				of Hearing			
ASE BEING HEARD				t b	ICEE CONET	III E\	
Assessment Year:	2022 Petition No:	(SEE SCHEDULE)	Parcel	lumber:	(SEE SCHEDULE)		
Owner Name:	THREE DAUGHTERS LLC						
Situs Address:	CENTRE POINT CONDOMINIUM	S VANCOUVER, WA	98665				
Property Type:	ranch-style condominium reside	(See Sch	See Sched) NBHD 719				
Mailing Address:	203 SE PARK PLAZA DRIVE SUITE	230 VANCOUVER,	WA 98684	4			
ATTENDANCE							
Held by:	∀ Video Conference				[ ] In-Person		
Board:	Taxpayer:	Assessor:	Assessor:			y):	
竹 Daniel Weaver  代 Lisa Bodner [ ] John Marks  灯 John Rose [ ]	Grag hubbanc						
HEARING SESSION		End Time:		Reco	ording Name		
Hearing Held On:	Start Time:						
May 17, 2023	10:30	11:00			DAUGHTERS		
APPELLANT EVIDENCE:	ached note sheet) The appellant's evidence included income n comparable sales [#29373-074 sold for \$:	1.725.000 in December	2021; #3018	31-000 sola t	or \$1,875,000 i	Septemi	
TESTIMONY: (See att. APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold for December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a according to an appraiser	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 pr \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020.  The Assessor's evidence included four sale cover letter recommending no change to the note in the file.	1,725,000 in December 000 sold for \$1,944,000 ; and #108354-002 sold	2021; #3018 in August 20 for \$2,950,0 nerial photo	31-000 sold f 021; #99775 000 in Septer of the comp	-070 sold for \$1 mber 2020].	,650,000 i	
TESTIMONY: (See att. APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold for December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 pr \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020.  The Assessor's evidence included four sale cover letter recommending no change to the note in the file.	1,725,000 in December 000 sold for \$1,944,000 ; and #108354-002 sold	2021; #3018 in August 20 for \$2,950,0 nerial photo	of the complisagreed wit	-070 sold for \$1 mber 2020].	,650,000 i	
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TESTIMONY: (See att. APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold for December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a a according to an appraiser  DECISION OF THE BO	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 pr \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020.  The Assessor's evidence included four sale cover letter recommending no change to the note in the file.  ARD  ASSESSOR VALUE:	1,725,000 in December 1000 sold for \$1,944,000 1; and #108354-002 sold 2s adjusted for time, an a she assessed value. The  BOE VALUE:  1 \$	2021; #3018 in August 20 for \$2,950,0 nerial photo	of the complisagreed wit	or \$1,875,000 in or \$1,875,000 in or \$1,875,000 in or \$1 mber 2020].  lex, 2022 proper in the appraiser in the appraiser in or \$1,875,000 in o	rty 's findings  N:	
TESTIMONY: (See att. APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold for December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a a according to an appraiser  DECISION OF THE BO  LAND (ACRES)	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 or \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020  The Assessor's evidence included four sale cover letter recommending no change to the included in the file.  ARD  ASSESSOR VALUE:  \$ (SEE SCHEDULE)	1,725,000 in December 100 sold for \$1,944,000 ; and #108354-002 sold s adjusted for time, an a he assessed value. The  BOE VALUE:  \$  \$  \$	2021; #3018 in August 20 for \$2,950,0 nerial photo	of the complisagreed wit	reminatio	rty 's findings  N: ned	
TESTIMONY: (See att. APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold for December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a caccording to an appraiser  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 or \$3,260,000 in December 2020; #29631-1050 sold for \$1,850,000 in December 2020  The Assessor's evidence included four sale cover letter recommending no change to the note in the file.  ARD  ASSESSOR VALUE: \$ (SEE SCHEDULE)	1,725,000 in December 100 sold for \$1,944,000 ; and #108354-002 sold s adjusted for time, an a he assessed value. The  BOE VALUE:  \$  \$  \$	2021; #3018 in August 20 for \$2,950,0 nerial photo	of the complisagreed wit	J Chang	rty 's findings  N: ned	
TESTIMONY: (See att APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold fo December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a a according to an appraiser  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 or \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020  The Assessor's evidence included four sale cover letter recommending no change to the include in the file.  ARD  ASSESSOR VALUE:  \$ (SEE SCHEDULE)	BOE VALUE:  BOE VALUE:  \$ \$	2021; #3018 in August 20 for \$2,950,0 perial photo appellant d	of the complisagreed wit	J Chang	rty 's findings  N: ned	
TESTIMONY: (See att APPELLANT EVIDENCE: appellant submitted sever 2021; #145525-002 sold fo December 2020; #29473-0  ASSESSOR EVIDENCE: information cards, and a a according to an appraiser  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERT  TOTAL  NOTES:  Units can  AUTHORIZATION	The appellant's evidence included income in comparable sales [#29373-074 sold for \$1 pr \$3,260,000 in December 2020; #29631-050 sold for \$1,850,000 in December 2020.  The Assessor's evidence included four sale cover letter recommending no change to the note in the file.  ARD  ASSESSOR VALUE: \$ (SEE SCHEDULE)  \$ \$ (SEE SCHEDULE)	BOE VALUE:  BOE VALUE:  \$ \$	2021; #3018 in August 20 for \$2,950,0 perial photo appellant d	of the complisagreed wit	icy 1,875,000 1 -070 sold for \$1 mber 2020].  lex, 2022 prope the appraiser  ERMINATIO  X Sustai  ] Chang  ] Other	rty 's findings  N: ned	

