	lark County Board of Equaliz	ation - Board Cler	k's Record	of Hearin	ıg	
CASE BEING HEARD					-	
Assessment Year:	2022 Petition No	lumber:	ımber: 165424-000			
Owner Name:	ALLDREDGE NANCY A & ALLD	REDGE 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 RIDGEFIE	LD, WA 98642				
ATTENDANCE						
Held by:	X Video Conference	[] Phone Confe	erence	[] In	-Person	
Board:	Taxpayer: Assessor:			Third	Parties (if any):
M Daniel Weaver M Lisa Bodner John Marks John Rose						
HEARING SESSION	Ta:					
Hearing Held On:	Start Time:	End Time:		Recording Name:		
May 30, 2023	9:15	9:20		ALLDREDGE		
sold for \$350,000 in January	he appellant submitted three compara 2022; and #110299-312 sold for \$370,0	000 in December 2021],	5010 101 \$330,01	oo iii Noveii	iber 2021; #1084	71-526
THE PROPERTY OF THE PROPERTY O	D EVIDENCE SUBMITTED)					
		BOE VALUE:		DETER	RMINATION:	
DECISION OF THE BOA	RD		0	DETER		d
DECISION OF THE BOA AND (ACRES)	RD ASSESSOR VALUE:	\$ 215,25		DETER []	Sustaine	
DECISION OF THE BOAI AND (ACRES) MPROVEMENTS	ASSESSOR VALUE: \$ 215,250	\$ 215,25		DETER	Sustaine Changed	
DECISION OF THE BOAI LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ASSESSOR VALUE: \$ 215,250 \$ 239,840	\$ 215,250	70	DETER	Sustaine	
DECISION OF THE BOAD AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Compound and L	RD ASSESSOR VALUE: \$ 215,256 \$ 239,846 \$ 455,096	\$ 215,250 \$ 184,75 \$	ī	- []	Sustaine Changed	
DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY FOTAL NOTES: Compound to be a compounded by the c	RD ASSESSOR VALUE: \$ 215,250 \$ 239,840 \$ 455,090 Les quing αdquis ablement	\$ 215,250 \$ 184,75 \$ \$ 400,00	ī	- []	Sustaine Changed Other	
DECISION OF THE BOAL LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Compound to be a compounded by the co	\$ 215,250 \$ 239,840 \$ 455,090 Les quin adjus	\$ 215,250 \$ 184,75 \$ \$ 400,00	ī	- []	Sustaine Changed Other	

Assessment Year:	2022	Petition No:	736	Parcel N	lumber:	181557-000)
Owner Name:	RICE LOREN P &	RICE LOREN P & RICE CAROL G					
Situs Address:	3115 NE 190TH (CIR RIDGEFIELD	, WA 98642				
Property Type:	ranch-style resid	anch-style residence Acres: 5.08				NBHD	40
Mailing Address:	3115 NE 190TH 0	CIR RIDGEFIELD,	WA 98642				
ATTENDANCE							
Held by:	(X) Video Confer	rence	[] Phone Confer	ence	[] In	-Person	
Board:	resessor.			Third	Parties (if any	<i>)</i> :	
★】Daniel Weaver ※】Lisa Bodner [] John Marks ※】John Rose []	_						
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	ding Name:	
	9:32 9:35		RICE				
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TI 200 foot riparian stream buf	hed note sheet) he appellant's evidence	e included an engin		2.21 acres of t		ot as critical are	a with
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: To 200 foot riparian stream buf	hed note sheet) he appellant's evidence fer.			2.21 acres of t		ot as critical are:	a with
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: To 200 foot riparian stream buf ASSESSOR EVIDENCE: (No. 200 foot foot foot foot foot foot foot fo	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTER			2.21 acres of t		ot as critical are	a with
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: To 2000 foot riparian stream buf ASSESSOR EVIDENCE: (No	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTER	D)		2.21 acres of t	he subject l	ot as critical are:	a with
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: T 200 foot riparian stream buf ASSESSOR EVIDENCE: (NO	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTER	D)	eer's note identifying 2		he subject le	RMINATION:	
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TO 2000 foot riparian stream buf ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES)	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTEE RD ASSESSOR VALUE	D) E:	BOE VALUE:	<u>'</u>	he subject le	RMINATION: Sustaine	ed
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: T	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTEL RD ASSESSOR VALUE \$	E: 525,130	BOE VALUE:	<u>'</u>	he subject le	RMINATION: Sustaine Changed	ed
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TO 2000 foot riparian stream buf ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTED ASSESSOR VALUE \$	E: 525,130	BOE VALUE: \$ \$ 25,13 \$ 431,539	' o	he subject le	RMINATION: Sustaine	ed
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TO 2000 foot riparian stream buf ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTED ASSESSOR VALUE \$ \$ \$	525,130 431,535 956,665	BOE VALUE: \$ \$ 35,13 \$ 431,539	' o	he subject le	RMINATION: Sustaine Changed	ed
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TO 2000 foot riparian stream buf) ASSESSOR EVIDENCE: (NO DECISION OF THE BOAID LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Reduced a	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTED RD ASSESSOR VALUE \$ \$ \$ \$ \$	525,130 431,535 956,665	BOE VALUE: \$ \$ 35,13 \$ 431,539	' o	he subject le	RMINATION: Sustaine Changed	ed
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TO 2000 foot riparian stream buf) ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Reduce a	hed note sheet) he appellant's evidence fer. DEVIDENCE SUBMITTEL RD ASSESSOR VALUE \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	525,130 431,535 956,665	BOE VALUE: \$ \$ 35,13 \$ 431,539	' o	he subject le	RMINATION: Sustaine Changed	ed

