

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	373	Parcel Number:	279237-000
Owner Name:	WILLIAMS JAMES N & WILLIAMS VALERIE K ETAL				
Situs Address:	24914 NE WH GARNER RD YACOLT, WA 98675				
Property Type:	ranch-style residence	Acres:	9.19	NBHD	2
Mailing Address:	PO BOX 4 YACOLT, WA 98675				

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	<i>James Williams</i> <i>Seth Williams</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	9:24	9:34	WILLIAMS

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#276479-000 sold for \$830,000 in September 2021; #279675-000 sold for \$705,000 in August 2021; and #231599-000 sold for \$650,000 in March 2022].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 253,058	\$ 253,058	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 649,660	\$ 571,942	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 902,718	\$ 825,000	
<b>NOTES:</b> Trend ~ 816,750 Comp #1 830,000			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/7/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	374	Parcel Number:	186267-000
Owner Name:	RODRIGUEZ KELLI				
Situs Address:	13520 NE BETTS RD VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acres:	1.25	NBHD	40
Mailing Address:	13520 NE BETTS RD VANCOUVER, WA 98686				

**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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	Kelli Rodriguez		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	9:37	9:44	RODRIGUEZ

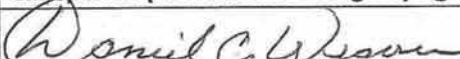
**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#233175-005 sold for \$419,948 in October 2021; #223903-000 sold for \$401,250 in September 2021; and #233145-000 sold for \$438,900 in May 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 481,280	\$ 343,606	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 101,852	\$ 101,852	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 583,132	\$ 445,458	
NOTES:			

**AUTHORIZATION**



Chairperson (or Authorized Designee) Signature	Date
	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	266	Parcel Number:	218257-000	
Owner Name:	FRANKE MILTON E & FRANKE JEANNE A TRUSTEES					
Situs Address:	7201 NW 291ST ST RIDGEFIELD, WA 98642					
Property Type:	ranch-style residence	Acres:	5.44	NBHD	5	
Mailing Address:	PO BOX 1292 RIDGEFIELD, WA 98642					

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>			

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	9:50	9:55	FRANKE

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#223641-000 sold for \$775,000 in May 2021; #237005-000 sold for \$702,955 in February 2021; and #253080-000 sold for \$641,900 in May 2021]. The appellant's evidence included documentation of habitat and wetland constraints on the property.

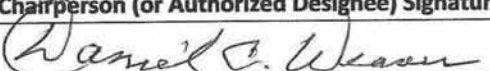
**ASSESSOR EVIDENCE:** (NO EVIDENCE SUBMITTED)

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 321,354	\$ 321,354	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 520,267	\$ 520,267	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
<b>TOTAL</b>	<b>\$ 841,621</b>	<b>\$ 841,621</b>	

## NOTES:

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	376	Parcel Number:	172250-026
Owner Name:	JONES RYAN P & YOUNCE CARRIE A				
Situs Address:	17412 NE 32ND ST VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.17	NBHD	162
Mailing Address:	17412 NE 32ND ST VANCOUVER, WA 98682				

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	Ryan Jones	-	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	10:00	10:15	JONES

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant's evidence included a bid by JV Roofing to replace the roof for \$29,742 as of July 2022.

**ASSESSOR EVIDENCE:** 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 \$606,766. The appellant disagreed with the appraiser's findings.

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 197,400	\$ 197,400	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 451,352	\$ 409,366	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 648,752	\$ 606,766	

## NOTES:

Assessor suggested

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	371	Parcel Number:	174080-000
Owner Name:	PLANTENBERG ERIC JAMES & PLANTENBERG SABRINA ANN				
Situs Address:	2800 NE 252ND AVE CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	3	NBHD	20
Mailing Address:	2800 NE 252ND 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 checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>			

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	10:26	10:27	PLANTENBERG

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#17316-900 sold for \$665,000 in November 2021; #171130-400 sold for \$625,000 in October 2021; and #115652-000 sold for \$445,000 in April 2022].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 335,660	\$ 335,660	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 396,495	\$ 396,495	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 732,155	\$ 732,155	

## NOTES:

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	248	Parcel Number:	117896-752
Owner Name:	CAPE RYAN				
Situs Address:	208 NE 136TH ST VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.18	NBHD	135
Mailing Address:	208 NE 136TH ST 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	—	—	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	10:40	10:41	CAPE

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** (REFER TO TESTIMONY - EVIDENCE MINIMAL)

**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.

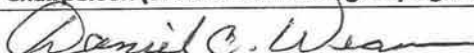
## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 218,500	\$ 218,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 295,215	\$ 295,215	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 513,715	\$ 513,715	

## NOTES:

No info

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	3/7/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	370	Parcel Number:	37918-624
Owner Name:	WALDHAUS JOHN LEO				
Situs Address:	(NO SITUS ADDRESS) LOCATION: PLATTED SEC 16 T2N R1E ADJ#5 BLK 9 & ADJ#5 BLK8 1.34A				
Property Type:	BARE LAND PARCEL	Acres:	1.34	NBHD	26
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HI 96813				

**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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	John Waldhaus		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	11:14	12:17	WALDHAUS B

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$88,010 in July 2021.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 180,931	\$ 91,178	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 180,931	\$ 91,178	

**NOTES:**

Trended Land Value - Purch
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**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	369	Parcel Number:	83075-000
Owner Name:	WALDHAUS JOHN				
Situs Address:	655 SW TROUT CT CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.32	NBHD	128
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HI 96813				

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	John Waldhaus	—	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	11:08	1:13	WALDHAUS A

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The property was purchased for \$253,000 in October 2021.

