

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	734	Parcel Number:	165424-000
Owner Name:	ALLDREDGE NANCY A & ALLDREDGE JOEL M				
Situs Address:	9920 NE 3RD ST VANCOUVER, WA 98664				
Property Type:	ranch-style residence	Acres:	0.28	NBHD	181
Mailing Address:	21428 NE 29TH 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 checked="" type="checkbox"/> Lisa Bodner <input 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 30, 2023	9:15	9:20	ALLDREDGE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#109585-009 sold for \$350,000 in November 2021; #108471-526 sold for \$350,000 in January 2022; and #110299-312 sold for \$370,000 in December 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 215,250	\$ 215,250	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 239,840	\$ 184,750	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 455,090	\$ 400,000	
NOTES: Comparables giving adjustment for garages & partially finished basement			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	736	Parcel Number:	181557-000
Owner Name:	RICE LOREN P & RICE CAROL G				
Situs Address:	3115 NE 190TH CIR RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	5.08	NBHD	40
Mailing Address:	3115 NE 190TH 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 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 30, 2023	9:32	9:35	RICE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an engineer's note identifying 2.21 acres of the subject lot as critical area with a 200 foot riparian stream buffer.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 525,130	\$ 525,130	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 431,535	\$ 431,535	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 956,665	\$ 956,665	
NOTES: Reduced by Assessor			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	737	Parcel Number:	201664-000
Owner Name:	PRESSON PATRICIA G ETAL				
Situs Address:	21109 NE 182ND AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	6.51	NBHD	10
Mailing Address:	21109 NE 182ND 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 checked="" type="checkbox"/> Lisa Bodner <input type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Patricia Presson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	9:38	9:55	PRESSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included materials on the impact of noise on property values.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 317,749	\$ 277,749	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 659,684	\$ 570,251	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 977,433	\$ 848,000	
NOTES: 40,000 reduction in land for noise 60,000 reduction for pool & roof			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	738	Parcel Number:	123231-000
Owner Name:	CORTESE JOHN & CORTESE CINDY				
Situs Address:	2018 SE 283RD AVE CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	1.72	NBHD	50
Mailing Address:	2018 SE 283RD AVE 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"/>	Cindy Cortese		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	10:02	10:16	CORTESE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#142640-000 sold for \$815,000 in November 2021; #127744-034 sold for \$825,000 in January 2021; and #41797-000 sold for \$969,999 in February 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 235,535	\$ 235,535	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,048,356	\$ 721,900	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,283,891	\$ 957,435	
NOTES: Appellant comps & analysis			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wain	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	785	Parcel Number:	258432-000
Owner Name:	BLECHA F DAVID & BLECHA HAI				
Situs Address:	35710 NW SEIBLER DR LA CENTER, WA 98629				
Property Type:	bi-level (split entry) residence	Acres:	4.45	NBHD	4
Mailing Address:	35710 NW SEIBLER DR 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"/>	Hai Blecha		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	10:20	10:26	BLECHA

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#259406-000 sold for \$499,900 in September 2022; #266382-000 sold for \$681,100 in October 2022; and #266988-008 sold for \$585,000 in November 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 206,526	\$ 206,526	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 291,814	\$ 291,814	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 498,340	\$ 498,340	

NOTES:

Not enough Quantitative information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel O. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	740	Parcel Number:	986050-815
Owner Name:	PERRY JAKOB				
Situs Address:	5119 NE 111TH CIRCLE VANCOUVER, WA 98686				
Property Type:	parcel of bare land	Acres:	1	NBHD	40
Mailing Address:	5119 NE 111TH CIRCLE VANCOUVER, WA 98686				

ATTENDANCE

Held by:	<input 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"/>	Jacob Perry		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	10:35	10:40	PERRY

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#119595-050 (with #119595-040) sold for \$175,000 in July 2021; #199363-000 sold for \$200,000 in September 2021; #199136-000 sold for \$189,900 in September 2021; and #189752-000 sold for \$140,000 in October 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 225,000	\$ 145,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 225,000	\$ 145,000	

NOTES:

Appellant Conyes

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	741	Parcel Number:	276134-000
Owner Name:	MAYLONE KENNETH D & MAYLONE CHRISTINE J				
Situs Address:	21111 NE 399TH ST AMBOY, WA 98601				
Property Type:	1.5-story residence	Acres:	3.48	NBHD	2
Mailing Address:	21111 NE 399TH ST AMBOY, WA 98601				

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"/>	Kenneth Maylone		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	10:53	11:03	MAYLONE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a bid by Riveras Roofing Services to perform roof work for \$19,404 as of March 2023 and a bid by Pacific Exteriors to perform exterior work for \$62,573 as of February 2023.	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time and a cover letter recommending the assessed value be reduced to \$420,338.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 217,370	\$ 217,370	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 287,885	\$ 202,968	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 505,255	\$ 420,338	

NOTES:

Appellant stipulation

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	744	Parcel Number:	257608-000
Owner Name:	BENCE CHRISTOPHER J & BENCE WENDY L				
Situs Address:	2605 NW 374TH CIR LA CENTER, WA 98629				
Property Type:	1.5-story residence	Acres:	5	NBHD	4
Mailing Address:	2605 NW 374TH CIR 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"/>	Chris & Wendy Bence		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	11:20	11:29	BENCE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986026-199 sold for \$942,000 in November 2022; #259388-000 sold for \$965,000 in June 2022; and #256714-000 sold for \$825,000 in March 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 281,320	\$ 281,320	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,021,759	\$ 893,680	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,303,079	\$ 1,175,000	

