

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	438	Parcel Number:	122157-010
Owner Name:	ANDERSON JOHN H JR & ANDERSON ELIZABETH E				
Situs Address:	3909 SE 158TH CT VANCOUVER, WA 98683				
Property Type:	2-story residence	Acres:	1.16	NBHD	22
Mailing Address:	3909 SE 158TH CT VANCOUVER, WA 98683				

**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 23, 2023			ANDERSON

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a bid by TerraFirma to perform extensive concrete work for \$60,780 as of June 2021.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 467,604	\$ →	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 487,952	\$ →	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 955,556	\$ 955,556	

**NOTES:**

*Unclear if House is part of contract*

**AUTHORIZATION**

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

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	427	Parcel Number:	82989-087
Owner Name:	MUKOBI ASABA C & MUKOBI KIMBERLY L				
Situs Address:	930 NW VIEW RIDGE CT CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.34	NBHD	50
Mailing Address:	930 NW VIEW RIDGE CT 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"/>	Kimberly Mukobi		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 23, 2023	9:39	9:55	MUKOBI

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted six comparable sales [#90264-860 sold for \$440,000 in January 2022; #88460-000 sold for \$385,000 in December 2021; #92233-164 sold for \$425,000 in October 2021; #177235-130 sold for \$439,000 in February 2021; #92232-146 sold for \$439,000 in January 2021; and #126042-018 sold for \$468,000 in April 2021]. The appellant's evidence included a bid by D&D Concrete Inc. to replace the driveway for \$19,616 as of April 2021 and several bids by Merritt to perform renovations for a total of \$83,154.	
<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)	\$ 254,245	\$ 254,245	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 431,968	\$ 431,968	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	<b>\$ 686,213</b>	<b>\$ 686,213</b>	

**NOTES:**

*Assessor Comparable Sales*

**AUTHORIZATION**

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

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	437	Parcel Number:	179440-000
Owner Name:	WILSON GARY W				
Situs Address:	806 NW 209TH ST RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	8.19	NBHD	15
Mailing Address:	806 NW 209TH ST RIDGEFIELD, WA 98642				

**ATTENDANCE**

<b>Held by:</b>	<input checked="" type="checkbox"/> Video Conference	<input checked="" type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
<b>Board:</b>	<b>Taxpayer:</b>	<b>Assessor:</b>	<b>Third Parties (if any):</b>
<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"/>	Gary Wilson	→	

**HEARING SESSION**

<b>Hearing Held On:</b>	<b>Start Time:</b>	<b>End Time:</b>	<b>Recording Name:</b>
March 23, 2023	10:01	10:15	WILSON

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#263266-000 sold for \$550,000 in September 2021; #222975-000 sold for \$550,000 in June 2022; and #222154-000 sold for \$535,000 in August 2021]. The appellant's evidence included estimates by Kukun for extensive repair work totalling \$454,140.

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

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 481,320	\$ 481,320	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 462,882	\$ 244,680	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 944,202	\$ 726,000	

**NOTES:**

*Trended analysis from prior year*

**AUTHORIZATION**

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

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	431	Parcel Number:	91045-542
Owner Name:	ROWE BRANDON & ROWE RENEE				
Situs Address:	2834 SE 2ND AVE CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.25	NBHD	127
Mailing Address:	2834 SE 2ND 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"/>	Bradou Rowe		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 23, 2023	10:24	10:28	ROWE

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included an appraisal performed by Marco Mogrovejo of Appraisals 4U indicating a value of \$515,000 as of July 2021.

**ASSESSOR EVIDENCE:** 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)	\$ 181,449	\$ ↘	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 374,498	\$ →	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 555,947	\$ 555,947	

**NOTES:**

Appraisal trended to year end

**AUTHORIZATION**

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

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	432	Parcel Number:	204095-000
Owner Name:	SALUTE DRAGONS COMMODITIES LIVING TRUST				
Situs Address:	17729 NE BAKER CREEK RD BRUSH PRAIRIE, WA 98606				
Property Type:	1.5-story residence	Acres:	2.97	NBHD	9
Mailing Address:	17729 NE BAKER CREEK RD BRUSH PRAIRIE, WA 98606-9556				

**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>Julie Clelland</i>		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 23, 2023	10:30	16:45	SALUTE

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included an appraisal performed by Christopher Young of Appraisals Plus Inc indicating a value of \$615,000 as of July 2020. The appellant submitted three comparable sales [#202544-000 sold for \$646,199 in February 2021; #207897-000 sold for \$626,590 in April 2021; and #206918-002 sold for \$549,900 in January 2021].

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

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 296,237	\$ 296,237	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 578,546	\$ 483,763	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	<b>\$ 874,783</b>	<b>\$ 780,000</b>	
<b>NOTES:</b> <i>Appraisal/last year trended</i>			

**AUTHORIZATION**

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

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	436	Parcel Number:	63472-886
Owner Name:	MCLEAN ALAN S & MCLEAN DAINA S				
Situs Address:	1982 E HEITMAN CIR LA CENTER, WA 98629				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	143
Mailing Address:	PO BOX 503 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"/>	Alan McLean		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 23, 2023	11:35	11:44	MCLEAN

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#63472-842 sold for \$700,000 in November 2021; #258992-028 sold for \$748,000 in April 2022; and #258992-008 sold for \$680,000 in January 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 139,675	\$ 139,675	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 709,742	\$ 630,725	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 849,417	\$ 770,000	

**NOTES:**

Appellant comps + trend

**AUTHORIZATION**

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

Owner	Property ID	Case	ATD?	ADDRESS (Mail)	NOTES
ANDERSON JOHN H JR & ANDERSON ELIZABETH E	122157010	438	None	3909 SE 158TH CT	None
MUKOBI ASABA C & MUKOBI KIMBERLY L	82989087	427	Kimberly Mukobi	930 NW VIEW RIDGE CT	The appellant referred to the submitted materials. The home is older than neighboring houses and has a dated interior downstairs. The upstairs was refinished, but this did not include the lower floor. The home feels cramped due to its design. The sales selected by the Assessor include larger properties. The state of the driveway is a detractor to market value and to repair it would be a significant cost.
ROWE BRANDON & ROWE RENEE	91045542	431	Brandon Rowe	2834 SE 2ND AVE	The appellant referred to the submitted materials.
SALUTE DRAGONS COMMODITIES LIVING TRUST	204095000	432	Jill Clelland	17729 NE BAKER CREEK RD	The appellant stated that the home had been on the market for two years at varying prices prior to purchase. There is a large amount of deferred maintenance on top of the dated features. The roof was repaired incorrectly, resulting in some evident damage.
MCLEAN ALAN S & MCLEAN DAINA S	63472886	436	Alan McLean	PO BOX 503	The appellant referred to the submitted comparables. The sales found are of a similar size and build quality to the subject property. Adjustments were made to account for factors such as quality and build year. Comparable #2 is the most similar to the subject home and sold after the assessment date. The average of the comparables after adjustment was used to arrive at the estimate of value for the subject property.
WILSON GARY W	179440000	437	Gary Wilson	806 NW 209TH ST	The appellant stated that the subject property was built with inferior materials. A previous owner lost the home in a foreclosure and damaged the home before leaving. An appraisal performed in 2017 identified the poor condition of the home, which is severe enough that there may be difficulty financing the home. The costs to repair issues are a strong representation of the reduction needed.