

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	417	Parcel Number:	204008-042
Owner Name:	CAMPBELL DAVID W & CAMPBELL ANNA DUBROVSKAYA				
Situs Address:	15909 NE 205TH AVE BRUSH PRAIRIE, WA 98606				
Property Type:	ranch-style residence	Acres:	0.88	NBHD	9
Mailing Address:	15909 NE 205TH AVE BRUSH PRAIRIE, WA 98606				

**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"/>	Dave Campbell		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	9:32	9:36	CAMPBELL

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#197656-000 sold for \$989,000 in September 2021; #204008-020 sold for \$875,000 in November 2022; and #204121-000 sold for \$975,000 in January 2023].	
<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.	

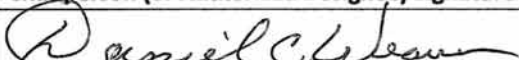
**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 266,474	\$ 266,474	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 904,459	\$ 703,526	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 1,170,933	\$ 970,000	

**NOTES:**

Appellant's Comp. 197656-000 ≠ Assessor Comp.

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
	3/22/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	415	Parcel Number:	140901-000
Owner Name:	BAILE JOSEPH W & DESOYZA SAYOMI				
Situs Address:	41109 NE MILLER RD WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	5.18	NBHD	19
Mailing Address:	41109 NE MILLER RD 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"/>	/	—	

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	9:41	9:43	BAILE

**CASE DETAILS**

<b>TESTIMONY:</b> (See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The home was built for \$425,000 within the last few years.
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included five 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)	\$ 256,945	\$ →	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 732,950	\$ →	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 989,895	\$ 989,895	

**NOTES:**

*No Comps or Quantitative Info*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/22/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	418	Parcel Number:	173156-020
Owner Name:	CHANG PIERCE & CHIA YA NAN TRUSTEES				
Situs Address:	23002 NE COUNTRY VIEW CIRCLE CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	1	NBHD	20
Mailing Address:	23002 NE COUNTRY VIEW CIRCLE 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"/>	<i>John Chia Pierce Chan</i>		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	9:44	10:06	CHANG

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$728,008 in December 2020. The appellant submitted three comparable sales [#173156-018 sold for \$681,533 in May 2020; #171119-000 sold for \$845,206 in November 2020; and #137104-000 sold for \$782,494 in January 2020]. The appellant submitted six comparable sales [#171038-000 sold for \$802,005 in October 2021; #171271-000 sold for \$855,400 in March 2021; #174073-000 sold for \$702,126 in May 2021; #173156-018 sold for \$681,533 in May 2020; #171119-000 sold for \$845,206 in November 2020; and #137104-000 sold for \$782,494 in January 2020].	
<b>ASSESSOR EVIDENCE:</b> 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)	\$ 288,000	\$ 288,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 660,796	\$ 602,000	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 948,796	\$ 890,000	

**NOTES:**

*Appellant comps - upgraded*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/22/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	419	Parcel Number:	204468-000
Owner Name:	COUTRAKON BROOKE FACKLER-LOWERY & COUTRAKON PHILIP H TRUSTEES				
Situs Address:	15702 NE 189TH AVE BRUSH PRAIRIE, WA 98606				
Property Type:	2-story residence	Acres:	5.43	NBHD	9
Mailing Address:	15702 NE 189TH AVE BRUSH PRAIRIE, WA 98606				

**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"/>	Philip Courtakon		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	10:14	10:18	COUTRAKON

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The property was purchased for \$1,000,000 in October 2020. The appellant's evidence included an appraisal performed by Mary Fisher of Rose Real Estate Group, Inc. indicating a value of \$1,000,000 as of August 2020.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 364,396	\$ 364,396	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,131,966	\$ 885,604	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,496,362	\$ 1,250,000	

**NOTES:**

*Trended appraisal & purchase price - No improvements*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/22/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	420	Parcel Number:	188220-020
Owner Name:	DAMON JENNIFER				
Situs Address:	12110 NW 48TH CT VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.57	NBHD	184
Mailing Address:	12110 NW 48TH CT 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"/>	<i>Jennifer Damon</i>		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	10:21	10:34	DAMON

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included market trend data.
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)	\$ 282,250	\$ 282,250	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 592,159	\$ 234,616	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
<b>TOTAL</b>	<b>\$ 874,409</b>	<b>\$ 516,866</b>	

**NOTES:**

*Reduction for costs to cure*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weson</i>	3/22/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	423	Parcel Number:	229865-000
Owner Name:	ALLEN STEVEN D & MANGUM HOLLY R				
Situs Address:	32101 NE CC LONDON RD YACOLT, WA 98675				
Property Type:	2-story residence	Acres:	53	NBHD	2
Mailing Address:	555 N AMBOY AVE UNIT 572 YACOLT, WA 98675-0799				

**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>Holly Mangum</i>		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 22, 2023	10:47	11:00	ALLEN

**CASE DETAILS**

TESTIMONY:	<i>(See attached note sheet)</i>
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#247644-000 sold for \$955,000 in October 2021; #276443-000 sold for \$1,020,000 in January 2021; and #264354-000 sold for \$910,000 in April 2021]. The appellant's evidence included a bid by M&T Construction to improve the lot for drainage and fire safety for \$38,320 as of December 2021.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 505,783	\$	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,123,219	\$	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 1,629,002	\$ <i>1,150,000</i>	

**NOTES:**

*Same conditions as prior year + appellant comp.*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/22/23

Owner	Property ID	Case	ATD?	ADDRESS (Mail)	NOTES
BAILE JOSEPH W & DESOYZA SAYOMI	140901000	415	None	41109 NE MILLER RD	None
CAMPBELL DAVID W & CAMPBELL ANNA DUBROVSKAYA	204008042	417	David Campbell	15909 NE 205TH AVE	The appellant provided three comparable sales and stated that comparable #1 is comparable with the buildings of the subject. Comparable #2 is an exact copy of the main house and sold recently. The outbuildings are a shop with an office studio and a sauna building that includes a bathroom.
CHANG PIERCE & CHIA YA NAN TRUSTEES	173156020	418	Ya Nan Chia Pierce Chang	23002 NE COUNTRY VIEW CIRCLE	The appellants stated that the home was listed in the Assessor's information as a six-bedroom, but it is only a four-bedroom with storage rooms, as they do not have closets and one is a basement room. The inspection to confirm the bedroom count was performed by a Clark County employee. <i>(UPDATED DECISION SHEET WITH COMPS)</i>
COUTRAKON BROOKE FACKLER-LOWERY & COUTRAKON PHILIP H TRUSTEES	204468000	419	Philip Coutrakon	15702 NE 189TH AVE	The appellant stated that the purchase of the home was not a distressed sale and no improvements have been made since the purchase. There is a 1,200 square foot attic, which is just open space, and a large amount of the home's footage is in basement space.
DAMON JENNIFER	188220020	420	Jennifer Damon	12110 NW 48TH CT	The appellant stated that the home has required multiple lawsuits to repair issues in the home. Both suits have been settled, though it was insufficient for the correction needs and has not been applied to the home. The cost to perform home repairs has risen over 19% according to national real estate data. The property does not have a certificate of occupancy in the county records.
ALLEN STEVEN D & MANGUM HOLLY R	229865000	423	Holly Mangum	555 N AMBOY AVE UNIT 572	The appellant referred to the submitted materials. The property is zoned Forest-40 (FR-40) and is primarily alder trees. The house is experiencing significant wear, as it was built with inferior materials. The condition would be considered average. The comparables provided also have FR-40 designations and some include views and some water frontage. Access to the property is difficult and the road requires repair.