

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	722	Parcel Number:	35770-034
Owner Name:	COLES VICKI LIZBETH				
Situs Address:	6605 SE EVERGREEN HWY VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.52	NBHD	122
Mailing Address:	1201 SE 80TH AVE 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Deb Wechseltatt</i> <i>Vicki Coles</i>	—	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	9:20	9:32	COLES

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#156957-006 sold for \$425,000 in August 2021; #108017-005 sold for \$435,000 in April 2021; and #157005-000 sold for \$520,000 in January 2021].

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

*Assessor land value + prior year imp. value - deterioration  
 expected to increase in value*

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 202,880	\$ 202,880	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 387,615	\$ 276,403	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 590,495	\$ 479,283	

## NOTES:

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	725	Parcel Number:	213799-000
Owner Name:	HANCOCK SCOTT T & HANCOCK ESSIE MAE TRUSTEES				
Situs Address:	808 N HELENS VIEW DR RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	10.02	NBHD	76
Mailing Address:	808 N HELENS VIEW DR 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Scott Hancock</i> <i>Deb Wechsblatt</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	9:40	9:50	HANCOCK

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted one comparable sale [#215865-000 sold for \$1,450,000 in February 2022].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,233,559	\$ 1,233,559	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 0	\$	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 1,233,559	\$ 1,233,559	

**NOTES:** Assessor "must" provide comparable properties used in valuing subject property. Raw data of assessor #'s w/o "characteristics" adj. - Property Characteristics  
 Comparable - not comparable

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	728	Parcel Number:	185957-000
Owner Name:	KENNETH & ELLEN LUND FAMILY LLC				
Situs Address:	14703 NE SALMON CREEK AVE VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acres:	8.35	NBHD	72
Mailing Address:	14701 NE SALMON CREEK 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Ken Lund</i> <i>Dan Wechseltblatt</i> <i>(observer)</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	10:01	10:05	KENNETH

## CASE DETAILS

TESTIMONY: (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant's evidence included documentation of the constraints faced in development, especially with sewer accessibility.

**ASSESSOR EVIDENCE:** The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$520,157.

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,836,540	\$ 520,157	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 0	\$	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 1,836,540	\$ 520,157	

**NOTES:** Appellant "signed and sent back" notice in the PAC's system

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	729	Parcel Number:	986050-763
Owner Name:	HOROWITZ DAVID A & HOROWITZ LINDA H TRUSTEES				
Situs Address:	4504 SE ASCENSION DR CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.22	NBHD	405
Mailing Address:	4504 SE ASCENSION DR 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>David Horowitz</i> <i>Deb Wechselt</i> <i>(observer)</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	10:08	10:15	HOROWITZ

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence referenced an appraisal performed by Kim Dehning indicating a value of \$1,100,000 as of August 2021. The appellant submitted three comparable sales [#986035-669 sold for \$1,449,997 in August 2022; #986039-042 sold for \$1,030,000 in July 2022; and #986033-304 sold for \$950,000 in August 2022].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 536,900	\$ 536,900	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 535,266	\$ 535,266	
PERSONAL PROPERTY	\$	\$ 1,072,166 <i>RW</i>	
TOTAL	\$ 1,072,166	\$ <del>1,000,000</del>	
<b>NOTES:</b> <i>Independent appraisal</i>			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	729	Parcel Number:	986050-763
Owner Name:	HOROWITZ DAVID A & HOROWITZ LINDA H TRUSTEES				
Situs Address:	4504 SE ASCENSION DR CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.22	NBHD	405
Mailing Address:	4504 SE ASCENSION DR 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>David Horowitz</i> <i>Deb Wechselt</i> <i>(observer)</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	10:08	10:15	HOROWITZ

## CASE DETAILS

TESTIMONY: (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant's evidence referenced an appraisal performed by Kim Dehning indicating a value of \$1,100,000 as of August 2021. The appellant submitted three comparable sales [#986035-669 sold for \$1,449,997 in August 2022; #986039-042 sold for \$1,030,000 in July 2022; and #986033-304 sold for \$950,000 in August 2022].

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 536,900	\$ 536,900	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 535,266	\$ 535,266	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 1,072,166	\$ 1,000,000	

## NOTES:

*Independent appraisal*

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/18/23



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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	730	Parcel Number:	137098-000
Owner Name:	KIM BRUCE D				
Situs Address:	9101 NE LIVINGSTON RD CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	26	NBHD	20
Mailing Address:	4216 80TH PL KENOSHA, WI 53142				

## 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Bruce Kim		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	10:34	11:00	KIM

## CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The property was purchased for \$645,000 in January 2022. The appellant's evidence included a bid by Foundations First to make foundation repairs for \$10,350 as of October 2021 and bids by TrackWorks to perform demolition for \$25,424 and \$28,029 as of January 2022. The appellant's evidence included an appraisal performed by William K. Reese of B&D Appraisal indicating a value of \$588,000 as of October 2021, a timber management plan as of January 2022, and a home inspection as of October 2021. The appellant submitted nine comparable sales [#228117-000 sold for \$525,000 in April 2021; #137098-000 sold for \$645,000 in December 2021; #447900-000 sold for \$398,000 in September 2021; #117894-666 sold for \$510,000 in September 2021; #109582-554 sold for \$380,000 in March 2021; and #105525-082 sold for \$440,000 in November 2021; #276844-000 sold for \$463,000 in July 2021; #266776-000 sold for \$522,649 in January 2021; and #209107-000 sold for \$535,000 in June 2021].

