

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	363	Parcel Number:	126946-040
Owner Name:	DOBSON BRETT E & DOBSON JODI R				
Situs Address:	4500 NW 11TH CIR CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.21	NBHD	169
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Caryn Daurio</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:18	9:28	DOBSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#126946-026 sold for \$900,000 in July 2021; #125662-054 sold for \$719,900 in October 2020; #125662-100 sold for \$855,000 in November 2021; and #82990-460 sold for \$980,000 in October 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.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 234,600	\$ 234,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 835,294	\$ 835,294	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,069,894	\$ 1,069,894	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	364	Parcel Number:	24730-000
Owner Name:	SHUMAKER BRIAN				
Situs Address:	2011 E 32ND ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.12	NBHD	104
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Daniel Weaver</i> <i>[Signature]</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:29	9:34	SHUMAKER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#21140-000 sold for \$375,000 in September 2021; #26540-000 sold for \$441,000 in September 2021; #20737-012 sold for \$430,000 in January 2022; and #29276-110 sold for \$398,000 in July 2021].	
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)	\$ 156,600	\$ <i>256,600</i>	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 293,992	\$ <i>263,400</i>	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 450,592	\$ <i>420,000</i>	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	365	Parcel Number:	63472-320
Owner Name:	REINHARDT HEINZ W & REINHARDT GERDA TRUSTEES				
Situs Address:	642 E PIONEER LOOP LA CENTER, WA 98629				
Property Type:	ranch-style residence	Acres:	0.19	NBHD	143
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darius Cayan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:46	9:39	REINHARDT

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#63472-322 sold for \$500,000 in October 2021; #63472-390 sold for \$570,000 in March 2021; #986046-602 sold for \$560,000 in October 2021; #258894-048 sold for \$490,000 in December 2021; #258894-018 sold for \$675,000 in June 2021; and #986046-598 sold for \$659,990 in October 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 143,325	\$ 143,325	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 391,860	\$ 356,675	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 535,185	\$ 500,000	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	367	Parcel Number:	37918-764
Owner Name:	BENNETT TERRY & BENNETT TRACIE				
Situs Address:	5315 NW 8TH AVE VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.24	NBHD	101
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darius Cayan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:41	9:45	BENNETT A

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#37920-054 sold for \$390,000 in June 2021; #37918-136 sold for \$385,000 in October 2021; and #37919-796 sold for \$433,500 in February 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 194,700	\$ 194,700	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 289,016	\$ 229,300	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 483,716	\$ 415,080	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	393	Parcel Number:	126737-004
Owner Name:	ATTARAN MEHDI & SIRIANNI CYNTHIA ANN				
Situs Address:	4400 SE 169TH CT VANCOUVER, WA 98683				
Property Type:	2-story residence	Acres:	0.29	NBHD	222
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darius</i> <i>Cayan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:46	9:51	ATTARAN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$775,000 in January 2021. The appellant submitted three comparable sales [#126737-004 sold for \$775,000 in January 2021; #122156-010 sold for \$670,000 in March 2021; and #92009-654 sold for \$785,000 in August 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 228,500	\$ 228,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 697,073	\$ 661,500	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 925,573	\$ 890,000	
NOTES:			

AUTHORIZATION

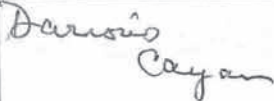
Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	394	Parcel Number:	100271-272
Owner Name:	BENNETT TERRY & BENNETT TRACIE				
Situs Address:	3803 NE 38TH ST VANCOUVER, WA 98661				
Property Type:	bi-level (split entry) residence	Acres:	0.18	NBHD	271
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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 8, 2023	9:52	9:56	BENNETT B

CASE DETAILS


TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#108148-038 sold for \$394,000 in February 2021; #108148-028 sold for \$405,000 in October 2021; and #108149-132 sold for \$384,000 in February 2021].	
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)	\$ 162,400	\$ 162,400	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 305,371	\$ 272,600	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 467,771	\$ 435,000	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	395	Parcel Number:	220032-194
Owner Name:	BENNETT TERRY & BENNETT TRACIE				
Situs Address:	1910 S 15TH CT RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	0.26	NBHD	175
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darius Cayan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:57	10:00	BENNETT C

