

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	466	Parcel Number:	186242-000
Owner Name:	LABONNE SCOTT & LABONNE BECKY				
Situs Address:	13205 NE BETTS RD VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.5	NBHD	40
Mailing Address:	13205 NE BETTS RD VANCOUVER, WA 98686				

## 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 6, 2023	9:09	9:16	LABONNE

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> No detailed quantitative information was provided by the appellant for Board review.	
<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)	\$ 215,000	\$ 215,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 392,200	\$ 392,200	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 607,200	\$ 607,200	

## NOTES:

No Detailed Info

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	331	Parcel Number:	48170-060
Owner Name:	TOMAYER EDWARD J & TOMAYER GEORGINE				
Situs Address:	700 WASHINGTON ST APT 1023 VANCOUVER, WA 98660				
Property Type:	ranch-style condominium residence	Acres:	0	NBHD	718
Mailing Address:	700 WASHINGTON ST APT 1023 VANCOUVER, WA 98660				

## 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"/>	Ed Tomayer		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 6, 2023	9:11	9:44	TOMAYER

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted one comparable sale [#48170-068 sold for \$845,000 in November 2021]. The appellant's evidence included materials detailing the circumstances of the property and associated market.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included two 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)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 553,419	\$ 553,419	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 553,419	\$ 553,419	

## NOTES:

Assessor cost model seems to be in error.

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	500	Parcel Number:	986028-960
Owner Name:	MCLEAN BRADFORD J & MCLEAN MARY MCCAY				
Situs Address:	501 N HELENS VIEW DR RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	0.13	NBHD	174
Mailing Address:	501 N HELENS VIEW DR RIDGEFIELD, WA 98642				

## 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"/>	Mary McLean		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 6, 2023	9:56	10:05	MCLEAN

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included 13 comparable sales with comparable #2 being the best representation of the subject's value. Comparable #2 is 613 N Allen Creed Dr., which sold for \$415,000 in March 2022.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 154,730	\$ 154,730	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 347,244	\$ 302,270	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 501,974	\$ 457,000	

## NOTES:

Appellant's comps indicate \$275/sq. ft.
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## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	511	Parcel Number:	220028-000
Owner Name:	BYNON DANIEL & BYNON PATRICIA TRUSTEES				
Situs Address:	1211 S OAK RD RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	0.94	NBHD	45
Mailing Address:	1211 S OAK RD RIDGEFIELD, WA 98642				

## 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"/>	Dan & Pat Bynon		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 6, 2023	10:18	10:30	BYNON

## CASE DETAILS

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

**APPELLANT EVIDENCE:** The appellant submitted six comparable sales [#67447-000 sold for \$739,900 in December 2020; #67433-000 sold for \$646,000 in March 2022; #67498-000 sold for \$635,000 in December 2021; #67448-000 sold for \$765,000 in November 2021; #220032-012 sold for \$716,000 in March 2022; and #220032-140 sold for \$650,000 in February 2022].

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 258,710	\$ 258,720	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 757,984	\$ 705,280	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,016,694	\$ 964,000	

## NOTES:

Trendel less discount for view

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	684	Parcel Number:	122152-000
Owner Name:	MALVEAU SUSAN E				
Situs Address:	16013 SE EVERGREEN HWY VANCOUVER, WA 98683				
Property Type:	2-story residence	Acres:	0.88	NBHD	22
Mailing Address:	16013 SE EVERGREEN HWY 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:
April 6, 2023	10:34	10:36	MALVEAU

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted eight comparable sales [#37917-397 sold for \$600,000 in June 2021; #113135-000 sold for \$602,000 in November 2021; #114122-000 sold for \$522,000 in October 2021; #125639-000 sold for \$700,000 in October 2021; #126730-000 sold for \$600,000 in August 2021; #166598-000 sold for \$689,000 in February 2021; #167050-000 sold for \$599,000 in April 2021; and #167422-001 sold for \$649,900 in January 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 615,493	\$ 615,493	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 199,714	\$ 199,714	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 815,207	\$ 815,207	

## NOTES:

Comps. not convincing
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## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	512	Parcel Number:	211914-000
Owner Name:	WALKER ANDRE & WALKER STEFANIE				
Situs Address:	3904 NE STOUGHTON RD LA CENTER, WA 98629				
Property Type:	1.5-story residence	Acres:	9.53	NBHD	42
Mailing Address:	3904 NE STOUGHTON RD 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 6, 2023	10:38	10:39	WALKER

