

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	322	Parcel Number:	210126-000
Owner Name:	ARNDT DAVID & ARNDT JULIE				
Situs Address:	32717 NW 49TH RD RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	4.5	NBHD	5
Mailing Address:	32717 NW 49TH RD 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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Daniel Arndt		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 21, 2023	9:10	9:20	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#210366-000 sold for \$749,000 in June 2021; #117515-000 sold for \$790,000 in December 2022; #210138-000 sold for \$625,000 in December 2021; #213004-000 sold for \$749,000 in March 2022; #210819-000 sold for \$860,000 in August 2021; and #211489-000 sold for \$741,500 in October 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included a 2022 property information card and a cover letter recommending the assessed value be reduced to \$870,528.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 374,717	\$ 374,717	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 546,852	\$ 495,811	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 921,569	\$ 870,528	
NOTES: Assessor suggested value			

AUTHORIZATION



Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	323	Parcel Number:	179660-000
Owner Name:	COOK THOMAS M				
Situs Address:	1911 NW 206TH ST RIDGEFIELD, WA 98642				
Property Type:	1.5-story residence	Acres:	5	NBHD	15
Mailing Address:	1911 NW 206TH ST RIDGEFIELD, WA 98642-8909				

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 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:
February 21, 2023	9:27	9:28	


CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 452,120	\$ 452,120	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 2,609,531	\$ 2,609,531	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 3,061,651	\$ 3,061,651	
NOTES: No info			

AUTHORIZATION



Chairperson (or Authorized Designee) Signature	Date
	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	326	Parcel Number:	118107-626
Owner Name:	MOORE DANIEL				
Situs Address:	13904 NW 20TH CT VANCOUVER, WA 98685				
Property Type:	ranch-style residence	Acres:	0.24	NBHD	135
Mailing Address:	13904 NW 20TH CT 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 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:
February 21, 2023	9:29	9:30	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted one comparable sale [#118107-616 sold for \$647,000 in April 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.	

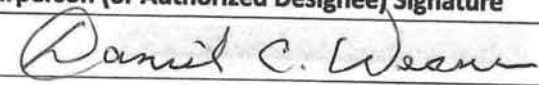
DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 237,500	\$ 237,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 472,532	\$ 472,532	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 710,032	\$ 710,032	

NOTES:

Old comparables

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	330	Parcel Number:	29917000
Owner Name:	BARANZANO RICHARD AVERY				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #97 ROBERT ROCKETT DLC .41A				
Property Type:	parking lot	Acres:	0.41	NBHD	9640
Mailing Address:	1133 NW 11TH AVENUE UNIT 401 PORTLAND, OR 97209				

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
44978.489583	9:33	9:37	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 232200	\$ 232,200	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 232200	\$ 232,200	
NOTES:			
No Comps.			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	325	Parcel Number:	275743-000
Owner Name:	HUFFMAN EDWARD L & HUFFMAN KELLY L				
Situs Address:	40508 NE 186TH AVE AMBOY, WA 98607				
Property Type:	ranch-style residence	Acres:	6.14	NBHD	2
Mailing Address:	40508 NE 186TH AVE AMBOY, WA 98607				

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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Edward Huffman	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 21, 2023	9:48	9:54	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#279275-000 sold for \$450,000 in May 2021; #279476-005 sold for \$477,000 in June 2021; and #277281-000 sold for \$555,000 in March 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 246,322	\$ 246,322	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 408,816	\$ 408,816	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 655,138	\$ 655,138	
NOTES: Trended Comp 3 - Supports assessed value			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	328	Parcel Number:	224290-000
Owner Name:	WALSH DANNY L & WALSH LORETTA E TRUSTEES				
Situs Address:	28118 NE 122ND AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	20	NBHD	6
Mailing Address:	28118 NE 122ND AVE BATTLE GROUND, WA 98604				

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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Danny Walsh Loretta Walsh		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 21, 2023	10:20	10:31	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
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.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 419,666	\$ 419,666	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 261,036	\$ 261,036	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 680,702	\$ 680,702	

NOTES:

No Comparables / Assessor Comp

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	334	Parcel Number:	127400-000
Owner Name:	COLLINS GREGORY & COLLINS PENNY				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #61 SEC 9 T1NR3EWM 3A				
Property Type:	BARE LAND PARCEL	Acres:	3	NBHD	50
Mailing Address:	823 NW 22ND AVE CAMAS, WA 98607				

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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Gregory Collins		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 21, 2023	10:32	10:43	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included documentation of development factors.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 518,751	\$ 269,031	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 518,751	\$ 269,631	
NOTES: Appellant analysis			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	333	Parcel Number:	986041-845
Owner Name:	WOLFE RONALD				
Situs Address:	3811 NE 62ND ST VANCOUVER, WA 98661				
Property Type:	2-story residence	Acres:	0.07	NBHD	272
Mailing Address:	3811 NE 62ND ST VANCOUVER, WA 98661				

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 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:
February 21, 2023	10:55	10:56	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
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.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 140,400	\$ 140,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 328,614	\$ 328,614	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 469,014	\$ 469,014	

NOTES:

No appellant comps / Assessor comps OK

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/21/23

Owner	Property ID	Case	ATD?	ADDRESS (Mail)	NOTES
ARNDT DAVID & ARNDT JULIE	210126000	322	David Arndt	32717 NW 49TH RD	The appellant referred to their submitted materials. The home is approaching time for replacement for features such as the roof, windows, and painting. Comparables #1 and #2 are nice houses that seem to have had work done. Comparable #5 is representative of what the subject could be if it were fixed up, with a newer roof and shop.
COOK THOMAS M	179660000	323	None	1911 NW 206TH ST	None
HUFFMAN EDWARD L & HUFFMAN KELLY L	275743000	325	Edward Huffman	40508 NE 186TH AVE	The appellant stated that the comparables were generally from the middle of 2021 and within roughly 8 miles of the subject.
MOORE DANIEL	118107626	326	None	13904 NW 20TH CT	None
WALSH DANNY L & WALSH LORETTA E TRUSTEES	224290000	328	Danny Walsh Loretta Walsh	28118 NE 122ND AVE	The appellants stated that the subject home is pre-World War II and is located on an Agricultural-20 zoned parcel. There is no sewer, public water, cable, natural gas, public transportation, etc. The comparables found in the Assessor's records indicate a lower value for the subject.
WOLFE RONALD	986041845	333	None	3811 NE 62ND ST	None
COLLINS GREGORY & COLLINS PENNY	127400000	334	Gregory Collins	823 NW 22ND AVE	The appellant stated that the subject is unique, as it is a three-acre piece inside the City of Camas. They are currently in the process of short platting to sell the property. The municipal code would require buffering, limiting it to seven lots possible. Based on the range of costs associated with developing the property, the net value of the property is \$269,031. An unsolicited bid was received from a firm in Spokane, offering \$225,123 to purchase the property.
BARANZANO RICHARD AVERY	29917000	330	Justin Soth	1133 NW 11TH AVENUE UNIT 401	(No appellant testimony) (Appraiser) The appraiser provided some responses to the appellant's concerns. The comparable across the street was valued as part of the new construction cycle and an equitable assessment was sent in the Notice of Value mailing that went out in the latter half of the year. Additionally, the subject land value had not been updated from the 2018 valuation and received an increase to bring the assessment to the correct January 1, 2022 valuation.