

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	469	Parcel Number:	110288-020
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	614 NE 124TH AVE VANCOUVER, WA 98684				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	246
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Nick Kasling</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:13	9:18	HPA469

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#110288-016 sold for \$375,000 in October 2021; #110288-026 sold for \$375,000 in September 2021; and #110288-080 sold for \$203,200 in June 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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 191,400	\$ 191,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 204,100	\$ 204,100	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 395,500	\$ 395,500	

NOTES:

added time adjustment factor & Assessor Comps

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	470	Parcel Number:	37917-757
Owner Name:	HPA BORROWER 2016-2 LLC				
Situs Address:	704 SE 98TH AVE VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.15	NBHD	181
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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	<i>Nick Keeling</i>		
<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 18, 2023	9:20	9:23	HPA470

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#37917-759 sold for \$386,000 in April 2021; #111036-074 sold for \$405,000 in September 2021; #37917-633 sold for \$435,000 in March 2021; and #111037-020 sold for \$395,000 in May 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 185,650	\$ 185,650	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 227,969	\$ 227,969	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 413,619	\$ 413,619	

NOTES:

<i>Added time adjustment factor</i>

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	471	Parcel Number:	986046-391
Owner Name:	HPA II BORROWER 2020-1 ML LLC				
Situs Address:	1315 NE 13TH ST BATTLE GROUND, WA 98604				
Property Type:	2-story residence	Acres:	0.16	NBHD	187
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Nick Keshing</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:21	9:25	HPA471

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986046-406 sold for \$448,101 in July 2021; #986055-892 sold for \$436,125 in November 2020; and #986055-890 sold for \$489,960 in February 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included four sales adjusted for time 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)	\$ 128,095	\$ 128,095	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 441,547	\$ 441,547	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 569,642	\$ 569,642	

NOTES:

Added time adjustment factor and assessor comp

AUTHORIZATION

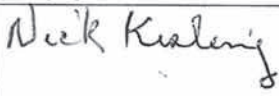
Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	472	Parcel Number:	148056-010
Owner Name:	HPA II BORROWER 2020-1 ML LLC				
Situs Address:	1719 NE 72ND CIR VANCOUVER, WA 98665				
Property Type:	2-story residence	Acres:	0.14	NBHD	140
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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 18, 2023	9:21	9:23	HPA472

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#148056-014 sold for \$477,400 in February 2021; #148056-030 sold for \$580,000 in July 2021; and #99535-110 sold for \$437,900 in January 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

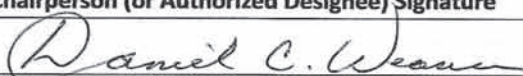
DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 159,800	\$ 159,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 407,260	\$ 407,260	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 567,060	\$ 567,060	

NOTES:

Added time adjustment factor

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	473	Parcel Number:	185668-006
Owner Name:	HPA II BORROWER 2021-1 LLC				
Situs Address:	2009 NE 157TH ST VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.12	NBHD	176
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Neek Keeling</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:24	9:25	HPA473

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$448,900 in November 2020. The appellant submitted three comparable sales [#185837-016 sold for \$485,000 in May 2021; #185668-136 sold for \$415,000 in October 2021; and #185667-010 sold for \$448,000 in April 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 207,100	\$ 207,100	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 342,735	\$ 342,735	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 549,835	\$ 549,835	
NOTES: <i>Added time adjustment factor</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	474	Parcel Number:	228584-094
Owner Name:	HPA BORROWER 20016-2 ML LLC				
Situs Address:	2304 NW 7TH ST BATTLE GROUND, WA				
Property Type:	2-story residence	Acres:	0.13	NBHD	185
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Nick Kesling</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:31	9:33	HPA474

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#228561-130 sold for \$430,000 in April 2021; #228584-212 sold for \$435,000 in January 2021; #228573-166 sold for \$429,000 in February 2021; #228573-438 sold for \$450,000 in February 2021; #228573-332 sold for \$445,000 in April 2021; and #228513-236 sold for \$469,438 in December 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 108,750	\$ 108,750	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 367,848	\$ 367,848	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 476,598	\$ 476,598	

NOTES:

Added time adjustment factor.

