

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	134	Parcel Number:	109583-200
Owner Name:	ABERG LAWRENCE L & ABERG BETTY				
Situs Address:	3915 NE 143RD AVE VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	0.46	NBHD	46
Mailing Address:	3915 NE 143RD AVE 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"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Larry Aberg		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	8:05	9:13	ABERG

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: [NOTE: SOME MATERIALS SUBMITTED AFTER FILING DEADLINE - NOT INCLUDED IN BOARD PACKETS] The appellant submitted three comparable sales [#986053-322 sold for \$707,850 in October 2021; #986040-616 sold for \$700,000 in August 2021; and #200607-048 sold for \$707,000 in July 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included eight sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$866,842. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 197,347	\$ 197,347	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 752,870	\$ 752,870 551,525 (DW)	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 950,217	\$ 748,872	

NOTES:

Appellant Comparable properties + discussion

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	144	Parcel Number:	130093-000
Owner Name:	HYDE RONALD M & HYDE MICHELLE C				
Situs Address:	33514 SE 27TH ST WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	5	NBHD	24
Mailing Address:	33514 SE 27TH ST WASHOUGAL, WA 98671				

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"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Ronald Hyde		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	9:15	9:28	HYDE

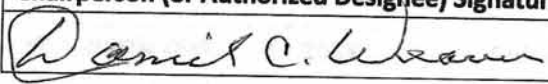
CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The property was purchased for \$925,000 in January 2022.
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 332,108	\$ 332,108	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 519,829	\$ 519,829	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 851,937	\$ 851,937	
NOTES:			

AUTHORIZATION

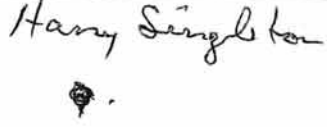
Chairperson (or Authorized Designee) Signature	Date
	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	150	Parcel Number:	110089-230
Owner Name:	SINGLETON GARY W TRUSTEE ETAL				
Situs Address:	13615 NE REGENTS DR VANCOUVER, WA 98684				
Property Type:	ranch-style condominium residence	Acres:	0	NBHD	627
Mailing Address:	13615 NE REGENTS DR VANCOUVER, WA 98684				

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 checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Harry Singleton 		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	9:30	9:34	SINGLETON

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#110089-224 sold for \$392,000 in October 2021; #110089-232 sold for \$400,000 in October 2021; and #110089-201 sold for \$325,000 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, 2022 property information cards, an aerial neighborhood photo, 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 type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 491,431	\$ 400,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 491,431	\$ 400,000	

NOTES:

Appellant Coups

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	194	Parcel Number:	225644-000
Owner Name:	REINS HARLAN D & REINS ALICIA L				
Situs Address:	10812 NE 269TH ST BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	2.34	NBHD	6
Mailing Address:	10812 NE 269TH ST BATTLE GROUND, WA 98604				

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 Rodner <input checked="" type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Harlan Reins Alicia Reins		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	9:42	10:00	REINS

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: [NOTE: SOME MATERIALS SUBMITTED AFTER FILING DEADLINE - NOT INCLUDED IN BOARD PACKETS] The appellant's evidence included documentation of building constraints due to property features.

ASSESSOR EVIDENCE:

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 226,245	\$ 226,245	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 460,639	\$ 460,639	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 686,884	\$ 686,884	

NOTES:

No comparable detail

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	216	Parcel Number:	261090-000
Owner Name:	DEXTER NATHAN R & DEXTER SALLY A				
Situs Address:	42814 NE GRIST MILL RD WOODLAND, WA 98674				
Property Type:	ranch-style residence	Acres:	9.6	NBHD	3
Mailing Address:	42814 NE GRIST MILL RD WOODLAND, WA 98674				

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 Dodger <input checked="" type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	—	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023			DEXTER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The appellant submitted thirteen comparable sales [#261103-000 sold for \$590,000 in January 2020; #266387-000 sold for \$910,000 in August 2021; #260875-000 sold for \$715,000 in November 2021; #265779-000 sold for \$877,000 in July 2021; #265701-000 sold for \$780,000 in October 2021; #265290-000 sold for \$899,000 in October 2021; #262616-000 sold for \$720,000 in January 2022; #264391-000 sold for \$700,000 in October 2021; #261077-000 sold for \$665,000 in June 2021; #262637-000 sold for \$784,000 in May 2021; #256980-000 sold for \$877,500 in April 2021; #264354-000 sold for \$910,000 in April 2021; and #264393-000 sold for \$859,900 in September 2021].</p>	
<p>ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time and a cover letter recommending no change to the assessed value.</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 315,537	\$ 315,537	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 720,447	\$ 720,447	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,035,984	\$ 1,035,984	

NOTES:

Comparison not made

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	223	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"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Duncan Camacho		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	10:15	10:25	CAMACHO

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#118137-562 sold for \$637,000 in October 2021; #118263-830 sold for \$772,300 in September 2021; and #117768-576 sold for \$755,000 in August 2021].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 251,800	\$ 251,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 577,404	\$ 577,404	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 829,204	\$ 829,204	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	229	Parcel Number:	130958-000
Owner Name:	LIEZIERT CHRISTOPHER & LIEZIERT LORI				
Situs Address:	29811 SE 23RD ST WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	1.51	NBHD	32
Mailing Address:	29811 SE 23RD ST WASHOUGAL, WA 98671				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Lori Lieziert Christopher L.		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	10:30	10:40	LIEZIERT

