

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	453	Parcel Number:	22818-000
Owner Name:	MULLER TONI				
Situs Address:	3314 S ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.21	NBHD	104
Mailing Address:	3314 S ST VANCOUVER, WA 98663				

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"/>	Toni Muller		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	9:12	9:22	MULLER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence referenced an appraisal performed by Kevin Johnson indicating a value of \$365,000 as of July 2020.	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, the property real estate listing, and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 174,000	\$ 174,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 334,420	\$ 334,420	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 508,420	\$ 508,420	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wason	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	324	Parcel Number:	140664-000
Owner Name:	HOGAN JOSHUA & HOGAN THOMAS				
Situs Address:	2406 NE 375TH AVE WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	5	NBHD	19
Mailing Address:	2406 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"/>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	9:24	9:32	HOGAN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#140651-000 sold for \$825,000 in June 2022; #141318-000 sold for \$824,900 in April 2022; #141318-000 sold for \$850,000 in December 2021; #143477-000 sold for \$875,000 in April 2021; and #141328-000 sold for \$685,000 in September 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included four sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$984,690.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 250,949	\$ 250,949	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 772,360	\$ 624,051	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,023,309	\$ 875,000	

NOTES:

Appellant + Comp + Assessor Comp. 141983000 (#2)
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AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	465	Parcel Number:	140690-000
Owner Name:	HORTON MICHEL S & HORTON MICHELE TRUSTEES				
Situs Address:	2015 NE 387TH AVE WASHOUGAL, WA 98671				
Property Type:	2-story residence	Acres:	5.03	NBHD	19
Mailing Address:	2015 NE 387TH 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>Michelle Horton</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	9:38	9:49	HORTON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#141773-000 sold for \$633,000 in March 2021; #141065-000 sold for \$875,500 in August 2021; and #140674-000 sold for \$950,000 in September 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)	\$ 326,966	\$ 326,965	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 677,209	\$ 623,035	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,004,175	\$ 950,000	
NOTES: <i>Appellant comps & Assessor Comps 2,445</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	457	Parcel Number:	108147-050
Owner Name:	BOSAZ GREGORY A & BOSAZ DAISY M				
Situs Address:	4605 NE 55TH CIR VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.29	NBHD	272
Mailing Address:	6807 GULF DR VANCOUVER, WA 98664-1507				

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 5, 2023	9:54	9:56	BOSAZ

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence referenced an appraisal performed by US Appraisals indicating a value of \$370,000 as of January 2021.	
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)	\$ 194,225	\$ 194,225	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 243,389	\$ 243,389	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 437,614	\$ 437,614	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	458	Parcel Number:	37911-417
Owner Name:	BOSAZ GREGORY & BOSAZ DAISY				
Situs Address:	6807 GULF DR VANCOUVER, WA 98664-1507				
Property Type:	1.5-story residence	Acres:	0.31	NBHD	110
Mailing Address:	6807 GULF DR VANCOUVER, WA 98664-1507				

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 5, 2023	9:57	9:58	BOSAZ

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence referenced an appraisal performed by US Appraisals indicating a value of \$500,000 as of January 2021.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 196,248	\$ 196,245	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 487,800	\$ 487,800	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 684,048	\$ 684,048	

NOTES:

Appraisal not included

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	455	Parcel Number:	142885-000
Owner Name:	LOWN ROBIN F & LOWN JODY A				
Situs Address:	(NO SITUS ADDRESS) LOCATION:, #73 SEC 32 T2N R4EWM 4.00A				
Property Type:	BARE LAND PARCEL	Acres:	4	NBHD	24
Mailing Address:	33103 SE 15TH 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"/>	Robin & Jody Lown		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	9:59	10:44	LOWN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included materials detailing the circumstances of the property.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 244,688	\$ 244,688	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 27,690	\$ 27,690	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 272,378	\$ 272,378	
NOTES: Old Info			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wren	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	454	Parcel Number:	142886-000
Owner Name:	LOWN ROBIN F & LOWN JODY A				
Situs Address:	33103 SE 15TH ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	1	NBHD	24
Mailing Address:	33103 SE 15TH 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>Robin Jody Lown</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	9:59	10:44	LOWN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included materials detailing the circumstances of the property.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 95,250	\$ 95,250	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 377,324	\$ 377,324	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 472,574	\$ 472,574	
NOTES: <i>Old info</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	459	Parcel Number:	117901-042
Owner Name:	PIERCE STEPHEN J				
Situs Address:	13818 NW 10TH CT UNIT D VANCOUVER, WA 98685				
Property Type:	2-story condominium residence	Acres:	0	NBHD	641
Mailing Address:	PO BOX 2491 VANCOUVER, WA 98668				

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 5, 2023	10:21	10:22	PIERCE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#117901-062 sold for \$255,000 in April 2021; #117899-968 sold for \$251,225 in April 2021; and #117899-874 sold for \$262,500 in May 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included five sales adjusted for time, a 2022 property information card, an aerial neighborhood photo, and a cover letter recommending the assessed value be reduced to \$299,625. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 0	\$ —	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 304,139	\$ 299,625	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 304,139	\$ 299,625	