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

CASE BEING HEARD		on - Board Clerk's Reco	ord of Hearing
and the second second			
Assessment Year:	2022 Petition No:	737 Pare	cel Number: 201664-000
Owner Name:	PRESSON PATRICIA G ETAL		
Situs Address:	21109 NE 182ND AVE BATTLE G	ROUND, WA 98604	
Property Type:	1.5-story residence	Acr	es: 6.51 NBHD 10
Mailing Address:	21109 NE 182ND AVE BATTLE G	ROUND, WA 98604	
ATTENDANCE			
Held by:	[✗ Video Conference	[] Phone Conference	[] In-Person
Board:	d: Taxpayer:		Third Parties (if any):
N Daniel Weaver N Lisa Bodner John Marks John Rose	Patricia Presson		
HEARING SESSION	Start Time:	End Time:	Recording Name:
Hearing Held On:		TOTAL CONTROL OF THE PARTY OF T	T Committee (1997)
May 30, 2023	9:38	9:55	PRESSON
AFFELLANI EVIDENCE:	The appellant's evidence included material	s on the impact of noise on pro	operty values.
		s on the impact of noise on pro	operty values.
ASSESSOR EVIDENCE: (N	IO EVIDENCE SUBMITTED)		
ASSESSOR EVIDENCE: (N	ARD ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
ASSESSOR EVIDENCE: (N	IO EVIDENCE SUBMITTED)		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	ARD ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	ARD ASSESSOR VALUE: \$ 317,749 \$ 659,684	BOE VALUE: \$ 277,749	DETERMINATION: [] Sustained [] Changed
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VALUE: \$ 317,749 \$ 659,684 \$ \$ 977,433	\$ 570,251 \$ 848.000	DETERMINATION: [] Sustained
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VALUE: \$ 317,749 \$ 659,684	\$ 570,251 \$ 848.000	DETERMINATION: [] Sustained [] Changed
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: 1/0,000 60,000	ARD ASSESSOR VALUE: \$ 317,749 \$ 659,684 \$ \$ 977,433 reduction in Land reduction for poor	\$ 570,251 \$ 848.000	DETERMINATION: [] Sustained [] Changed
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: 1/0,000 60,0000 AUTHORIZATION Chairperson (or Authorization)	ARD ASSESSOR VALUE: \$ 317,749 \$ 659,684 \$ \$ 977,433	\$ 570,251 \$ 848.000	DETERMINATION: [] Sustained [] Changed

