

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	709	Parcel Number:	37911-005
Owner Name:	LORA TERRIE & LORA WILLIE				
Situs Address:	710 RHODODENDRON DR VANCOUVER, WA 98661				
Property Type:	2-story residence	Acres:	0.79	NBHD	108
Mailing Address:	710 RHODODENDRON DR VANCOUVER, WA 98661				

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"/>	Kara Terrie		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	9:08	9:29	LORA

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$730,000 in April 2021. The appellant's evidence included permitting materials.	
ASSESSOR EVIDENCE: The Assessor's evidence included photos 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)	\$ 411,360	\$ 411,360	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 370,286	\$ 318,640	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 781,646	\$ 730,000	

NOTES:

Purchase price included much of the preliminary materials

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	711	Parcel Number:	986057-918
Owner Name:	CHO SUNG & NGUYEN THERESA				
Situs Address:	1310 S TRELIS CT RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	0.15	NBHD	404
Mailing Address:	1310 S TRELIS CT 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Sung Cho		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	9:41	9:45	CHO

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$716,000 in February 2022. The appellant's evidence included an appraisal performed by Jason Langeliers of Solidrock Appraisal, Inc. indicating a value of \$850,000 as of February 2022. The appellant submitted two comparable sales [#986050-934 sold for \$595,384 in July 2021 and #986050-896 sold for \$620,486 in March 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 141,000	\$ 141,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 579,393	\$ 579,393	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 720,393	\$ 720,393	

NOTES:

Purchase price \$716,000 on 2/10/22

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	712	Parcel Number:	196337-000
Owner Name:	ROBERTS JAMES B & ROBERTS PAMELA TRUSTEE				
Situs Address:	6306 NE 144TH ST VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acres:	5	NBHD	14
Mailing Address:	6306 NE 144TH ST 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Pamela Roberts		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	9:47	9:50	ROBERTS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#216488-000 sold for \$567,893 in September 2021; #184791-000 sold for \$700,000 in January 2022; and #195918-000 sold for \$740,000 in September 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 383,375	\$ 383,375	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 525,015	\$ 487,625	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 908,390	\$ 871,000	

NOTES:

Trended prior year 720,000 @ 21%

AUTHORIZATION




Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wilson	5/31/23

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

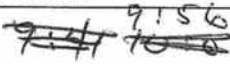

CASE BEING HEARD

Assessment Year:	2022	Petition No:	710	Parcel Number:	92007-488
Owner Name:	DECKER RICHARD J & DECER ARLENE E				
Situs Address:	15719 SE 23RD ST L 120 VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0	NBHD	636
Mailing Address:	15719 SE 23RD ST L 120 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	 		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	 9:47	 9:57	DECKER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#92006-866 sold for \$290,000 in September 2021; #92007-490 sold for \$310,000 in July 2021; #92006-734 sold for \$321,000 in June 2021; #92006-214 sold for \$332,000 in August 2022; #92006-730 sold for \$360,000 in June 2022; and #92007-898 sold for \$359,000 in September 2022].	
ASSESSOR EVIDENCE: The Assessor's evidence included eight sales adjusted for time, an aerial complex photo, 2022 property information cards, and a cover letter recommending no change to the assessed value.	

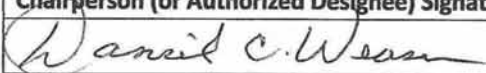
DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 0	\$	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 404,124	\$ 360,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 404,124	\$ 360,000	

NOTES:


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AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	718	Parcel Number:	179683-000
Owner Name:	BARRUS DEAN & BARRUS MARIANNE				
Situs Address:	21014 NW 17TH CT RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	5	NBHD	15
Mailing Address:	21014 NW 17TH CT 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	—		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	9:56	9:58	BARRUS

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)	\$ 448,896	\$ 448,896	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,683,456	\$ 1,683,456	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,132,352	\$ 2,132,352	

NOTES:

No comparable sales or other information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	713	Parcel Number:	129651-000
Owner Name:	JARVIS JO ELLEN & WATSON WILLIAM D				
Situs Address:	38516 SE NICHOLS HILL RD WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	5.03	NBHD	24
Mailing Address:	38516 SE NICHOLS HILL RD 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Jo Ellen Jarvis		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	10:03	10:08	JARVIS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted four comparable sales [#142640-000 sold for \$815,000 in November 2021; #130341-000 sold for \$745,000 in February 2021; #142893-000 sold for \$769,900 in August 2021; and #129209-000 sold for \$787,600 in November 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 328,312	\$ 328,312	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 655,569	\$ 496,688	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 983,881	\$ 825,000	