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#986033-369 sold for \$628,900 in June 2021; #986038-607 sold for \$810,000 in March 2022; #121061-056 sold for \$670,000 in June 2021; #121061-052 sold for \$770,000 in October 2021; #121061-050 sold for \$669,900 in June 2021; and #67369-006 sold for \$709,000 in July 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included three 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)	\$ 158,000	\$ 158,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 697,732	\$ 642,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 855,732	\$ 800,000	
NOTES: 			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	397	Parcel Number:	130031-046
Owner Name:	CORKUM DICK M & CORKUM B JUNE TRUSTEES				
Situs Address:	3562 Z ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	0.17	NBHD	150
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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"/>	Darius Cayan		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	9:59 10:01	10:10	CORKUM

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#130115-164 sold for \$630,000 in June 2021; #130115-048 sold for \$650,000 in September 2021; #130036-020 sold for \$610,000 in November 2021; and #132818-020 sold for \$610,000 in June 2021].	
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

DECISION OF THE BOARD			
	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 169,800	\$ 169,800	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 592,480	\$ 495,200	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 762,280	\$ 665,000	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	398	Parcel Number:	184963-010
Owner Name:	CURTIS JASON MATTHEW & CURTIS HEATHER				
Situs Address:	14613 NW 19TH AVE VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.17	NBHD	135
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darion</i> <i>Cayan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	10:11	10:15	CURTIS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#184963-030 sold for \$540,000 in January 2021; #184964-052 sold for \$491,000 in June 2021; #185178-074 sold for \$600,000 in January 2022; #118263-786 sold for \$570,000 in August 2021; and #117892-332 sold for \$520,000 in November 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)	\$ 218,500	\$ 218,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 445,485	\$ 445,485	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 663,985	\$ 663,985	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	399	Parcel Number:	130050-048
Owner Name:	FINK ZAL & FINK RUTH E				
Situs Address:	4838 Y ST WASHOUGAL, WA 98671				
Property Type:	2-story residence	Acres:	0.18	NBHD	150
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darius</i> <i>Cayan</i> <i>10:16</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	10:16	10:21	FINK

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The appellant submitted twelve comparable sales [#130050-036 sold for \$565,000 in December 2021; #130050-156 sold for \$595,000 in August 2021; #130050-014 sold for \$542,000 in February 2022; #130046-012 sold for \$570,000 in September 2021; #130046-014 sold for \$621,000 in August 2021; #130046-002 sold for \$590,000 in November 2021; #130115-056 sold for \$525,100 in July 2021; #98607-244 sold for \$580,000 in April 2021; #96159-438 sold for \$520,000 in January 2022; #132591-142 sold for \$525,000 in November 2021; #132591-148 sold for \$510,000 in March 2021; and #96158-924 sold for \$500,000 in December 2021].</p>	
<p>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.</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 169,088	\$ 169,088	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 489,983	\$ 489,983	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 659,071	\$ 659,071	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	467	Parcel Number:	96620-024
Owner Name:	BENNETT TERRY & BENNETT TRACIE				
Situs Address:	1411 NE 65TH ST VANCOUVER, WA 98665				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	140
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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>Darrious Cayman</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	10:22	10:26	BENNETT D

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#148484-000 sold for \$415,000 in September 2021; #148229-000 sold for \$482,500 in March 2022; #148026-000 sold for \$390,000 in April 2021; and #97975-230 sold for \$375,000 in April 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 192,700	\$ 192,700	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 282,955	\$ 232,300	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 475,655	\$ 425,000	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/8/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	708	Parcel Number:	256354-000
Owner Name:	BENNETT TERRY & BENNETT TRACIE				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #79 SEC 22 T5N R1EWM 5.29A				
Property Type:	The property includes a general-purpose building measuring 1,752 square feet.	Acres:	5.29	NBHD	4
Mailing Address:	1217 WILSHIRE BLVD #3400 SANTA MONICA, CA 90403				

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"/>	Darwin's Canyon		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 8, 2023	10:26	10:30	BENNETT E

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: (The sales provided are older and hold diminished weight in representing market value or could not be verified in the county system.)	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 257,486	\$ 190,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 20,702	\$ 20,702	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 278,188	\$ 211,202	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C Weaver	3/8/23