Cla	ark County Board of Equa	alization - Board Clerk's	Record o	f Hearing				
CASE BEING HEARD								
Assessment Year:	2022 Petition	No: (SEE SCHEDULE)	Parcel N	umber:	(SEE SCHED	ULE)		
Owner Name:	LG ENCHANTED WOODS I	LC & PEBBLE CREEK - BR	ISTOL LLC					
Situs Address:	5313 & 5317 NE 66TH AV	E VANCOUVER, WA 9866	1	+				
Property Type:	ranch-style condominium residence Acres: (See Sched) NBHD 7							
Mailing Address:	203 SE PARK PLAZA DRIVE	SUITE 230 VANCOUVER,	WA 98684					
ATTENDANCE								
Held by:	[X] Video Conference [ ] Phone Conference			[ ] In-	[ ] In-Person			
Board:	Taxpayer:	Assessor:		Third I	Third Parties (if any):			
[〈] Daniel Weaver [X] Lisa Bodner [ ] John Marks [X] John Rose [ ]	gray La Blanc							
HEARING SESSION								
Hearing Held On:	Start Time:	End Time:	End Time:			Recording Name:		
May 17, 2023	11:03	11:30	11:30		ENCHANTED			
APPELLANT EVIDENCE: To appellant submitted five cor	thed note sheet) ne appellant's evidence included inparable sales [#30496-000 sold for 10,650,000 in October 2021; #16:	or \$12,200,000 in December 2 1656-000 sold for \$23,850,000	021; #112802 in August 202 erial photo of	-000 sold for 1; and #1128	\$17,200,000 i 803-000 sold fo	n Decemb or		
ASSESSOR EVIDENCE: Th	o the assessed value. The appella		r's findings.					
ASSESSOR EVIDENCE: Th			r's findings.					
ASSESSOR EVIDENCE: The recommending no change to			r's findings.	DETER	RMINATION	:		
ASSESSOR EVIDENCE: The recommending no change to	RD	int disagreed with the appraise	r's findings.	-25.71	RMINATION			
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	RD ASSESSOR VALUE:	BOE VALUE:	r's findings.	-25.71	Sustain	ed		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOALLAND (ACRES)	ASSESSOR VALUE:	BOE VALUE:	r's findings.	[X]		ed		

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date		
Daniel C. Wesan	5/17/23		

Attendees	Greg L	eBlanc (I	(Representative) Mail 203 SE PARK PLAZA DRIVE SUITE			
Owner	PID	Case	NOTES			
THREE DAUGHTERS LLC	98495- 314 thru 98495- 352	519 thru 538	20 cases of the same property  The representative stated that the subject is all single-level, two-bedroom one-bathroom units. There is a common area laundry room and individual parking garages. They are condominiums but have always been used as apartments by the owner. A loaded capitalization rate of 6.34% was used to arrive at the estimate of value. The Assessor's sales value the subject as retail condominium units. They would not be salable as retail condominiums without some time and holding costs to convert them from apartments. Comparable sale #3 is in the Lakeshore area, which is nicer than the subject but is the low indicator due to its age. Comparable sale # is the high indicator compared to the subject. It is nicer as they are detached homes.			
LG ENCHANTED WOODS LLC & PEBBLE CREEK - BRISTOL LLC	160722- 002 thru 160722- 156	539 thru 582	complex. They are nof them being 1,073 capitalization rate o comparable sales sufrom within the sam	stated that th mixed in range 3 square feet. of 5.52% was upport the est ne complex as oject properti	the appellant owns 44 units out of a 78-unit to of bedrooms and bathrooms with most. There are 18 detached garages. A loaded used to arrive at the estimate of value. The timate of value. The Assessor's sales are to subject units but were individual es would not be sold individually without et sold over time.	