

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	440	Parcel Number:	229012-015
Owner Name:	DEROCHE BRIAN R & DEROCHE LESLIE				
Situs Address:	15105 NE 223RD CIRCLE BATTLE GROUND, WA 98604				
Property Type:	ranch-style residence	Acres:	1.3	NBHD	53
Mailing Address:	15105 NE 223RD CIRCLE BATTLE GROUND, WA 98604				

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>Brian & Leslie DeRoche</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	9:04	9:12	DEROCHE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$760,000 in April 2022. The appellant's evidence included an appraisal performed by Jeff Matteo of Skyward Appraisal, Inc. indicating a value of \$760,000 as of September 2022. The appellant submitted four comparable sales [#229012-010 sold for \$675,000 in August 2022; #191946-000 sold for \$699,000 in October 2021; #228951-022 sold for \$740,000 in July 2022; and #267057-000 sold for \$835,000 in June 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 278,277	\$ 278,277	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 867,712	\$ 481,723	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,145,989	\$ 760,000	

NOTES:

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	445	Parcel Number:	170182-000
Owner Name:	BIFFLE GREGORY J				
Situs Address:	6419 NE 243RD AVE VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	3.34	NBHD	20
Mailing Address:	319 DOOLIE RD MOORESVILLE, NC 28117				

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>George Biffle</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	9:14	9:33	BIFFLE

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 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)	\$ 351,477	\$ 351,477	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 442,343	\$ 375,683	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 793,820	\$ 727,160	

NOTES: *Revised assessor - The assessor has mischaracterize in accordance with testimony of appellant*

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	446	Parcel Number:	63472-158
Owner Name:	MILEM CONNOR A & MILEM MCKENZIE L				
Situs Address:	1516 WEST B AVE UNIT 48 LA CENTER, WA 98629				
Property Type:	ranch-style mobile home	Acres:	0.11	NBHD	299
Mailing Address:	1516 WEST B AVE UNIT 48 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:
April 4, 2023	9:53	9:55	MILEM

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$205,500 in December 2020. The appellant's evidence referenced an appraisal performed by Trusted Valuation Solutions, Inc. indicating a value of \$215,000 as of September 2020. The appellant submitted two comparable sales [#63472-124 sold for \$345,000 in January 2022; and #63472-112 sold for \$345,000 in June 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 115,500	\$ 115,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 281,733	\$ 281,733	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 397,233	\$ 397,233	

NOTES:

Comparable Sales do not prove a lower value

AUTHORIZATION

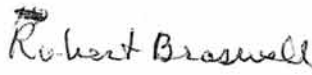
Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	450	Parcel Number:	125638-000
Owner Name:	BRASWELL ROBERT E				
Situs Address:	5202 SW 6TH AVE CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	1.03	NBHD	22
Mailing Address:	5202 SW 6TH 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"/>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	10:04	10:11	BRASWELL

CASE DETAILS

TESTIMONY: (See attached note sheet)

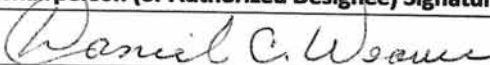
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Samantha Setterbo of Aloft Appraisal indicating a value of \$760,000 as of December 2021.

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 624,432	\$ 624,432	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 320,439	\$ 135,568	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 944,871	\$ 760,000	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	448	Parcel Number:	173421-000
Owner Name:	BEACH STEPHANIE P & ROGERS PATRICK E				
Situs Address:	24001 NE 28TH ST CAMAS, WA 98607				
Property Type:	Land with outbuildings	Acres:	8.09	NBHD	20
Mailing Address:	24001 NE 28TH ST 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>Stephanie Beach</i> <i>Patrick Rogers</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	10:13	10:20	BEACH

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information specific to the subject was provided by the appellant for Board review.

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 382,785	\$ 382,785	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 40,040	\$ 40,040	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 422,825	\$ 422,825	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	449	Parcel Number:	114729-088
Owner Name:	GUIRADO ADRIAN				
Situs Address:	815 SE 119 AVE VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	116
Mailing Address:	815 SE 119 AVE 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 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:
April 4, 2023	10:37	10:38	GUIRADO

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.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 196,840	\$ 196,840	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 208,120	\$ 208,120	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 404,960	\$ 404,960	

NOTES:

No info

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	451	Parcel Number:	140655-000
Owner Name:	ROSE GLENN & ROSE JACQUELINE S TRUSTEES				
Situs Address:	(NO SITUS ADDRESS) LOCATION:, #15 SEC 23 T2N R4EWM 5A				
Property Type:	BARE LAND PARCEL	Acres:	5	NBHD	19
Mailing Address:	2706 NE 375TH AVE 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"/>	Glenn Rose Aaron Rose		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	10:54	11:00	ROSE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#140887-000 sold for \$195,000 in April 2021; #141815-000 sold for \$85,000 in April 2021; and #141557-000 sold for \$110,000 in November 2021].
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 217,153	\$ 195,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 217,153	\$ 195,000	

NOTES:

Comparables

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	452	Parcel Number:	140648-000
Owner Name:	ROSE GLENN & ROSE JACQUELINE S TRUSTEES				
Situs Address:	2706 NE 375TH AVE WASHOUGAL, WA 98671				
Property Type:	2-story residence	Acres:	5	NBHD	19
Mailing Address:	2706 NE 375TH AVE 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>Glenn Rose</i> <i>Aron Rose</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	11:02	11:08	ROSE