Atd	Daurius Cayan		
Mail	401 Tom Landry Hwy, #660901		
Owner	PID	Case	NOTES
DOBSON BRETT E & DOBSON JODI R	126946040	363	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from October 2020 through November 2021 with sale prices ranging from \$719,900 to \$980,000. The median adjusted price of the sales comes to \$943,000. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. Comparable #1 is especially close to the subject. The Assessor's sales have some superior qualities and do not appear to have been adjusted downward.
SHUMAKER BRIAN	24730000	364	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from July 2021 through January 2022 with sale prices ranging from \$375,000 to \$441,000. The median adjusted price of the sales comes to \$404,449. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. The land is adjusted by square footage. No Assessor sales sold above the subject's assessed value.
REINHARDT HEINZ W & REINHARDT GERDA TRUSTEES	63472320	365	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from March 2021 through December 2021 with sale prices ranging from \$490,000 to \$675,000. The median adjusted price of the sales comes to \$506,000. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. Comparable #1 is especially close to the subject.
BENNETT TERRY & BENNETT TRACIE	37918764	367	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from June 2021 through February 2022 with sale prices ranging from \$385,000 to \$433,500. The median adjusted price of the sales comes to \$416,987. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not.
ATTARAN MEHDI & SIRIANNI CYNTHIA ANN	126737004	393	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from January 2021 through August 2021 with sale prices ranging from \$670,000 to \$785,000. The median adjusted price of the sales comes to \$889,675. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. The subject is close to a highway and is impacted by traffic noise. The subject sale is the best representation of value.
BENNETT TERRY & BENNETT TRACIE	100271272	394	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from February 2021 through October 2021 with sale prices ranging from \$384,000 to \$405,000. The median adjusted price of the sales comes to \$423,000. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not.
BENNETT TERRY & BENNETT TRACIE	220032194	395	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from June 2021 through March 2022 with sale prices ranging from \$628,900 to \$810,000. The median adjusted price of the sales comes to \$794,421. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. The bottom level of the house flooded in 2018 due to a plumbing failure and had to be stripped. The Assessor's sales do not support the assessed value and all sold much lower than the assessed value.
CORKUM DICK M & CORKUM B JUNE TRUSTEES	130031046	397	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from June 2021 through November 2021 with sale prices ranging from \$610,000 to \$650,000. The median adjusted price of the sales comes to \$665,000. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. The subject has a defective roof that requires repair and impacts marketability. The property is also impacted by powerlines and the view is obstructed by the surrounding homes. The Assessor's sales sold for less than the assessed value. Assessor sales #1 and #3 support a reduction. Assessor sale #2 is newer than the subject and has significantly more square footage in land and improvements.
CURTIS JASON MATTHEW & CURTIS HEATHER	184963010	398	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from January 2021 through January 2022 with sale prices ranging from \$491,000 to \$600,000. The median adjusted price of the sales comes to \$616,765. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. Comparable #1 is especially close to the subject. Assessor sale #1 is the same for the Assessor as for the appellant and supports a reduced value for the subject. Assessor sales #3 and #5 are the only ones that sold above the subject assessment and they are superior to the subject.
FINK ZAL & FINK RUTH E	130050048	399	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from March 2021 through February 2022 with sale prices ranging from \$500,000 to \$621,000. The median adjusted price of the sales comes to \$584,738. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. The majority of the Assessor's sales do not support the assessed value.
BENNETT TERRY & BENNETT TRACIE	96620024	467	The representative referred to the submitted materials. Comparables were selected for their similarity to the subject for factors such as location, age, size, lot size, condition, quality, and time of sale. Sales collected range from April 2021 through March 2022 with sale prices ranging from \$375,000 to \$482,500. The median adjusted price of the sales comes to \$436,719. Comparables were adjusted where appropriate for improvements, lot size, year built, effective year built, sale date, and whether the property included a pool or not. Comparable #1 holds the most weight in representing the subject's value.
BENNETT TERRY & BENNETT TRACIE	256354000	708	The representative referred to the submitted materials. Comparables were dominantly selected for their similarity to the subject in acreage. Sales collected range from March 2020 through July 2021 with sale prices ranging from \$19,000 per acre to \$36,000 per acre. Comparables #1 and #2 are sales that transacted on the open market. The timeframe of comparable sales had to be expanded to find valid sales. Comparable #3 is nearly identical to the subject.