

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	380	Parcel Number:	131173-010
Owner Name:	FREDETTE ALFRED & FREDETTE MARIA				
Situs Address:	853 N P ST WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	0.18	NBHD	160
Mailing Address:	853 N P ST 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 checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	<i>Norman Phail</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 21, 2023	9:20	9:35	FREDETTE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$499,000 in September 2020.	
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)	\$ 150,509	\$ 150,509	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 451,520	\$ 451,520	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 602,029	\$ 602,029	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	384	Parcel Number:	37912-625
Owner Name:	PHEIL NORMAN C				
Situs Address:	5812 MONTANA LANE VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.36	NBHD	109
Mailing Address:	5812 MONTANA LANE VANCOUVER, WA 98661				

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"/>	Norman Pheil		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 21, 2023	9:29	9:38	PHEIL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
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. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 172,000	\$ 170,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 470,115	\$ 470,115	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 642,115	\$ 642,115	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	385	Parcel Number:	104990-024
Owner Name:	LENDEL BOGDAN				
Situs Address:	7412 NE 58TH WAY VANCOUVER, WA 98662				
Property Type:	2-story residence	Acres:	0.06	NBHD	275
Mailing Address:	5611 NE 95TH ST VANCOUVER, WA 98665				

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>Bogdan Lendel</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 21, 2023	9:45	9:54	LENDEL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included detailed documentation of extensive water damage, remediation costs, and reconstruction costs.	
ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$273,464. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 156,600	\$ 156,600	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 179,792	\$ 179,792 <i>RW</i>	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 336,392	\$ 273,464	
NOTES: <i>Assessor suggested</i>			

AUTHORIZATION

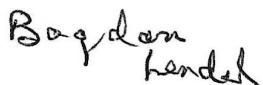
Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	385	Parcel Number:	104990-024
Owner Name:	LENDEL BOGDAN				
Situs Address:	7412 NE 58TH WAY VANCOUVER, WA 98662				
Property Type:	2-story residence	Acres:	0.06	NBHD	275
Mailing Address:	5611 NE 95TH ST VANCOUVER, WA 98665				

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 21, 2023	9:45	9:54	LENDEL

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included detailed documentation of extensive water damage, remediation costs, and reconstruction costs.	
ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$273,464. The appellant disagreed with the appraiser's findings.	

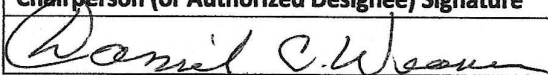
DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 156,600	\$ 156,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 179,792	\$ 179,792	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 336,392	\$ 273,464	

NOTES:



AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	3/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	386	Parcel Number:	256757-000
Owner Name:	WALLS RAYMOND				
Situs Address:	5017 NE 392ND ST LA CENTER, WA 98629				
Property Type:	2-story residence	Acre:	5.03	NBHD	3
Mailing Address:	5017 NE 392ND ST 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 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 21, 2023	10:10	10:12	WALLS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 268,695	\$ 268,695	<input checked="" type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 304,183	\$ 304,183	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 572,878	\$ 572,878	
NOTES: No detail info			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/21/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	412	Parcel Number:	118259-388
Owner Name:	AH4R PROPERTIES TWO LLC				
Situs Address:	2300 NE 106TH ST VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.12	NBHD	137
Mailing Address:	1134 W HUBBARD ST FL 3 CHICAGO, IL 60642				

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"/>	Petruck Dowling		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 21, 2023	10:46	10:53	AH4R

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$470,600 in February 2022.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 195,300	\$ 195,300	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 284,155	\$ 275,300	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 479,455	\$ 470,600	
NOTES: Purchase price 2/22			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wesner	3/21/23

Owner	Property ID	Case	ATD?	ADDRESS (Mail)	NOTES
KIESSLING MICHAEL A & KIESSLING KIMBERLY L	256760000	379	Kimberly Kiessler	4505 NE 399TH ST	<i>The appellant referred to their submitted comparables, which were found to not be in the file. The appellant attests that materials are missing in the Board of Equalization Office file from what was sent in the original submission. (The Board has decided to reschedule the case to allow for the missing materials to be supplied to the BOE.)</i>
FREDETTE ALFRED & FREDETTE MARIA	131173010	380	None	853 N P ST	None
PHEIL NORMAN C	37912625	384	Norman Pheil	5812 MONTANA LANE	The appellant stated that the subject is not a tract home and there is no known similar property. The home was purchased for \$505,390 in May of 2020. A realtor was involved on both ends of the transaction. The price was trended to arrive at the estimate of value. Open Door Realty sent a letter offering to sell the property and estimated the value at \$432,000-\$528,000. An unsolicited insurance offer for the structure was received on March 20, 2023 for \$411,015. The home is an older ranch and has dated interior. The yard is only partially usable, as it quickly reaches a steep drop-off and faces large powerlines.
LENDEL BOGDAN	104990024	385	Bogdan Lendel	5611 NE 95TH ST	The appellant stated that there was extensive damage to both floors of the home, after a tenant was evicted in contentious circumstances, causing damage to the home. The home became flooded while vacant, so the issue was not discovered until emergency services were involved. Insurance has denied coverage for the issue. For over a year no utilities have been supplied to the home. It will take at least \$300,000 to bring the home to what it was before the incident. As the home sits vacant, it continues to deteriorate further and be damaged by vandalism.
WALLS RAYMOND	256757000	386	None	5017 NE 392ND ST	None
AH4R PROPERTIES TWO LLC	118259388	412	Patrick Dowling	(NEW ADDRESS) PO BOX 57180 CHICAGO IL 60657	The representative confirmed the details of the purchase, which best represents the value of the subject property.