

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	349	Parcel Number:	63472-878
Owner Name:	NGUYEN HUAN BAO & NGUYEN TUHOA THI				
Situs Address:	1997 E HEITMAN CIR LA CENTER, WA 98629				
Property Type:	2-story residence	Acres:	0.37	NBHD	143
Mailing Address:	1997 E HEITMAN CIR LA CENTER, WA 98629				

## 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 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 23, 2023	9:43	9:45	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#258991-138 sold for \$590,000 in September 2020; #258991-064 sold for \$530,000 in November 2020; and #63472-838 sold for \$649,100 in February 2021].	
<b>ASSESSOR EVIDENCE:</b>	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 144,675	<del>\$</del>	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 609,005	<del>\$</del>	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 753,680	\$ 753,680	
NOTES:			

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	351	Parcel Number:	126808-096
Owner Name:	BALL JOHN & BALL SHELLY TRUSTEES				
Situs Address:	4022 SE 177TH LANE VANCOUVER, WA 98683				
Property Type:	2-story townhouse residence	Acres:	0.06	NBHD	149
Mailing Address:	4022 SE 177TH LANE VANCOUVER, WA 98683				

## 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 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 23, 2023	9:46	9:47	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$445,000 in January 2021. The appellant's evidence included an appraisal performed by Cheri Walker of Certified Appraisal Group indicating a value of \$445,000 as of February 2021. The appellant submitted three comparable sales [#126808-100 sold for \$431,500 in October 2020; #126808-108 sold for \$444,250 in January 2021; and #126808-106 sold for \$453,000 in March 2021].	
<b>ASSESSOR EVIDENCE:</b> 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.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 164,650	\$ 164,650	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 338,408	\$ 338,408	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 503,058	\$ 503,058	
NOTES:			

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	355	Parcel Number:	145779-000
Owner Name:	VISTA DELL LLC				
Situs Address:	9511 NE HAZEL DELL AVE VANCOUVER, WA 98665				
Property Type:	apartment complex	Acres:	5.57	NBHD	8090
Mailing Address:	9321 NE 72ND AVE STE 12 VANCOUVER, WA 98665				

## 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 23, 2023	9:47	9:49	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
ASSESSOR EVIDENCE: The Assessor's evidence included a summary of pertinent data, income approach details, property photos and details, email correspondence, five sales of multifamily properties, a comparable sales map, and a cover letter recommending the assessed value be reduced to \$25,179,135.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,318,386	\$ 1,318,386	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 24,631,014	\$ 23,860,749	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 25,949,400	\$ 25,179,135	

## NOTES:

Assessor corrected number

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	356	Parcel Number:	92231-026
Owner Name:	FISCHER JENNIFER & RABALAIS ERICCA				
Situs Address:	645 NW BRADY RD CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.24	NBHD	169
Mailing Address:	645 NW BRADY RD 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 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 23, 2023	9:50	9:53	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (REFER TO TESTIMONY - EVIDENCE MINIMAL)	
<p><b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included three sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$917,841.</p>	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 301,500	\$ 301,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 682,869	\$ 616,341	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 984,369	\$ 917,841	
<b>NOTES:</b> Assessor recommended			

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	354	Parcel Number:	167079-000
Owner Name:	POPE DARLENE L				
Situs Address:	1915 SE IMAGE RD VANCOUVER, WA 98664				
Property Type:	1.5-story residence	Acres:	0.41	NBHD	22
Mailing Address:	1915 SE IMAGE RD VANCOUVER, WA 98664				

## 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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Darlene Pope						

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 23, 2023	9:55	10:05	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included an appraisal performed by Brian Brooks of Brooks Appraisal Services, LLC indicating a value of \$720,000 as of July 2022. The appellant submitted three comparable sales [#37912-213 sold for \$810,000 in September 2021; #112424-100 sold for \$687,500 in August 2021; and #166698-000 sold for \$808,000 in June 2022].	
<b>ASSESSOR EVIDENCE:</b>	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 339,802	\$ 339,802	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 664,900	\$ 460,198	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,004,702	\$ 800,000	
<b>NOTES:</b> 1970's Built - not updated. ) appraisal Drive way in Back & Hayes ) Modified Partial River view			

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	352	Parcel Number:	110088-038
Owner Name:	DOUGLAS PATRICIA L TRUSTEE				
Situs Address:	2004 NE 126TH AVE VANCOUVER, WA 98684				
Property Type:	ranch-style residence	Acres:	0.25	NBHD	243
Mailing Address:	6170 SW MAD HATTER LANE BEAVERTON, OR 97008				

## 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 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 23, 2023	10:08	10:10	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included photographs of issues with the property.	
<b>ASSESSOR EVIDENCE:</b>	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 204,000	\$ 204,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 161,435	\$ 161,435	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 365,435	\$ 365,435	
<b>NOTES:</b>			

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	353	Parcel Number:	986053-691
Owner Name:	BRADBURY JERRY D & BRADBURY KIMBERLY				
Situs Address:	1812 52ND CT WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	0.27	NBHD	150
Mailing Address:	1812 52ND CT 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"/> 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 23, 2023	10:10	10:11	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$625,000 in November 2021. The appellant's evidence included an appraisal performed by Kimberly Kempf of K&K Appraisal indicating a value of \$625,000 as of October 2021. The appellant submitted three comparable sales [#986056-950 sold for \$635,000 in October 2021; #986056-951 sold for \$620,000 in August 2021; and #128358-178 sold for \$585,000 in April 2021].	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included a 2022 property information card and a cover letter recommending the assessed value be reduced to \$627,707.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 249,938	\$ 249,938	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 474,517	\$ 377,769	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 724,455	\$ 627,707	