NOTES:

Appellant Comparable Sales

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wesen	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	714	Parcel Number:	264410-000
Owner Name:	BROSSEAU CURTIS & BROSSEAU STEPHANIE				
Situs Address:	39508 NE 144TH AVE AMBOY, WA 98601				
Property Type:	ranch-style residence	Acres:	6	NBHD	3
Mailing Address:	39508 NE 144TH AVE AMBOY, WA 98601-3115				

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"/>	Curtis Brosseau		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	10:20	10:25	BROSSEAU

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Terry Barnes of Pro Appraisal Services indicating a value of \$980,000 as of January 2022. The appellant submitted three comparable sales [#216968-000 sold for \$950,000 in August 2022; #200966-000 sold for \$895,000 in September 2022; and #275923-000 sold for \$704,812 in October 2022].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 300,910	\$ 300,910	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 613,372	\$ 613,372	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 914,282	\$ 914,282	

NOTES: Mobile Home Has been removed.
get off the records

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	715	Parcel Number:	127502-148
Owner Name:	CHUI CHI-MING				
Situs Address:	3922 NW OAKRIDGE N CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.1	NBHD	169
Mailing Address:	3922 NW OAKRIDGE N 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Chi-Ming Chui		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	10:33	10:36	CHUI

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$215,000 in May 2021. The appellant's evidence included an appraisal performed by Ralph K. Olsen of Pacific West Appraisal Services, Inc. indicating a value of \$425,000 as of February 2021. The appellant submitted four comparable sales [#127502-076 sold for \$565,000 in October 2021; #986038-885 sold for \$479,900 in October 2021; #986040-296 sold for \$526,200 in November 2021; and #986040-299 sold for \$528,000 in December 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 219,176	\$ 219,176	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 315,310	\$ 283,347	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 534,486	\$ 502,523	

NOTES:

Appellant Compr.

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	720	Parcel Number:	193117-000
Owner Name:	NEWTON MARY JO				
Situs Address:	21616 NE 72ND AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	2.23	NBHD	13
Mailing Address:	21616 NE 72ND AVE BATTLE GROUND, WA 98604				

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"/>	Mary Jo Newton		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	10:40	10:46	NEWTON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales [#192912-000 sold for \$695,000 in March 2021; #227717-000 sold for \$1,095,000 in August 2021; #181204-000 sold for \$1,399,000 in September 2021; #986043-414 sold for \$944,000 in October 2021; #227393-004 sold for \$899,000 in November 2021; and #227985-005 sold for \$725,000 in August 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 244,345	\$ 244,345	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,015,766	\$ 730,825	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,260,111	\$ 975,170	
NOTES: location devalues property			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	717	Parcel Number:	218041-000		
Owner Name:	FLAPPER ASHLEY COSTENTINE & FLAPPER KEVIN ANDREAS						
Situs Address:	31106 NW 71ST AVE RIDGEFIELD, WA 98642						
Property Type:	ranch-style residence			Acres:	2.89	NBHD	5
Mailing Address:	31106 NW 71ST AVE 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Ashley Flapper	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	10:50	10:58	FLAPPER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#216479-000 sold for \$655,000 in February 2022; #214914-000 sold for \$695,000 in July 2022; and #217209-000 sold for \$705,000 in November 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 301,709	\$ 301,709	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 450,717	\$ 450,717	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 752,426	\$ 752,426	

NOTES:

Comps not comparable

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	251	Parcel Number:	10375-000
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES				
Situs Address:	3709 CRESTON AVE VANCOUVER, WA 98663				
Property Type:	ranch-style duplex residence	Acres:	0.11	NBHD	102
Mailing Address:	3713 CRESTON AVE 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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	David Knudtson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 3, 2023	11:27	12:13	KNUDTSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#161671-000 sold for \$595,000 in October 2021; #986056-367 sold for \$631,000 in October 2021; #29297-000 sold for \$650,000 in February 2021; #350-000 sold for \$670,000 in July 2021; and #108141-824 sold for \$590,000 in March 2021]. The appellant's evidence included a list of 12 comparable sales with purchase prices ranging from \$354,100 to \$479,000.	
ASSESSOR EVIDENCE: 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)	\$ 209,000	\$ 209,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 407,312	\$ 316,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 616,312	\$ 525,000	
NOTES: Appellant's comparable sales adjusted for unusable basement.			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/3/23

