

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	400	Parcel Number:	164127-000
Owner Name:	HANI TRUCKING LLC				
Situs Address:	14908 NE 28TH ST VANCOUVER, WA 98682				
Property Type:	1.5-story residence	Acres:	0.59	NBHD	46
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 Cayan		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:07	9:12	HANI

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$250,000 in December 2021.	
<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 \$289,674.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 202,532	\$ 202,532	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 174,283	\$ 47,468	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 376,815	\$ 250,000	

## NOTES:

Purchase price 12/28/21
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## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/9/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	401	Parcel Number:	150565-000
Owner Name:	GOLDMAN MELANIE B				
Situs Address:	4709 NW DIVISION AVE VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	26
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>Dorcas Cagan</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:13	9:17	GOLDMAN

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#37918-024 sold for \$482,000 in May 2021; #37918-056 sold for \$330,000 in May 2021; and #101193-028 sold for \$425,000 in September 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 164,155	\$ 164,155	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 318,195	\$ 270,845	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 482,350	\$ 435,000	

## NOTES:

<i>Appellant analysis</i>
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## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/9/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	402	Parcel Number:	30912-090
Owner Name:	LAU SANDOR W				
Situs Address:	1553 SE CUTTER LN VANCOUVER, WA 98661				
Property Type:	2-story condominium residence	Acres:	0	NBHD	677
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 Cayan		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:18	9:22	LAU

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$380,000 in May 2021. The appellant submitted eight comparable sales [#30912-026 sold for \$380,000 in January 2021; #30912-056 sold for \$330,000 in March 2021; #30912-098 sold for \$389,900 in December 2021; #30912-110 sold for \$355,000 in April 2021; #30912-156 sold for \$347,500 in March 2021; #30912-210 sold for \$385,000 in May 2021; #30912-212 sold for \$359,000 in March 2021; and #30912-400 sold for \$380,000 in September 2021].	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included four 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.	

## 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	\$ 441,821	\$ 433,200	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 441,821	\$ 433,200	

## NOTES:

Coups don't agree with MOW.

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wilson	3/9/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	404	Parcel Number:	118256-642
Owner Name:	NORTZ JIMMIE & NORTZ CYNTHIA				
Situs Address:	14403 NE 31ST AVE VANCOUVER, WA 98686				
Property Type:	1.5-story residence	Acres:	0.29	NBHD	134
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"/>	Darion's Canyon		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:18	9:26	NORTZ

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted six comparable sales [#186019-060 sold for \$647,500 in August 2021; #186019-090 sold for \$528,000 in March 2021; #117894-018 sold for \$599,999 in February 2021; #117890-044 sold for \$630,000 in July 2021; #117891-162 sold for \$552,000 in January 2021; and #185837-058 sold for \$654,500 in March 2022].	
<b>ASSESSOR EVIDENCE:</b> 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)	\$ 264,600	\$ 264,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 452,604	\$ 452,604	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 717,204	\$ 717,204	
<b>NOTES:</b> Assessor's Comps			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/9/23

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

### CASE BEING HEARD

Assessment Year:	2022	Petition No:	406	Parcel Number:	43850-000
Owner Name:	PHILLIPS RYAN CONNORS				
Situs Address:	2409 D ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.1	NBHD	103
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>		

### HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:27	9:31	PHILLIPS

### CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted four comparable sales [#57070-000 sold for \$438,000 in January 2022; #57910-000 sold for \$384,500 in January 2021; #56090-000 sold for \$450,000 in May 2021; and #55070-000 sold for \$366,000 in April 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)	\$ 222,077	\$ 222,077	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 272,199	\$ 272,199	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 494,276	\$ 494,276	
NOTES:			

### AUTHORIZATION


Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	3/9/23

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

### CASE BEING HEARD

Assessment Year:	2022	Petition No:	407	Parcel Number:	127363-090
Owner Name:	RODRIGUEZ JORGE & NAUGLE CHRISTINA				
Situs Address:	1045 NW HOQUIAM CT CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.2	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"/>			

### HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:32	9:37	RODRIGUEZ


### CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted four recent comparable sales [#125403-062 sold for \$950,000 in June 2021; #127358-054 sold for \$799,000 in June 2021; #83144-002 sold for \$750,000 in November 2021; and #126946-002 sold for \$945,000 in March 2022]. The sale of #127463-186 is older and holds diminished weight in representing market value.	
<b>ASSESSOR EVIDENCE:</b> 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)	\$ 259,600	\$ 259,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 720,655	\$ 720,655	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	<b>\$ 980,255</b>	<b>\$ 980,255</b>	
<b>NOTES:</b>			

### AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	3/9/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	408	Parcel Number:	117893-072
Owner Name:	ROHFELD TIM C & ROHFELD MARI S				
Situs Address:	15809 NE 29TH AVE VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acres:	0.25	NBHD	134
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"/>	Darrious Cayan		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:38	9:44	ROHFELD