**ASSESSOR EVIDENCE:** (NO EVIDENCE SUBMITTED)

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 172,530	\$	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 206,088	\$	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 378,618	\$ 261,855	

## NOTES:

Trended Purch Price

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/7/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	464	Parcel Number:	37916-981
Owner Name:	WALDHAUS JOHN L				
Situs Address:	4900 E 5TH ST VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.08	NBHD	113
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HI 96813				

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	John Waldhaus		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	11:18	11:21	WALDHAUS C

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant's evidence included an appraisal performed by Aleksander Koval of Koval Appraisal Services indicating a value of \$200,000 as of August 2020. The appellant submitted two comparable sales [#33125-000 sold for \$195,000 in July 2021; and #29354-000 sold for \$174,000 in January 2021].

**ASSESSOR EVIDENCE:** (NO EVIDENCE SUBMITTED)

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 140,045	\$ 140,045	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 143,656	\$ 143,656	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 283,701	\$ 283,701	

## NOTES:

No current comps

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/7/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	265	Parcel Number:	232273-000
Owner Name:	SHERMER-SMITH LORI L				
Situs Address:	26200 NE LUCIA FALLS RD YACOLT, WA 98675				
Property Type:	ranch-style mobile home	Acres:	0.32	NBHD	2
Mailing Address:	26200 NE LUCIA FALLS RD YACOLT, WA 98675				

## 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"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	Lori Shermer		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 7, 2023	9:15	9:20	SHERMER

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included a bid by Ideal Roofing to replace the roof for \$12,461 as of January 2023.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included three sales adjusted for time 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)	\$ 123,840	\$ 123,840	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 115,377	\$ 102,910	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 239,217	\$ 226,750	

## NOTES:

Allowance for roof replace
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## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/7/23

Owner	Property	Case	ATD?	Mail	NOTES
SHERMER-SMITH LORI L	232273000	265	Lori Shermer-Smith	26200 NE LUCIA FALLS RD	The appellant stated that the manufactured home is 23 years old and would be cheaper to replace with a brand-new home than what it is assessed at. Parts of the home are falling apart due to the cheap materials used in the unit's construction. There is significant new construction in Yacolt that will bring increased traffic to the subject road. The home right across the street sold for \$150,000 in October 2022.
WILLIAMS JAMES N & WILLIAMS VALERIE K ETAL	279237000	373	James Williams Seth Williams	PO BOX 4	The appellants referred to the comparable sales. The average of the selected comparables is \$711,158. The three best comparables averaged to \$728,333. The way the homes are situated it would not be easy to divide the property. The property is unique in that it has a home and a guest house that is considered by the Assessor's Office as though it is one combined living area. The comparables are all in Yacolt.
RODRIGUEZ KELLI	186267000	374	Kelli Rodriguez	13520 NE BETTS RD	The appellant stated that the subject property is unique as the home is small and the land is not very usable. The Assessed value is not what the home would sell for. There is a septic system with a sand mound, the driveway to the property is a hill, and although the home has frontage and view on Salmon Creek it does not have easy and safe access to the water. The comparables include other homes with similar features and do include views.
JONES RYAN P & YOUNCE CARRIE A	172250026	376	Ryan Jones	17412 NE 32ND ST	The appellant stated that everything in the home is original, and many repairs are needed to the home including cabinets, laundry facilities, roofing, and repairing facilities that are encountering water damage.
PLANTENBERG ERIC JAMES & PLANTENBERG SABRINA ANN	174080000	371	None	2800 NE 252ND AVE	None
CAPE RYAN	117896752	248	None	208 NE 136TH ST	None
FRANKE MILTON E & FRANKE JEANNE A TRUSTEES	218257000	266	None	PO BOX 1292	None
WALDHAUS JOHN	83075000	369	John Waldhaus	55 S KUKUI ST #D611	The appellant stated that the subject is a two-bedroom, one bathroom house. There were significant repairs needed on the property. The purchase price is the best representation of the home's value. The bank had the property listed through a realtor and it sat on the market for some time before being lowered. The purchase price was higher than the lowered listing price to prevent competitive bids. After purchase, repairs were performed to plumbing and interior finishes.
WALDHAUS JOHN LEO	37918624	370	John Waldhaus	55 S KUKUI ST #D611	The appellant stated that the subject was purchased in a competitive buying process and was bought over the original asking price. The land was purchased with the intention to build a home, but this has not been done. There are currently no utilities to the property.
WALDHAUS JOHN L	37916981	464	John Waldhaus	55 S KUKUI ST #D611	The appellant stated that the subject is a three-bedroom, two-bathroom house. The home was purchased in November of 2018 as the market was already beginning to increase. The home was in very rough shape and needed plumbing repairs. It was listed at \$140,000 and was bid up to \$181,000.