Owner Name: CORTESE JOHN & CORTESE CINDY Situs Address: 2018 SE 283RD AVE CAMAS, WA 98607	arcel Number: 123231-000 cres: 1.72		
Owner Name: CORTESE JOHN & CORTESE CINDY Situs Address: 2018 SE 283RD AVE CAMAS, WA 98607 Property Type: 2-story residence Acri Mailing Address: 2018 SE 283RD AVE CAMAS, WA 98607 ATTENDANCE Held by: Video Conference Phone Conference Board: Taxpayer: Assessor: Contact Contact	cres: 1.72 NBHD 50		
Property Type: 2-story residence Acid Mailing Address: 2018 SE 283RD AVE CAMAS, WA 98607 ATTENDANCE Held by: X Video Conference Phone Conference Board: Taxpayer: Assessor: X Daniel Weaver X Lisa Bodner	[] In-Person		
Property Type: 2-story residence Acr Mailing Address: 2018 SE 283RD AVE CAMAS, WA 98607 ATTENDANCE Held by: X Video Conference I Phone Conference Board: Taxpayer: Assessor: X Daniel Weaver X Lisa Bodner Acr	[] In-Person		
Mailing Address: 2018 SE 283RD AVE CAMAS, WA 98607 ATTENDANCE Held by: [X] Video Conference [] Phone Conference Board: Taxpayer: Assessor: K] Daniel Weaver K] Lisa Bodner Condy Contest	[] In-Person		
ATTENDANCE Held by: [] Video Conference [] Phone Conference Board: Taxpayer: Assessor: K] Daniel Weaver K] Lisa Bodner ATTENDANCE	5 1. S.		
Held by: Video Conference Phone Conference	5 1. S.		
Board: Taxpayer: Assessor: (X) Daniel Weaver (X) Lisa Bodner (Condy Contese	5 1. S.		
K) Daniel Weaver Cindy Contese	Third Parties (if any):		
(X) Daniel Weaver (X) Lisa Bodner () John Marks			
[]			
HEARING SESSION Hearing Held On: Start Time: End Time:			
33 SERIORATE - 14 P. C.	Recording Name:		
May 30, 2023 /0:02 /0:16	CORTESE		
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)			
DECISION OF THE BOARD			
ASSESSOR VALUE: BOE VALUE:	DETERMINATION:		
AND (ACRES) \$ 235,535 \$ 235,535	[] Sustained		
MPROVEMENTS \$ 1,048,356 \$ 721,900			
(21, 100	F() Changed		
(21, 100	[] Other		
PERSONAL PROPERTY \$ \$	[] Other		
PERSONAL PROPERTY \$ \$ TOTAL \$ 1,283,891 \$ 957,435	[] Other		
PERSONAL PROPERTY \$ FOTAL \$ 1,283,891 \$ 957,435 NOTES: Appellant compo \$ analysis AUTHORIZATION	[] Other		
PERSONAL PROPERTY \$ \$	[] Other		

