

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	485	Parcel Number:	158712-000
Owner Name:	HPA BORROWER 2018-1 ML LLC				
Situs Address:	7406 NE 134TH AVE VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	0.26	NBHD	241
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 checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:11	9:16	HPA485

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted four comparable sales [#107662-002 sold for \$358,000 in May 2021; #158727-000 sold for \$369,900 in October 2021; #107663-064 sold for \$375,000 in September 2021; and #107669-288 sold for \$395,000 in September 2021].	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included five sales adjusted for time, 2022 property information cards, and a cover letter recommending no change to the assessed value.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 201,000	\$ 201,000	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 184,066	\$ 184,066	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input checked="" type="checkbox"/> Other
TOTAL	\$ 385,066	\$ 385,066	

## NOTES:

Assessor Comps

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/19/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	486	Parcel Number:	986039-204
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	8705 NE 39TH AVE VANCOUVER, WA 98665				
Property Type:	ranch-style residence	Acres:	0.16	NBHD	133
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott						

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:17	9:18	HPA486

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#986056-799 sold for \$615,000 in December 2021; #986055-819 sold for \$603,000 in April 2021; and #986043-409 sold for \$560,000 in July 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 190,000	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 635,644	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 825,644	\$	
<b>NOTES:</b> Withdrawn			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wason	4/19/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	487	Parcel Number:	144952-006
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	9611 NE 21ST PL VANCOUVER, WA 98665				
Property Type:	2-story residence	Acres:	0.14	NBHD	133
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:18	9:19	HPA487

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#144952-036 sold for \$440,000 in September 2021; #144961-024 sold for \$387,000 in September 2021; and #96626-776 sold for \$446,000 in March 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 190,000	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 307,284	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 497,284	\$	
<b>NOTES:</b> Withdrawn			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wsaw	4/19/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	489	Parcel Number:	189747-022
Owner Name:	HPA JV BORROWER 2019-1 ML LLC				
Situs Address:	10306 NE 33RD CT VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.16	NBHD	137
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:19	9:20	HPA489

## CASE DETAILS

TESTIMONY: (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#986037-876 sold for \$549,900 in May 2021; #189783-020 sold for \$560,000 in August 2021; and #189757-004 sold for \$545,000 in March 2021].

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 210,300	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 381,836	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 592,136	\$	

## NOTES:

Withdrawn

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/19/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	490	Parcel Number:	986034-741
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	11203 NE 149TH AVE VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.18	NBHD	234
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:20	9:21	HPA490

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#986034-774 sold for \$655,000 in April 2021; #986037-103 sold for \$660,000 in January 2021; and #986035-799 sold for \$650,000 in October 2021].	
<b>ASSESSOR EVIDENCE:</b> 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)	\$ 155,563	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 580,438	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 736,001	\$	
<b>NOTES:</b> Withdrawn			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/19/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	492	Parcel Number:	107669-486
Owner Name:	HPA JV BORROWER 2019-1 ATH LLC				
Situs Address:	13503 NE 80TH CIR VANCOUVER, WA 98660				
Property Type:	2-story residence	Acres:	0.2	NBHD	241
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:21	9:22	HPA492

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#105832-676 sold for \$431,000 in December 2021; #105832-664 sold for \$432,000 in September 2021; and #105832-666 sold for \$428,200 in June 2021].	
<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)	\$ 189,945	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 267,741	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 457,686	\$	
<b>NOTES:</b> Withdrawn			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. W. Sam	4/19/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	493	Parcel Number:	164172-006
Owner Name:	HPA JV BORROWER 2019-1 ML LLC				
Situs Address:	13810 NE 37TH CIR VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.19	NBHD	262
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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:23	9:24	HPA493

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted two comparable sales [#986036-471 sold for \$650,000 in August 2021; and #164288-146 sold for \$621,000 in November 2021].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 199,500	\$	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input checked="" type="checkbox"/> Other
IMPROVEMENTS	\$ 490,442	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 689,942	\$	
<b>NOTES:</b> Withdrawn			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/19/23

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

### CASE BEING HEARD

Assessment Year:	2022	Petition No:	496	Parcel Number:	176623-270
Owner Name:	HPA BORROWER 2018-1 MS LLC				
Situs Address:	19003 SE 16TH ST VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.14	NBHD	148
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 checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Natasha Elliott		

### HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 19, 2023	9:24	9:26	HPA496

### CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted three comparable sales [#176623-314 sold for \$410,000 in November 2021; #177227-122 sold for \$410,000 in February 2021; and #92001-224 sold for \$424,000 in May 2021].	
<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)	\$ 210,800	\$ 210,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 230,389	\$ 230,389	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 441,189	\$ 441,189	

### NOTES:

Emphasis on #176623314 / Assessor Comps. + add Time Adj
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### AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	4/19/23



<b>Atd</b>	Natasha Elliot			
<b>Mail</b>	500 E BROWARD BLVD, SUITE 1130			
<b>Owner</b>	<b>Location</b>	<b>PID</b>	<b>Case</b>	<b>NOTES</b>
SFR ACQUISITIONS I LLC	7205 NE 72ND PL	105522230	484	(STIPULATED – prior to hearings)
HPA BORROWER 2018-1 ML LLC	7406 NE 134TH AVE	158712000	485	The representative stated that the comparable sales are similar to the subject in square footage, with some differences in age that were adjusted for. The estimate was arrived at from the average of the adjusted comparable sales.
HPA BORROWER 2018-1 MS LLC	8705 NE 39TH AVE	986039204	486	The representative withdraws the appeal.
HPA BORROWER 2018-1 MS LLC	9611 NE 21ST PL	144952006	487	The representative withdraws the appeal.
HP WASHINGTON I LLC	10009 SE 11TH ST	110559084	488	(STIPULATED – prior to hearings)
HPA JV BORROWER 2019-1 ML LLC	10306 NE 33RD CT	189747022	489	The representative withdraws the appeal.
HPA BORROWER 2018-1 MS LLC	11203 NE 149TH AVE	986034741	490	The representative withdraws the appeal.
HPA JV BORROWER 2019-1 ML LLC	11518 NE 130TH AVE	986030234	491	(STIPULATED – prior to hearings)
HPA JV BORROWER 2019-1 ATH LLC	13503 NE 80TH CIR	107669486	492	The representative withdraws the appeal.
HPA JV BORROWER 2019-1 ML LLC	13810 NE 37TH CIR	164172006	493	The representative withdraws the appeal.
HPA BORROWER 2019-1 MS LLC	15219 NE 81ST WAY	153999010	494	(STIPULATED – prior to hearings)
HPA JV BORROWER 2019-1 ATH LLC	15805 NE 79TH ST	153937028	495	(STIPULATED – prior to hearings)
HPA BORROWER 2018-1 MS LLC	19003 SE 16TH ST	176623270	496	The representative referred to the submitted comparable sales. Comparable sale #1 is a model-match to the subject and sold in November of 2021. Some adjustments were made to the comparable sales, which were averaged to arrive at the estimate of value.
HPA JV BORROWER 2019-1 ML LLC	19804 SE 10TH ST	177496160	497	(STIPULATED – prior to hearings)