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted six comparable sales [#117890-920 sold for \$580,000 in December 2021; #117890-758 sold for \$525,000 in July 2021; #186019-060 sold for \$647,500 in August 2021; #186019-090 sold for \$528,000 in March 2021; #186019-002 sold for \$700,000 in February 2022; and #186019-084 sold for \$670,000 in July 2021].	
<b>ASSESSOR EVIDENCE:</b> 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)	\$ 274,800	\$ 274,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 621,755	\$ 621,755	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 896,555	\$ 896,555	
NOTES:			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/9/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	409	Parcel Number:	125857-250
Owner Name:	TIESZEN TROY DALE & TIESZEN CRYSTAL MARIE				
Situs Address:	3715 SE 189TH AVE VANCOUVER, WA 98683				
Property Type:	2-story residence	Acres:	0.08	NBHD	149
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 9, 2023	9:45	9:48	TIESZEN

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$430,000 in April 2021. The appellant submitted two comparable sales [#125857-054 sold for \$422,800 in January 2021 and #125857-138 sold for \$485,000 in December 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 166,250	\$ 166,250	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 392,332	\$ 324,750	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 558,582	\$ 491,000	

## NOTES:

Trenched Bench Price

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/9/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	411	Parcel Number:	37915-981
Owner Name:	WILLIAMS CAROLE J				
Situs Address:	1101 SE 95TH AVE VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.19	NBHD	152
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 Canyon		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:48	9:53	WILLIAMS

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted five comparable sales [#112528-054 sold for \$450,000 in March 2021; #37915-917 sold for \$535,000 in September 2021; #110559-084 sold for \$500,000 in September 2021; #114232-032 sold for \$520,000 in July 2021; and #114232-162 sold for \$508,000 in October 2021]	
<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.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 193,050	\$ 193,050	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 328,156	\$ 328,156	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 521,206	\$ 521,206	

## NOTES:

Assessor's Comp

## 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:	468	Parcel Number:	105522-570
Owner Name:	ST PIERRE DANNY R & ST PIERRE CORINNE M TRUSTEES				
Situs Address:	8028 NE 71ST LOOP VANCOUVER, WA 98662				
Property Type:	ranch-style residence	Acres:	0.24	NBHD	129
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"/>	Dennis Cayan		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 9, 2023	9:54	9:58	STPIERRE

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted four comparable sales [#105522-558 sold for \$780,000 in March 2022; #105522-432 sold for \$750,000 in June 2021; #105522-384 sold for \$710,000 in February 2022; and #105522-524 sold for \$700,000 in August 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)	\$ 228,353	\$ 228,353	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 610,798	\$ 554,147	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 839,151	\$ 782,500	
<b>NOTES:</b> (2,3,4) Assessor comps 3 of 4 are not ranch. Well above trended #			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wren	3/9/23

Atd	Daurius Cayan		
Mail	401 Tom Landry Hwy, #660901		
Owner	PID	Case	NOTES
HANI TRUCKING LLC	164127000	400	The representative referred to the submitted materials. The subject sale is the best representation of value. The homeowner included written testimony stating there is damage to the home. The Assessor's sales are similar but the subject sale is the best representation.
GOLDMAN MELANIE B	150565000	401	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 May 2021 through September 2021 with sale prices ranging from \$330,000 to \$482,000. The median adjusted price of the sales comes to \$417,212. 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.
LAU SANDOR W	30912090	402	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 December 2021 with sale prices ranging from \$330,000 to \$389,900. The median adjusted price of the sales comes to \$414,000. 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 homeowner says one bedroom has no light fixtures and repairs are needed for plumbing, windows, and other fixtures. The property was purchased for \$380,000 in May 2021.
NORTZ JIMMIE & NORTZ CYNTHIA	118256642	404	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 March 2022 with sale prices ranging from \$528,000 to \$654,500. The median adjusted price of the sales comes to \$662,937. 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. None of the Assessor sales sold for more than the subject's assessed value.
PHILLIPS RYAN CONNORS	43850000	406	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 \$366,000 to \$450,000. The median adjusted price of the sales comes to \$413,000. 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. Most of the comparables do have some finished basement space. Comparable #3 is a significant representation of the subject's value. The Assessor's sales do not support the assessed value of the subject property.
RODRIGUEZ JORGE & NAUGLE CHRISTINA	127363090	407	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 September 2020 through March 2022 with sale prices ranging from \$710,000 to \$950,000. The median adjusted price of the sales comes to \$869,985. 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. None of the Assessor sales sold for more than the subject's assessed value.
ROHFELD TIM C & ROHFELD MARI S	117893072	408	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 \$525,000 to \$700,000. The median adjusted price of the sales comes to \$599,352. 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 homeowner's written testimony stated there is water rot, an adjacent loud and busy street, and foundation issues. The Assessor's sales sold for lower than assessed value. Assessor sales #1 and #3 especially support a reduction.
TIESZEN TROY DALE & TIESZEN CRYSTAL MARIE	125857250	409	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 December 2021 with sale prices ranging from \$422,800 to \$485,000. The median adjusted price of the sales comes to \$491,816. 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 sale is the best representation of value.
WILLIAMS CAROLE J	37915981	411	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 October 2021 with sale prices ranging from \$450,000 to \$535,000. The median adjusted price of the sales comes to \$478,449. 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 Assessor sales #1 and #3 sold for less than the subject's assessment.
ST PIERRE DANNY R & ST PIERRE CORINNE M TRUSTEES	105522570	468	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 \$700,000 to \$780,000. The median adjusted price of the sales comes to \$777,822. 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. Comparables #1 and #2 are being given the most weight. Assessor sale #1 is the best representation of the subject and supports a reduction.