NOTES:

Comp with adjustments for Basement

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wren	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	742	Parcel Number:	187803-030
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES				
Situs Address:	13301 NW 42ND CT VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.23	NBHD	184
Mailing Address:	3713 CRESTON AVE 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 checked="" type="checkbox"/> Lisa Bodner <input 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 30, 2023	11:35	12:05	KNUDTSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$423,000 in July 2020. The appellant submitted four comparable sales [#185575-128 sold for \$650,000 in April 2021; #118263-772 sold for \$658,000 in July 2021; #118107-706 sold for \$675,000 in August 2021; and #188321-030 sold for \$710,000 in November 2021]. The appellant submitted an additional eight comparable sales [#986055-840 sold for \$315,000 in March 2021; #986055-839 sold for \$325,000 in January 2021; #986055-837 sold for \$325,000 in May 2021; #986055-868 sold for \$350,000 in April 2021; #986055-838 sold for \$379,900 in September 2021; #986055-846 sold for \$400,000 in March 2022; #986060-357 sold for \$475,000 in March 2022; and #986054-891 sold for \$180,000 in January 2021]. The evidence also included a list of 21 comparable sales with purchase prices mostly ranging from \$120,000 to \$475,000 with an outlier sale of \$1,625,000.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 241,800	\$ 150,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 443,613	\$ 415,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 685,413	\$ 565,000	

NOTES:

Appellant comparable sales & analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	737	Parcel Number:	201664-000
Owner Name:	PRESSON PATRICIA G ETAL				
Situs Address:	21109 NE 182ND AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	6.51	NBHD	10
Mailing Address:	21109 NE 182ND 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 checked="" type="checkbox"/> Lisa Bodner <input type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Patricia Presson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 30, 2023	9:30	9:55	PRESSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included materials on the impact of noise on property values.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 317,749	\$ 277,749	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 659,684	\$ 600,251	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 977,433	\$ 878,000	
NOTES: 40,000 reduction in land for noise 60,000 reduction for pool & roof			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	5/30/23

Owner	PID	Case	Mail	Atd	NOTES
ALLDREDGE NANCY A & ALLDREDGE JOEL M	165424- 000	734	21428 NE 29TH AVE	None	None
RICE LOREN P & RICE CAROL G	181557- 000	736	3115 NE 190TH CIR	None	None
PRESSON PATRICIA G ETAL	201664- 000	737	21109 NE 182ND AVE	Patricia Presson	The appellant stated that the value was stipulated at the state level to be \$650,961 in 2020 and the state determined the value to be \$733,911 in 2021. The 2022 assessment does not consider the repairs needed on the roof and pool. There is noise pollution from an adjacent road, which reduces the value by possibly \$40,000. A recent mortgage notice identified the home at around \$800,000.
CORTESE JOHN & CORTESE CINDY	123231- 000	738	2018 SE 283RD AVE	Cindy Cortese	The appellant stated that the home only has two bedrooms. The property is mostly wetlands and has been under mitigation. There is a 60-foot easement used by neighbors for access. The septic mound is also undevelopable and there is a reserve area in case the primary mound fails. The upstairs has one bedroom and bathroom with the rest of the space being unfinished studio space. The additional space in the garage is just storage area, currently used for boxes.
BLECHA F DAVID & BLECHA HAI	258432- 000	785	35710 NW SEIBLER DR	Hai Blecha	The appellant stated that the home has depreciated as the view has been completely obscured by the neighbor's trees that are now 30 feet tall. They were planted immediately next to the subject's deck and pose a fire hazard. The lot is irregularly shaped with areas that are unusable, including road easements with some of the parcel on the opposite side.
PERRY JAKOB	986050- 815	740	5119 NE 111TH CIRCLE	Jakob Perry	The appellant stated that the subject is a 1-acre lot that is roughly 8,000 square feet of possibly buildable area. The property includes a ravine with a creek that drains into a pond. The property is worth roughly \$145,000 which is the same as the prior year's value. The structure shown on the property is in actuality a fountain and not a building. A new Notice of Value was received recently which updated the value to \$225,000 for 2022.
MAYLONE KENNETH D & MAYLONE CHRISTINE J	276134- 000	741	21111 NE 399TH ST	Kenneth Maylone	The appellant agreed with the stipulated valuation offer of \$420,338. Follow up with email copy of the decision letter.
BENCE CHRISTOPHER J & BENCE WENDY L	257608- 000	744	2605 NW 374TH CIR	Christopher Bench Wendy Bence	The appellants referred to the submitted comparable sales. In 2021, a pole barn was added to the property, which may have resulted in the value being skewed disproportionately. The barn is only a shell at this time. Three of the five acres is still heavily wooded, which is worse usability than the comparable sales.
KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES	187803- 030	742	3713 CRESTON AVE	David Knudtson	The appellant referred to the submitted materials detailing the subject property's condition. The subject does not have any covenants, codes, and restrictions on it. Space in the home was converted in a prior year into sleeping space in a process that cost less than \$6,000. The comparable sales that are most representative of the subject include nicer features. The lowest comparable sale is the best representation of the subject's true and fair value. Based on the sales found and homeowner's association circumstances, the subject lot was worth between \$150,000 and \$165,000 in 2022. The improvements on the lot were worth no more than \$365,000, due to the condition of major features of the home. Given the comparable sales found and the condition of the subject property, the total value of the subject for 2022 should be \$530,000.