NOTES:

Assessor Suggested

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	460	Parcel Number:	37912-741
Owner Name:	PIERCE STEPHEN J				
Situs Address:	6203 KANSAS ST VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.22	NBHD	109
Mailing Address:	PO BOX 2491 VANCOUVER, WA 98668				

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 5, 2023	10:24	10:26	PIERCE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#37911-989 sold for \$330,000 in April 2021; #37911-934 sold for \$250,000 in February 2022; and #37912-804 sold for \$306,000 in March 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 147,000	\$ 147,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 208,953	\$ 148,333	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 355,953	\$ 295,333	
NOTES: Appellant Comparable Sales			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	462	Parcel Number:	208193-000
Owner Name:	ROWE GERALDINE J				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #115 SEC 33 T3N R3EWM 1.76 A				
Property Type:	BARE LAND PARCEL	Acres:	1.76	NBHD	21
Mailing Address:	11620 NE MEAD RD VANCOUVER, WA 98682				

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"/>	Geraldine Rowe		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	11:31	11:45	ROWE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#136890-000 sold for \$200,000 in November 2021; #169492-000 sold for \$200,000 in August 2022; #236375-000 sold for \$225,000 in June 2021; and #232886-000 sold for \$210,000 in July 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 190,603	\$ 167,512	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 190,603	\$ 167,512	
NOTES: Appellant Comp			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/5/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	463	Parcel Number:	208194-000
Owner Name:	ROWE GERALDINE J				
Situs Address:	(NO SITUS ADDRESS) LOCATION:, #116 SEC 33 T3N R3EWM 5.00 A M/L				
Property Type:	BARE LAND PARCEL	Acres:	5	NBHD	21
Mailing Address:	11620 NE MEAD RD VANCOUVER, WA 98682				

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"/>	Geraldine Rowe		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 5, 2023	11:31	11:45	ROWE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#136890-000 sold for \$200,000 in November 2021; #169492-000 sold for \$200,000 in August 2022; #236375-000 sold for \$225,000 in June 2021; and #232886-000 sold for \$210,000 in July 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 289,788	\$ 254,700	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 289,788	\$ 254,700	

NOTES:

Appellant Cons

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/5/23

Owner	PID	Case	Atd	Mail	NOTES
MULLER TONI	22818- 000	453	Toni Muller	3314 S ST	The appellant stated that the homes in the surrounding area do not support the assessed value. Most properties around sold in the \$400,000 range, but none sold in the \$500,000 range.
HOGAN JOSHUA & HOGAN THOMAS	140664- 000	324	Joshua Hogan	2406 NE 375TH AVE	The appellant stated that the Assessor is using Camas homes to assess the subject. The comparable sales submitted by the appellant are Washougal addresses in the same neighborhood. They are similar homes to the subject.
HORTON MICHELE TRUSTEE	140690- 000	465	Michele Horton	2015 NE 387TH AVE	The appellant stated that the home is in the far east end of the county, near the Skamania County border. It is far away from services. The comparable sales found are excellent representations of the subject's value. They are nearby with similar details to the subject and in some cases superior features. The Assessor's comparable sales include two of the same ones submitted in the appellant's evidence. The other sales submitted by the Assessor are not representative of the subject. The barn is older and is not living space.
LOWN ROBIN F & LOWN JODY A	142886- 000	454	Robin Lown Jody Lown	33103 SE 15TH ST	The appellants referred to the submitted inspection report. The home was sold as-is and has not been updated since purchase. It is one of the oldest properties in the neighborhood and is not comparable to the surrounding homes. The area requires five acres in order to build, so the properties would need to be joined in order to build anything. Most of the appliances are from the home's construction in 1970. If the home were sold it is unlikely a bank would finance it.
LOWN ROBIN F & LOWN JODY A	142885- 000	455	Robin Lown Jody Lown	33103 SE 15TH ST	
BOSAZ GREGORY A & BOSAZ DAISY M	108147- 050	457	None	6807 GULF DR	None
BOSAZ GREGORY & BOSAZ DAISY	37911- 417	458	None	6807 GULF DR	None
PIERCE STEPHEN J	117901- 042	459	None	PO BOX 2491	None
PIERCE STEPHEN J	37912- 741	460	None	PO BOX 2491	None
ROWE GERALDINE J	208193- 000	462	Geraldine Rowe	11620 NE MEAD RD	The appellant referred to the submitted comparable sales. The subject property is difficult to access and requires some travel on a private road.
ROWE GERALDINE J	208194- 000	463	Geraldine Rowe	11620 NE MEAD RD	The appellant referred to the submitted comparable sales. Comparable sale #2 is larger than the subject and sold for \$200,000 in 2022. The other four comparable sales are all properties of similar acreage to the subject and are nearby in location. The subject has access to utilities, but it does not currently have a well or septic system.