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 441,781	\$ 441,781	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 192,634	\$ 192,634	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 634,415	\$ 634,415	

## NOTES:

Independent appraisal

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	731	Parcel Number:	266399-000
Owner Name:	LAYCOCK SANDRA				
Situs Address:	34210 NE 79TH AVE LA CENTER, WA 98629				
Property Type:	ranch-style mobile home residence	Acres:	1	NBHD	3
Mailing Address:	PO BOX 795 LA CENTER, WA 98629				

## 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Sandra Laycock		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	1:03	1:14	MERRELL

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The property was purchased for \$20,000 in September 2022. The appellant's evidence included a JD Power used manufactured home value report, indicating a value of \$34,336 as of October 2022.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 52,701	\$ 52,701	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 183,722	\$ 20,000	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$ 0	<input type="checkbox"/> Other
TOTAL	\$ 236,423	\$ 72,701	
<b>NOTES:</b> S/B Fair Quality May rent to relative.			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/18/23

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

## CASE BEING HEARD

Assessment Year:	2022	Petition No:	733	Parcel Number:	4386-000
Owner Name:	SCOTT PAIGE				
Situs Address:	700 W 36TH ST VANCOUVER, WA 98660				
Property Type:	2-story residence	Acres:	0.17	NBHD	102
Mailing Address:	700 W 36TH ST VANCOUVER, WA 98660				

## 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 type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Paige Scott		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 18, 2023	11:15	11:28	SCOTT

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included photos documenting the incomplete state of the home.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 211,547	\$ 211,547	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 229,623	\$ 200,000	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 441,170	\$ 411,547	
<b>NOTES:</b> Property condition			

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/18/23



Owner	PID	Case	Atd	Mail	NOTES
COLES VICKI LIZBETH	35770034	<b>722</b>	Vicki Coles  Deb Wechselblatt (County Spectator)	1201 SE 80TH AVE	The appellant referred to the submitted photos detailing the condition of the property. The repairs needed will cost \$80,000-\$100,000. The siding is cedar and in need of replacement. The property is overgrown, leaving only a limited view of the river. No one has lived in the house since at least 2013. There is significant road noise from SR-14. The home predates SR-14 and was not in the city limits when built.
HANCOCK SCOTT T & HANCOCK ESSIE MAE TRUSTEES	213799000	<b>725</b>	Scott Hancock  Deb Wechselblatt (County Spectator)	808 N HELENS VIEW DR	The appellant referred to the submitted comparable sale. The sale found is an excellent representation of the subject's value. The comparable is similar in size with close sale date to the assessment. It is within 2.5 miles of the subject. The comparable has superior zoning, with more units possible, but was not adjusted to match the Clark County Assessor's adjustment procedure.
LATHE	83779062	<b>727</b>	RESCH		Rescheduled
KENNETH & ELLEN LUND FAMILY LLC	185957000	<b>728</b>	Ken Lund  Deb Wechselblatt (County Spectator)	14701 NE SALMON CREEK AVE	The appellant stated that they are alright with the \$520,157 offered by the Assessor's Office.
HOROWITZ DAVID A & HOROWITZ LINDA H TRUSTEES	986050763	<b>729</b>	David Horowitz  Deb Wechselblatt (County Spectator)	4504 SE ASCENSION DR	The appellant referred to the comparable sales submitted.
KIM BRUCE D	137098000	<b>730</b>	Bruce Kim	4216 80TH PL	The appellant referred to the submitted materials. The property has had no maintenance or improvements since its construction in the early 1990s. The timber management plan currently covers 24 acres out of the total, which is an increase from the prior version of the plan.
SANDRA LAYCOCK	266399000	<b>731</b>	Sandra Laycock	PO BOX 795	The appellant stated that the lot was unbuildable. The mobile home on the property is worth at-most \$10,000 to an arms-length buyer due to costs to move it off of the property. It is older and most banks will not do a loan on it. It is "fair" condition, not "good" condition. Water is shared but septic is independent between the subject and surrounding lot.
SCOTT PAIGE	4386000	<b>733</b>	Paige Scott	700 W 36TH ST	The appellant stated that the subject house was built in 1939 and has had some major issues. The home has had demolition done to address a pest issue and has not been built back from that. The home is effectively only a two-bedroom, two-bathroom home with a single car garage. Homes in the neighborhood are being purchased in disrepair and then flipped for double their purchase price.