## CASE DETAILS

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 330,941	\$ 330,941	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 812,552	\$ 812,552	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,143,493	\$ 1,143,493	
<b>NOTES:</b> The info			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	682	Parcel Number:	986030-277
Owner Name:	KELL JOHN K & KELL PAMELA K				
Situs Address:	1303 NW 5TH AVE CAMAS, WA 98607-2604				
Property Type:	ranch-style residence	Acres:	0.35	NBHD	128
Mailing Address:	1303 NW 5TH AVE CAMAS, WA 98607-2604				

## 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"/>	John & Pamela Kell		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 6, 2023	10:45	10:58	KELL

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted six comparable sales [#84455-050 sold for \$1,155,000 in February 2021; #986030-276 sold for \$920,000 in August 2021; #79605-000 sold for \$1,005,000 in April 2021; #92232-820 sold for \$1,089,000 in August 2021; #83115-000 sold for \$1,170,000 in October 2021; and #90264-942 sold for \$1,075,000 in April 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 261,440	\$ 261,440	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 945,308	\$ 827,560	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,206,748	\$ 1,089,000	
<b>NOTES:</b> Appellant Comp / description of Property & trend			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	680	Parcel Number:	115106-000
Owner Name:	SKN PROPERTIES				
Situs Address:	1505 SE 164TH AVE VANCOUVER, WA 98683				
Property Type:	Black Bear Diner restaurant	Acres:	0.72	NBHD	9750
Mailing Address:	7502 N COLONIAL AVE STE 101 FRESNO, CA 93711				

## 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"/>	Danny Banwait	Mary Howells	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 6, 2023	11:05	11:21	SKN

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> No detailed quantitative information was provided by the appellant for Board review.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included five 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)	\$ 862,510	\$ 862,510	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 929,590	\$ 929,590	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,792,100	\$ 1,792,100	
<b>NOTES:</b> Assessor analysis			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/6/23



Owner	PID	Case	Atd	Mail	NOTES
LABONNE SCOTT & LABONNE BECKY	186242- 000	466	None	13205 NE BETTS RD	None
TOMAYER EDWARD J & TOMAYER GEORGINE	48170- 060	331	Edward Tomayer	700 WASHINGTON ST APT 1023	The appellant stated that the subject is not being correctly assessed by the Assessor's computer model, as the subject unit is different from the other units around it, which are significantly nicer. The subject is the smallest unit on the floor and has drastically inferior construction materials to the other units. Based on a public records request, the subject's view increases the assessed value by roughly 40%. The subject has inferior views to units with significantly less assessment value from view.
MCLEAN BRADFORD J & MCLEAN MARY MCCAY	986028- 960	500	Mary McLean	501 N HELENS VIEW DR	The appellant referred to the submitted comparable sales. The comparable sales are nearby the home in location and were selected for their similarity in features and age, with some being newer. The average of the comparable sales indicates a value for the subject of \$436,200. Only one home was found that sold for over \$500,000.
BYNON DANIEL & BYNON PATRICIA TRUSTEES	220028- 000	511	Daniel Bynon Patricia Bynon	1211 S OAK RD	The appellants stated that the home was built in 2006. The current view was only partial and has been further reduced as the neighbor has planted large trees. Comparable sale #2 has similar square footage, with a more usable lot and unobstructed view. Roughly a third of the subject lot is unusable due to slope.
WALKER ANDRE & WALKER STEFANIE	211914- 000	512	None	3904 NE STOUGHTON RD	None
KELL JOHN K & KELL PAMELA K	986030- 277	682	John Kell Pamela Kell	1303 NW 5TH AVE	The appellants stated that the home next door was custom built with nice finishes and features. The subject was the last home built out of the homes in the development, with the subject being on a unique hill. The layout of the home was adjusted to fit the lot, resulting in an odd floorplan. The lower floor is difficult to access and is not comfortable living space. The heating on the lower floor is not adequate, making the upper floor the main living space. Another home in the development has a similar hill layout and sold in August 2022 for \$887,000. There is no view from the home.
MALVEAU SUSAN E	122152- 000	684	None	16013 SE EVERGREEN HWY	None
SKN PROPERTIES	115106- 000	680	Danny Banwait (Representative) Mary Howells (Appraiser)	7502 N COLONIAL AVE STE 101	<p>APPELLANT TESTIMONY The representative stated that the subject has been impacted by the pandemic.</p> <p>ASSESSOR TESTIMONY The appraiser stated that the 2021 assessment had been reduced by \$300,000 due to the pandemic. The 2022 assessment had been brought back after the reduction. The comparable sales submitted are all restaurants. Square foot sale prices ranged from \$237-\$405. Comparable sale #4 is the most similar to the subject in quality.</p>