARSH PETER R & MARSH BARBARA J	131387-000	47	Peter Marsh Jo Ellen Jarvis (Representative)	3307 EVERGREEN WAY STE 707 PMB 390	The representative stated that the subject was considered for its wholistic value. The property is unique in its location on the Washougal River and its superiority to the homes in the surrounding neighborhood. The home is 23 years old and good quality, but with no significant updating since its construction. Trending the previous year's value resulted in a supporting number to the appraised value.
SHEASGREEN ALAN F TRUSTEE	112427-242	51	Alan Sheasgreen Wendy Sheasgreen	8309 SE LIESER POINT DR	The appellants stated that the Assessor's comparable sales include a lot that is two and a half times subject's size. The home is 33 years old with original appliances, except for the dishwasher.
DAVIS (RESCHED)					
PEARCE CRAIG & PEARCE HALEY R	189372-000	108	Haley Pearce Craig Pearce (Spectator)	1100 NW 109TH STREET	The appellant stated that the land value increased significantly due to development in the surrounding area. A geotechnical report was done when the home was built. The land is steep with erosion hazard and has a riparian setback.
PIO HEATHER LYN	87368-080	117	Steve Pio	7155 SW GABLE PKWY	The appellant stated that the subject property is in a floodplain. Most of the lot is low-lying and not usable aside from maintenance. The duplex only has one bathing facility per unit. The Assessor's comparables include more bathrooms, more garage space, nice interior updates, and solar panels.
LONG BRIAN MILES	111017-254	126	Brian Long Joe Cazares	9313 NE 9TH ST	The appellant stated that the comparables indicate a lower value for the subject. They have nicer features and more square footage. The subject only has one bathing facility.