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	475	Parcel Number:	150338-000
Owner Name:	SFR ACQUISITIONS I LLC				
Situs Address:	2308 NE 515ST ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.27	NBHD	26
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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"/>	Nick Keeling		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:34	9:36	HPA475

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$440,000 in October 2021.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 171,069	\$ 171,069	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 288,839	\$ 276,851	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 459,908	\$ 447,920	

NOTES:

Appellant sale @ \$440,000 adjudicated
--

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	476	Parcel Number:	185667-044
Owner Name:	HPA BORROWER 20016-2 ML LLC				
Situs Address:	2311 NE 149TH ST VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.06	NBHD	134
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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"/>	Nick Kesling		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:31	9:33	HPA476

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#117897-770 sold for \$325,000 in March 2021; #117897-768 sold for \$386,500 in June 2021; and #117897-798 sold for \$394,000 in December 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)	\$ 168,000	\$ 168,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 251,994	\$ 232,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 419,994	\$ 400,000	
NOTES: Appellant Comps. + added time adjustment factor better than assessor comps.			

AUTHORIZATION

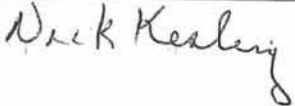
Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	477	Parcel Number:	228513-316
Owner Name:	HPA II BORROWER 2020-2 LLC				
Situs Address:	2502 NW 15TH ST BATTLE GROUND, WA 98604				
Property Type:	2-story residence	Acres:	0.13	NBHD	185
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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 18, 2023	9:40	9:41	HPA477

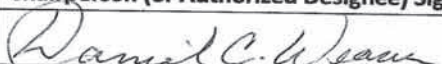
CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#228513-108 sold for \$460,000 in May 2021; #228513-236 sold for \$469,438 in December 2021; #228513-070 sold for \$470,000 in June 2021; and #228573-438 sold for \$450,000 in February 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 108,750	\$ 108,750	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 413,672	\$ 390,450	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 522,422	\$ 499,200	
NOTES: Appellant comps esp. # 228513236			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	478	Parcel Number:	21630-000
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	2808 P ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.1	NBHD	104
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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"/>	Nick Kealing		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:41	9:43	HPA478

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#102340-010 sold for \$470,000 in January 2022; #986034-295 sold for \$434,900 in August 2021; and #986037-999 sold for \$400,000 in April 2021].	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, and a cover letter recommending the assessed value be reduced to \$425,000.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 156,600	\$ 156,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 326,689	\$ 268,400	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 483,289	\$ 425,000	

NOTES:

County Suggested value accepted by Agent
--

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wsaw	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	479	Parcel Number:	213808-344
Owner Name:	HPA BORRWER 2018-1 MS LLC				
Situs Address:	3033 CEDAR RIDGE DR RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	0.11	NBHD	175
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Naik Keshing</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:43	9:44	HPA479

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#213808-316 sold for \$425,000 in March 2021; #213808-318 sold for \$410,000 in May 2021; #213808-280 sold for \$435,000 in July 2021; #213808-256 sold for \$476,000 in November 2021; #213808-250 sold for \$479,900 in October 2021; and #213808-238 sold for \$465,000 in January 2022].	
ASSESSOR EVIDENCE: The Assessor's evidence included four sales adjusted for time and a cover letter recommending the assessed value be reduced to \$501,263.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 122,351	\$ 122,351	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 391,134	\$ 378,912	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 513,485	\$ 501,263	

NOTES:

<i>Assessor suggested value accepted by agent</i>

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	480	Parcel Number:	149757-050
Owner Name:	HP WASHINGTON I LLC				
Situs Address:	4702 NE 39TH ST VANCOUVER, WA 98661				
Property Type:	2-story residence	Acres:	0.12	NBHD	271
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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"/>	Nick Kesling		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:46	9:48	HPA480

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$485,000 in August 2021. The appellant submitted three comparable sales [#149757-074 sold for \$485,000 in August 2021; #108538-034 sold for \$470,000 in January 2021; and #149746-006 sold for \$500,000 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 no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 163,296	\$ 163,296	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 367,215	\$ 345,654	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 530,511	\$ 518,950	
NOTES: Trend from LY = \$518,950 Trended Sale price #21008489 \$485,000 x 1.21 x 1/2 = \$518,950			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	481	Parcel Number:	149757-044
Owner Name:	HPA II BORROWER 2020-1 LLC				
Situs Address:	4720 NE 39TH ST VANCOUVER, WA 98661				
Property Type:	2-story residence	Acres:	0.12	NBHD	271
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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"/>	Neck Keating		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:48	9:49	HPA481

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#149757-050 sold for \$485,000 in August 2021; #108538-034 sold for \$470,000 in January 2021; #108538-038 sold for \$535,000 in July 2021; and #149746-006 sold for \$500,000 in September 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)	\$ 163,296	\$ 163,296	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 379,543	\$ 379,543	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 542,839	\$ 542,839	