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#143477-000 sold for \$875,000 in April 2021; #141785-000 sold for \$800,000 in December 2021; and #142640-000 sold for \$815,000 in November 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 251,407	\$ 251,407	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 696,188	\$ 598,593	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 947,595	\$ 850,000	

NOTES:

Appellant Comparable Sales

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wean</i>	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	442	Parcel Number:	986030-547
Owner Name:	QUE LIKE & YANG PEILING				
Situs Address:	1912 N 15TH CT WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	0.19	NBHD	160
Mailing Address:	13596 SE Snowfire Drive Happy Valley, OR 97086				

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"/>	Steve Anderson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	11:33	11:39	QUE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$780,000 in September 2020. The appellant submitted six comparable sales [#131187-042 sold for \$917,000 in June 2022; #130561-040 sold for \$795,000 in December 2022; #131186-030 sold for \$799,900 in December 2021; #130556-168 sold for \$860,000 in August 2022; #986048-866 sold for \$900,000 in December 2022; and #131187-048 sold for \$975,000 in October 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 249,112	\$ 249,112	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 879,356	\$ 752,888	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,128,468	\$ 1,002,000	

NOTES:

Appellant Comps w/o 22 adj. + Trend less A'DU?

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/4/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	513	Parcel Number:	98138-030
Owner Name:	VANCAMP CANDACE L & VANCAMP JOHN A				
Situs Address:	8905 NW LAKECREST AVE VANCOUVER, WA 98665				
Property Type:	ranch-style residence	Acres:	0.38	NBHD	178
Mailing Address:	13596 SE Snowfire Drive Happy Valley, OR 97086				

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"/>	Steve Anderson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 4, 2023	11:46	11:44	VANCAMP

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#98143-128 sold for \$720,000 in June 2022; #98159-000 sold for \$648,000 in January 2021; #98139-064 sold for \$630,000 in September 2022; #98135-002 sold for \$600,000 in July 2022; and #146296-000 sold for \$592,000 in April 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 301,000	\$ 301,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 573,564	\$ 573,564	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 874,564	\$ 874,564	

NOTES:

Assessor Value is less than 21% - hence appellant 22 sales

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/4/23

Owner	PID	Case	ATD	Mail	NOTES
DEROCHE BRIAN R & DEROCHE LESLIE	229012-015	440	Brian DeRoche Leslie DeRoche	15105 NE 223RD CIRCLE	The appellants confirmed the details of the purchase. Of the comparable sales, all are on acreage and are similar homes, with one of the comparable sales being a direct neighbor to the subject. The estimate of value for the subject is towards the middle of the comparable-represented values. The subject required several repairs for issues found after purchase.
BIFFLE GREGORY J	170182-000	445	Gregory Biffle	319 DOOLIE RD	The appellant stated that the subject property is receiving offers from people looking to purchase it. The structure does not have the value that the Assessor believes it does. There is no insulation, and the building has deteriorated significantly.
MILEM CONNOR A & MILEM MCKENZIE L	63472-158	446	None	1516 WEST B AVE UNIT 48	None
BRASWELL ROBERT E	125638-000	450	Robert Braswell	5202 SW 6TH AVE	The appellant confirmed the details of the appraisal, which was received for a refinance.
BEACH STEPHANIE P & ROGERS PATRICK E	173421-000	448	Stephanie Beach Patrick Rogers	24001 NE 28TH ST	The appellants stated that the land value is high, as detailed by market data from several sources. With rule changes expanding the setback of riparian zones, up to four acres has become unusable. There is water and power to the property, but there is no septic or sewer.
GUIRADO ADRIAN	114729-088	449	None	815 SE 119 AVE	None
ROSE GLENN & ROSE JACQUELINE S TRUSTEES	140655-000	451	Aaron Rose Glenn Rose	2706 NE 375TH AVE	The appellants stated that the properties selling in the area, and those failing to sell, indicate a lower value for the subject property. The property is up in the hills of Washougal and has a large portion that is steep and unusable.
ROSE GLENN & ROSE JACQUELINE S TRUSTEES	140648-000	452	Aaron Rose Glenn Rose	2706 NE 375TH AVE	The appellants stated that the property is a primary residence with property that is steep and unusable. Nothing in the subject neighborhood has sold anywhere near the assessed value. The comparable sales submitted are similar to the subject in acreage, type of land, usability, and similar desirability to the market. The property right below the subject just sold and also supports the estimated value. The price had to be reduced several times to even attract customers. It is a less desirable area as it is too rural, a lot of property to manage, and has a difficult road to access. There are still limited utilities to the area, due to the location.
QUE LIKE & YANG PEILING	986030-547	442	Steve Anderson	13596 SE Snowfire Drive	The representative stated that the subject does not have a secondary dwelling in the basement, which the Assessor seems to consider the property to have. The sales found bracket the estimate of value for the subject.
VANCAMP CANDACE L & VANCAMP JOHN A	98138-030	513	Steve Anderson	13596 SE Snowfire Drive	The representative stated that the subject is a larger home, but it is dated, having been built in 1969. The sales found bracket the estimate of value for the subject.