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#174336-000 sold for \$835,000 in May 2022; #176631-000 sold for \$862,500 in June 2022; and #178434-000 sold for \$868,000 in September 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included six 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)	\$ 206,747	\$ 206,747	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 667,912	\$ 667,912	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 874,659	\$ 874,659	

NOTES:

Not enough detail/quantifiable evidence

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	244	Parcel Number:	127141-000
Owner Name:	SHAPIRO ALAN TRUSTEE				
Situs Address:	4222 SW 5TH AVE CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	1.02	NBHD	22
Mailing Address:	4222 SW 5TH AVE 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Alan Shapiro		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	10:45	10:54	SHAPIRO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted two comparable sales [#1668311-010 sold for \$1,550,000 in September 2021; and #35770-162 sold for \$2,950,000 in July 2021].
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,130,707	\$ 1,130,707	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,273,619	\$ 908,232	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,404,326	\$ 2,038,939	

NOTES:

Appellant's comps and analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	250	Parcel Number:	35771-418
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES				
Situs Address:	520 SE COLUMBIA RIVER DR UNIT 116 VANCOUVER, WA 98661				
Property Type:	ranch-style condominium residence	Acres:	0	NBHD	677
Mailing Address:	3713 CRESTON AVE VANCOUVER, WA 98663				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	David Knudson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 26, 2023	10:58	11:27	KNUDTSON

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#35771-418 sold for \$385,000 in November 2020; #35771-416 sold for \$520,000 in October 2021; #35771-462 sold for \$520,000 in March 2022; #35771-424 sold for \$316,500 in May 2021; #35771-384 sold for \$389,000 in May 2021; and #35771-366 sold for \$539,900 in February 2021].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, an aerial photo of the complex, 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	\$ 470,405	\$ 470,405	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 470,405	\$ 470,405	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/26/23

Owner	PID	Case	ATD?	(Mail)	NOTES
ABERG LAWRENCE L & ABERG BETTY	109583- 200	134	Lawrence Aberg	3915 NE 143RD AVE	The appellant referred to a displayed appraisal report. The report indicates a value of \$630,000 as of March 2020. A shop was built after the report and is considered to be worth \$35,000. An analysis was done as part of a recent change to Allstate insurance indicating a value of \$700,000 with a replacement cost of the home at \$550,000. The property is in the process of being listed for sale and realtors are recommending a listing price of \$659,000-\$699,000.
HYDE RONALD M & HYDE MICHELLE C	130093- 000	144	Ronald Hyde	33514 SE 27TH ST	The appellant stated that many areas of the home need repair. The home was purchased as-is with some issues known, but additional issues were discovered after purchase. A higher price was paid to secure the purchase without competition but is not indicative of the home's value.
SINGLETON GARY W TRUSTEE ETAL	110089- 230	150	Gary Singleton	13615 NE REGENTS DR	The appellant stated that three units sold in late 2021 for \$323,000-\$400,000. The subject does not share a wall with the adjacent unit, but there are other units in the complex like it.
REINS HARLAN D & REINS ALICIA L	225644- 000	194	Harlan Reins Alicia Reins	10812 NE 269TH ST	The appellants stated that the subject has not had many updates in the last 20 years. There is a drainage ditch through the property and nearly all of the property is deemed riparian.
DEXTER NATHAN R & DEXTER SALLY A	261090- 000	216	None	42814 NE GRIST MILL RD	None
CAMACHO DUNCAN & CAMACHO DANA	187785- 064	223	Duncan Camacho	13210 NW 33RD AVE	The appellant stated that the Assessor's sales do not have the same issues that the subject parcel has. The subject lot is largely on a hill.
LIEZIERT CHRISTOPHER & LIEZIERT LORI	130958- 000	229	Lori Lieziert Christopher Lieziert	29811 SE 23RD ST	The appellants stated that the Assessor's comparables have significantly more land than the subject, water frontage, and other features that are not representative of the subject. The closest Assessor comparable has 1,500 more square feet than the subject and one is listed as an assisted living retirement residence. The property has constraints due to powerlines and significant drainage issues. The flooding has gotten worse over the years, with running water over two thirds of the yard and settling issues occurring with the home.
SHAPIRO ALAN TRUSTEE	127141- 000	244	Alan Shapiro	4222 SW 5TH AVE	The appellant referred to the submitted materials. The boat dock is half-owned, but is not considered in the assessment, as it is personal property. The value of the subject should be \$1,952,000.
KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES	35771- 418	250	David Knutson	3713 CRESTON AVE	The appellant stated that sales in the complex are generally higher, the higher the floor and which direction the unit faces. The view from the unit changes based on these factors. They are sometimes sold without being listed on RMLS, especially if they are fourth floor units with river views. The remodel to the subject unit was done by a tenant without permits and had to be removed due to mold and permitting needs. The subject was purchased for \$376,651 in November 2020. The unit faces north, looking at the railroad track and has no river view. The unit next door sold for \$520,000, but it has remodeling and a river view. Despite the improvements, the unit was overpriced. Another unit sold for \$520,000, but it is two stories higher than the subject and looks directly at the Interstate Bridge with remodeling to improve the floorplan and kitchen. The sales collected include units with superior finishes, views, and property features.