Owner	PID	Case	Atd	Mail	NOTES
LORA TERRIE & LORA WILLIE	37911-005	709	Terrie Lora	710 RHODODE-NDRON DR	The appellant stated that the subject property had been destroyed by a fire prior to the purchase of the property. Appellant was deployed in the US Military at the time of purchase in April 2021. The demolition was started around Christmas 2021 and construction was started in May 2022. As of July 31, 2022, the foundation and the first floor were complete, though not the garage. The home was not finished until April 2023. Some costs of the construction were included in the purchase. The property was purchased for \$730,000 in April 2021. The purchase price included the plans, permit transfer and some materials.
DECKER RICHARD J & DECKER ARLENE E	92007-488	710	None	15719 SE 23RD ST L 120	None
CHO SUNG & NGUYEN THERESA	986057-918	711	Sung Cho	1310 S TRELIS CT	The appellant stated that the subject is part of a brand-new housing development in Ridgefield. The subject is the basic floorplan with no upgrades. Other homes in the neighborhood have all possible upgrades, which skews the subject value when assessed.
ROBERTS JAMES B & ROBERTS PAMELA TRUSTEE	196337-000	712	Pamela Roberts	6306 NE 144TH ST	The appellant referred to the submitted materials. The estimate of value was arrived at from the comparable sales found and information on market trends.
JARVIS JO ELLEN & WATSON WILLIAM D	129651-000	713	Jo Ellen Jarvis	38516 SE NICHOLS HILL RD	The appellant referred to the submitted materials. The comparable sales found indicate a value range of \$744,750 to \$874,950. The sale at the top end of the range is on the same street as the subject but it is completely remodeled inside and is significantly smaller than the subject. The other properties are more similar in size and style and have an upper range of \$836,000. The work done on the subject has mostly been to bring the subject up to par, aside from a newer master bathroom.
BROSSEAU CURTIS & BROSSEAU STEPHANIE	264410-000	714	Curtis Brosseau	39508 NE 144TH AVE	The appellant referred to the submitted materials. The Assessor's property records indicate that there is a mobile home on the property, but it was in fact removed prior to the purchase of the subject. An adjacent property is very similar and had the same builder. The pool was included in the assessment, but had not been constructed as of January 1, 2022, and was not completed until August of 2022.
CHUI CHI-MING	127502-148	715	Chi-Ming Chui	3922 NW OAKRIDGE LN	The appellant referred to the submitted materials. The comparable sales found in the Assessor's sales list indicate a price per square foot of \$255.69 to \$265.76. An average of \$260.24 per square foot was applied to the subject property to arrive at the estimate of value.
NEWTON MARY JO	193117-000	720	Mary Jo Newton	21616 NE 72ND AVE	The appellant referred to the submitted materials. The most that's ever been offered on the property is \$750,000. It was on the market a couple years ago but was removed without selling. The property is zoned rural-commercial residential, but it is solely residential use currently.
FLAPPER ASHLEY COSTENTINE & FLAPPER KEVIN ANDREAS	218041-000	717	Ashley Flapper	31106 NW 71ST AVE	The appellant referred to the submitted materials. No significant updates have been made to the subject. It would not sell for the assessed value, given other comparable sale prices.
BARRUS DEAN & BARRUS MARIANNE	179683-000	718	None	21014 NW 17TH CT	None
KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES	10375-000	251	David Knudtson	3713 CRESTON AVE	The appellant referred to the submitted materials. The basement is not tall enough to be considered living space and cannot legally be used as living space. The subject being a duplex makes it a very small representation of the types of homes in the county and less represented by the assessment program. Only one duplex lot was available on the market in 2021, which sold for \$135,000 in December 2021 after being on the market for 113 days and closing for less than the original listing price. The basement measurement of the subject home is incorrect as changes have been made that have altered the measurement.