## NOTES:

Assessor Suggested

## AUTHORIZATION

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



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	362	Parcel Number:	60210-000
Owner Name:	MILLER JEFFREY B				
Situs Address:	1218 W 19TH ST VANCOUVER, WA 98660				
Property Type:	ranch-style residence	Acres:	0.12	NBHD	124
Mailing Address:	1218 W 19TH ST VANCOUVER, WA 98660				

## 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 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 23, 2023	10:12	10:15	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#14766-000 sold for \$240,000 in April 2021; #62172-250 sold for \$290,000 in June 2021; and #62177-390 sold for \$320,000 in December 2021].	
<b>ASSESSOR EVIDENCE:</b>	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 174,656	\$ 174,656	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 108,454	\$ 45,344	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 283,110	\$ 220,000	

## NOTES:

Based on appellant comparables

## AUTHORIZATION

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



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	357	Parcel Number:	610800-000
Owner Name:	SHEPHERD DOUGLAS MICHAEL & SHEPHERD KARIN ELIZABETH				
Situs Address:	16500 SE 1ST UNIT 134 VANCOUVER, WA 98684				
Property Type:	ranch-style mobile home	Acres:	0	NBHD	374
Mailing Address:	16500 SE 1ST UNIT 134 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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Douglas Shepherd		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 23, 2023	11:00	11:03	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$175,550 in May 2022. The appellant's evidence included an appraisal performed by Michael O'Brien of Datacomp Appraisal Services indicating a value of \$185,000 as of May 2022.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included two sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$204,485. 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	\$ 250,654	\$ 175,500	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 250,654	\$ 175,500	

## NOTES:

Purchase price

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	358	Parcel Number:	211900-000
Owner Name:	HARTELOO JILL				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #24 #15 SEC 12 T4N R1EWM 19.96A				
Property Type:	BARE LAND PARCEL	Acres:	19.96	NBHD	42
Mailing Address:	PO BOX 470 LA CENTER, WA 98629				

## 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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	Jill Lockwood		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 23, 2023	11:11	11:16	

## CASE DETAILS

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 553,860	\$ 553,860	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 553,860	\$ 553,860	

## NOTES:

No supporting information

## AUTHORIZATION

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

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	361	Parcel Number:	37912-069
Owner Name:	WILLIAMS-LEYBA JANICE ANN TRUSTEE				
Situs Address:	7121 TOPEKA LANE VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.25	NBHD	109
Mailing Address:	7121 TOPEKA LANE VANCOUVER, WA 98664				

## 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 type="checkbox"/> Dick Riley <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose	<i>Janice Williams-Leyba</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 23, 2023	<del>11:40</del> 11:40	12:00	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence referenced an appraisal performed by Jason Moreau of ServiceLink indicating a value of \$377,400 as of March 2020. The appellant's evidence included photographs of issues with the property.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included three sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$531,422.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 174,000	\$ 174,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 369,596	\$ 296,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 543,596	\$ 470,000	
<b>NOTES:</b> Condition of home is poor. Comp from assessor support the revised value			

## AUTHORIZATION

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

Owner	Property	Case	ATD?	Mail	NOTES
NGUYEN HUAN BAO & NGUYEN TUHOA THI	63472878	349	None	1997 E HEITMAN CIR	None
BALL JOHN & BALL SHELLEY TRUSTEES	126808096	351	None	4022 SE 177TH LANE	None
DOUGLAS PATRICIA L TRUSTEE	110088038	352	None	6170 SW MAD HATTER LANE	None
BRADBURY JERRY D & BRADBURY KIMBERLY	986053691	353	None	1812 52ND CT	None
POPE DARLENE L	167079000	354	Darlene Pope	1915 SE IMAGE RD	The appellant stated that the assessment is high, possibly due to other homes in the neighborhood having been very nicely remodeled and then sold for over a million dollars. The subject is a fill-in lot, built after the other houses, and is not a part of the adjacent group of homes who have gated access to the beach. The home has many original features from its construction in the 1970s, which people are not looking for in homes over a million dollars.
VISTA DELL LLC	145779000	355	None	9321 NE 72ND AVE STE 12	None
FISCHER JENNIFER & RABALAIS ERICCA	92231026	356	None	645 NW BRADY RD	None
SHEPHERD DOUGLAS MICHAEL & SHEPHERD KARIN ELIZABETH	610800000	357	Douglas Shepherd	16500 SE 1ST ST UNIT 134	The appellant stated that the property was purchased in June 2022 off the open market in a competitive sale. The market value would be at or below the purchase price. The Assessor's sales are nowhere near even \$200,000.
HARTELOO JILL	211900000	358	Jill Lockwood	PO BOX 470	The appellant referred to a chart shown onscreen detailing property value increases. The property is Agriculture-20 zoning designation and is not developable.
WILLIAMS- LEYBA JANICE ANN TRUSTEE	37912069	361	Janice Williams- Leyba	7121 TOPEKA LANE	The appellant stated that no improvements have been made to the home since purchase. The neighborhood has a mixture of nicer and less-nice homes than the subject, all in the same area. The basement is accessed by going through an unfinished segment with open rafters, exposed ducting, and an exposed water heater. There is a bedroom in the basement that is accessed by passing through the unfinished section. The shower needs repair and will require the pan and tile to be replaced. Repairs were performed by the previous owner and were not done with quality work or materials. Gutter repairs would cost roughly \$2,300. The cabinet veneers are chipping and to refinish the cabinets would cost roughly \$4,000. The deck is hazardous and is direct access to the home and just the replacement materials alone would cost \$7,000. The bid from Creekside painting was for \$2,372.
MILLER JEFFREY B	60210000	362	None	1218 W 19TH ST	None