

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	699	Parcel Number:	229663-050
Owner Name:	GREEN ERIK				
Situs Address:	409 E HEATHER WAY YACOLT, WA 98675				
Property Type:	ranch-style residence	Acres:	0.33	NBHD	144
Mailing Address:	409 E HEATHER WAY YACOLT, WA 98675				

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>Erik Green</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	9:18	7:26	GREEN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$370,000 in February 2021. The appellant submitted three comparable sales [#67314-000 sold for \$360,000 in June 2021; #229663-054 sold for \$378,000 in September 2021; and #6722-000 sold for \$370,000 in August 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 92,400	\$ 92,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 286,771	\$ 286,771	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 379,171	\$ 379,171	

NOTES:

Purchase price trended exceeds assessed value

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	703	Parcel Number:	112427-326
Owner Name:	LIEN PAUL & LIEN OLGA				
Situs Address:	8509 SE 15TH CIR VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	122
Mailing Address:	8509 SE 15TH CIR VANCOUVER, WA 98664				

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:
May 2, 2023	9:34	9:35	LIEN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a bid by TerraFirma to address foundation needs for \$52,750 as of August 2022.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 185,600	\$ 185,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 351,061	\$ 298,311	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 536,661	\$ 483,911	

NOTES:

Reduce assessed value by cost to cure foundation

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	705	Parcel Number:	986058-030
Owner Name:	SCHOENHEIT DOMINIC & SCHOENEIT ANNA				
Situs Address:	13620 NE 110TH WAY VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.1	NBHD	406
Mailing Address:	13620 NE 110TH WAY 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"/>	-	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	9:38	9:39	SCHOENHEIT

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The property was purchased for \$442,000 in October 2021.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 164,500	\$ 164,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 298,405	\$ 298,405	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 462,905	\$ 462,905	

NOTES:

Trended purchase value

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel E. Wesam</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	702	Parcel Number:	143322-000
Owner Name:	MCGRAW MARILYN ANN TRUSTEE				
Situs Address:	36121 SE 13TH ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	5.02	NBHD	24
Mailing Address:	36121 SE 13TH 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"/>	Marilyn McGraw		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	9:40	9:50	POFFENBERGER

CASE DETAILS

TESTIMONY: (See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$1,400,000 in September 2022.
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 401,472	\$ 401,472	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,191,621	\$ 998,528	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,593,093	\$ 1,400,000	

NOTES:

Purchase price

AUTHORIZATION

Chairperson (or Authorized/Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	704	Parcel Number:	179444-000
Owner Name:	BROWN GARY & BROWN LACEY				
Situs Address:	501 NW 214TH CIR RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	5	NBHD	15
Mailing Address:	501 NW 214TH CIR 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"/>	—	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	10:43	10:45	BROWN

CASE DETAILS

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 462,006	\$ 462,006	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 955,600	\$ 955,600	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,417,606	\$ 1,417,606	

NOTES:

Appellant has no comparable sales

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel E. Weaver</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	706	Parcel Number:	117893-158
Owner Name:	NORDSTROM BARBARA TRUSTEE				
Situs Address:	13818 NE 45TH AVE VANCOUVER, WA 98686				
Property Type:	1.5-story residence	Acres:	0.46	NBHD	203
Mailing Address:	13818 NE 45TH AVE 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"/>	<i>Barbara Nordstrom</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	11:09	11:16	NORDSTROM

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$807,000 in May 2021. The appellant submitted three comparable sales [#117893-220 sold for \$732,500 in September 2021; #186205-026 sold for \$725,000 in October 2021; and #186425-018 sold for \$705,000 in September 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 285,000	\$ 255,080	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 507,282	\$ 507,282	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 792,282	\$ 792,282	

NOTES:

Purchase price

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/2/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	707	Parcel Number:	85148-000
Owner Name:	COMBS R LON				
Situs Address:	1605 NW DRAKE ST CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.19	NBHD	127
Mailing Address:	1541 NW DRAKE 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"/>	Lon Combs		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 2, 2023	11:23	11:39	COMBS

CASE DETAILS

TESTIMONY: (See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included bids by Lindberg Pipe & Grade to prepare the lot for \$17,163 as of August 2022; a bid by Kaski Concrete to construct a basement for \$20,005 as of September 2022; and a bid by Grade Werks Excavating to perform earthwork fo
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 174,948	\$ 120,234	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 45,134	\$ 0	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 220,082	\$ 120,234	

NOTES:
 Appellant analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wsaw</i>	5/2/23

Owner	PID	Case	Atd	Mail	NOTES
GREEN ERIK	229663-050	699	Erik Green	409 E HEATHER WAY	The appellant stated that the subject value was artificially inflated by the market.
MCGRAW MARILYN ANN TRUSTEE	143322-000	702	Marilyn McGraw	36121 SE 13TH ST	The appellant stated that the home went on the market in July of 2022 and after several weeks on the market the home was purchased for \$1,400,000. The Clark County Property Information Center sales search includes 44 properties, with the most applicable sales indicating a cost per square foot of \$196 to \$290 with an average in low \$200s. The subject's assessment comes out to \$294 per square foot. The purchase price of \$1,400,000 indicates a square foot value of \$258 per square foot, which is still high, given the range found. The requested value is the previous value of \$1,224,000 or the purchase price of \$1,400,000.
LIEN PAUL & LIEN OLGA	112427-326	703	None	8509 SE 15TH CIR	None
BROWN GARY & BROWN LACEY	179444-000	704	None	501 NW 214TH CIR	None
SCHOENHEIT DOMINIC & SCHOENEIT ANNA	986058-030	705	None	13620 NE 110TH WAY	None
NORDSTROM BARBARA TRUSTEE	117893-158	706	Barbara Nordstrom	13818 NE 45TH AVE	The appellant stated that the property was purchased for \$807,000 after being bid up from the original price of \$725,000. The property at 4500 NE 139 th Street is across the street and sold for \$732,500 in September of 2021. It is extremely comparable to the subject.
COMBS R LON	85148-000	707	Lon Combs	1541 NW DRAKE ST	The appellant stated that the property was originally purchased for \$120,000 in 2017. In order to build, a portion of the lot was designated as conservation zone, reducing the usable portion to 0.19 acres. There were no structures on the property as of July 31, 2022. Additional work had to be done to bring the subject lot into compliance for development, including stormwater infrastructure and accessible sidewalks.