NOTES:

Assessor comps + added time adj. factor on appellant comps

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	482	Parcel Number:	37916-825
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	4806 NW CHERRY ST VANCOUVER, WA 98663				
Property Type:	ranch-style residence	Acres:	0.42	NBHD	101
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Nick Keeling</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:50	9:54	HPA482

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#146659-012 sold for \$730,000 in August 2021; #146815-008 sold for \$750,000 in October 2021; and #146815-010 sold for \$790,000 in January 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 271,427	\$ 271,427	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 682,320	\$ 614,313	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 953,747	\$ 885,740	

NOTES:

Appellant Comp + added time adj. factor

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	483	Parcel Number:	119593-144
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	5808 NE 113TH ST VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acres:	0.29	NBHD	220
Mailing Address:	500 E BROWARD BLVD, SUITE 1130 FT. LAUDERDALE, FL 33394				

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>Nick Koshing</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 18, 2023	9:55	5:57	HPA483

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#119593-076 sold for \$435,000 in October 2021; #118257-354 sold for \$465,000 in January 2022; and #118257-316 sold for \$490,000 in July 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)	\$ 206,400	\$ 206,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 219,677	\$ 219,677	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 426,077	\$ 426,077	

NOTES:

<i>Assessor Comp</i>

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/18/23

Atd	Nick Kesling			
Mail	500 E BROWARD BLVD, SUITE 1130			
Owner	Location	PID	Case	NOTES
HPA BORROWER 2018-1 MS LLC	614 NE 124TH AVE	110288020	469	The representative referred to the submitted materials. The comparable sales selected are all within the subject neighborhood and are similar in age. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA BORROWER 2016-2 LLC	704 SE 98TH AVE	37917757	470	The representative referred to the submitted materials. The comparable sales selected are nearby the subject and are similar in year built. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA II BORROWER 2020-1 ML LLC	1315 NE 13TH ST	986046391	471	The representative referred to the submitted materials. The comparable sales selected are similar in size to the subject. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA II BORROWER 2020-1 ML LLC	1719 NE 72ND CIR	148056010	472	The representative referred to the submitted materials. The comparable sales selected are nearby the subject and are similar in age and size. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA II BORROWER 2021-1 LLC	2009 NE 157TH ST	185668006	473	The representative referred to the submitted materials. The comparable sales selected are nearby the subject and were built within 10 years of the subject. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA BORROWER 20016-2 ML LLC	2304 NW 7TH ST	228584094	474	The representative referred to the submitted materials. The comparable sales selected are within the same neighborhood as the subject and are similar in square footage, though slightly different in ages. Adjustments were made and then the results were averaged to arrive at the estimate of value.
SFR ACQUISITIONS I LLC	2308 NE 51ST ST	150338000	475	The representative referred to the submitted materials. The purchase of the subject is the best representation of value.
HPA BORROWER 20016-2 ML LLC	2311 NE 149TH ST	185667044	476	The representative referred to the submitted materials. The comparable sales selected are nearly the same age as the subject. A slight adjustment was needed to comparable sale #1 for size. All other factors needed minimal to no adjustment. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA II BORROWER 2020-2 LLC	2502 NW 15TH ST	228513316	477	The representative referred to the submitted materials. The comparable sales selected are nearly the same age as the subject with similar square footage. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA BORROWER 2018-1 MS LLC	2808 P ST	21630000	478	The representative stated that the Assessor's offer of a reduction to \$425,000 is acceptable.
HPA BORROWER 2018-1 MS LLC	3033 CEDAR RIDGE DR	213808344	479	The representative stated that the Assessor's offer of a reduction to \$501,263 is acceptable.
HP WASHINGTON I LLC	4702 NE 39TH ST	149757050	480	The representative referred to the submitted materials. The comparable sales selected are nearby the subject with comparable sales #2 and #3 being closest. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA II BORROWER 2020-1 LLC	4720 NE 39TH ST	149757044	481	The representative referred to the submitted materials. The comparable sales selected are strongly representative of the subject. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA BORROWER 2018-1 MS LLC	4806 NW CHERRY ST	37916825	482	The representative referred to the submitted materials. The comparable sales selected are within 1.85 miles of the subject and are generally similar. Adjustments were made and then the results were averaged to arrive at the estimate of value.
HPA BORROWER 2018-1 MS LLC	5808 NE 113TH ST	119593144	483	The representative referred to the submitted materials. The comparable sales selected are up to roughly a half mile away from the subject and slightly larger, but with generally similar features. Adjustments were made and then the results were averaged to arrive at the estimate of value.