CASE BEING HEARD							
Assessment Year:	2022	Petition No:	785	Parcel N	lumber:	258432-000	
Owner Name:	BLECHA F DAVID 8						
Situs Address:	35710 NW SEIBLER	R DR LA CENT	ER, WA 98629				
Property Type:	bi-level (split entry			Acres:	4.45	NBHD	4
Mailing Address:	35710 NW SEIBLER		EP W/A 08620	7101001	11.15	110110	
Iviaining Address.	337 TO NAM SCIDLEN	ON LA CLIVII	LN, WA 30023				
ATTENDANCE							
Held by:	∀ Video Conferer	nce	[] Phone Confere	ence	[] In	-Person	
Board:	Taxpayer:	Assessor:		Third	Parties (if any):	
[X] Daniel Weaver [X] Lisa Bodner [] John Marks [X] John Rose []	Hai Blecha						
HEARING SESSION							
Hearing Held On:	Start-Time:	4 4 44	End Time:		. Reco	rding Name:	,-4
May 30, 2023	- n						
CASE DETAILS				d for \$499,9	BLECI 000 in Septer		382-00
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October	hed note sheet) he appellant submitted th 2022; and #266988-008	sold for \$585,00	e sales [#259406-000 solo	d for \$499,9			382-00
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October ASSESSOR EVIDENCE: (NO	hed note sheet) he appellant submitted the 2022; and #266988-008 DEVIDENCE SUBMITTED)	sold for \$585,00	e sales [#259406-000 solo	d for \$499,9			382-00
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October ASSESSOR EVIDENCE: (NO	hed note sheet) he appellant submitted the 2022; and #266988-008 DEVIDENCE SUBMITTED)	sold for \$585,00	e sales [#259406-000 solo	d for \$499,9	00 in Septer		
CASE DETAILS TESTIMONY: (See attac APPELLANT EVIDENCE: Tild to the sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED)	sold for \$585,00	e sales [#259406-000 solo 0 in November 2022].	-	00 in Septer	mber 2022; #266	
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES)	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	sold for \$585,00	BOE VALUE: \$ 206,52	4	00 in Septer	mber 2022; #266 RMINATION:	ed
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: The sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAID LAND (ACRES)	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	sold for \$585,00	BOE VALUE:	4	00 in Septer	RMINATION: Sustained Change	ed
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	sold for \$585,00	BOE VALUE: \$ 206,52 \$ 291,814	4	00 in Septer	mber 2022; #266 RMINATION:	ed
CASE DETAILS TESTIMONY: (See attac APPELLANT EVIDENCE: TI sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$	206,526 291,814	BOE VALUE: \$ 206,52 \$ 291,814	4	00 in Septer	RMINATION: Sustained Change	ed
CASE DETAILS TESTIMONY: (See attac APPELLANT EVIDENCE: TI sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$	206,526 291,814 498,340	BOE VALUE: \$ 206,52 \$ 291,814 \$ \$ 498,34	4	00 in Septer	RMINATION: Sustained Change	ed
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: T	hed note sheet) he appellant submitted the 2022; and #266988-008 D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$	206,526 291,814 498,340	BOE VALUE: \$ 206,52 \$ 291,814 \$ \$ 498,34	4	00 in Septer	RMINATION: Sustained Change	ed
CASE DETAILS TESTIMONY: (See attace APPELLANT EVIDENCE: To sold for \$681,100 in October ASSESSOR EVIDENCE: (NO DECISION OF THE BOAI LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Mathematical Property Total	hed note sheet) he appellant submitted the 2022; and #266988-008 DEVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$ \$	206,526 291,814 498,340	BOE VALUE: \$ 206,52 \$ 291,814 \$ \$ 498,34	4	00 in Septer	RMINATION: Sustained Change	ed

Cla	ark County Board	of Equalizati	on - B	loard Clerk's	Record	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2022 F	Petition No:	740		Parcel N	lumber:	986050-815	
Owner Name:	PERRY JAKOB							
Situs Address:	5119 NE 111TH CIR	RCLE VANCOU	JVER,	WA 98686				
Property Type:	parcel of bare land				Acres:	1	NBHD	40
Mailing Address:	5119 NE 111TH CIF	RCLE VANCOU	VER,	WA 98686				
ATTENDANCE								
Held by:	[] Video Conferer	nce	[]	hone Confere	nce	[] Ir	n-Person	
Board:	Taxpayer:			ssor:		Third	Parties (if any	<i>)</i> :
[M] Daniel Weaver [M] Lisa Bodner [] John Marks [M] John Rose []	Jacoh Per							
HEARING SESSION								
Hearing Held On:				End Time: Re			Recording Name:	
May 30, 2023	10:35		10	2:40	FO PERRY			
#199363-000 sold for \$200,0 October 2021]. ASSESSOR EVIDENCE: (No	O EVIDENCE SUBMITTED)							
	ASSESSOR VALUE:		BOE	VALUE:		DETE	RMINATION	
LAND (ACRES)	\$	225,000	\$	145,000]] Sustain	ed
IMPROVEMENTS	\$	0	\$			[x	() Change	d
PERSONAL PROPERTY	\$		\$] Other	
TOTAL	\$	225,000	\$	145,000	>	L	,	
AUTHORIZATION	y Changes	atura				Date		
Chairperson (or Autho	1	ature				Date) ;	
Waniel C.	Weaun					3/	30/23	

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C	lark County Board	of Equalizat	ion -	Board Clerk'	s Record	of Hearin	g		
CASE BEING HEARD									
Assessment Year:	2022	Petition No:	741		Parcel N	lumber:	276134-000)	
Owner Name:	MAYLONE KENNE	TH D & MAYL	ONE (CHRISTINE J					
Situs Address:	21111 NE 399TH S	T AMBOY, W	A 986	01					
Property Type:	1.5-story residence	е			Acres:	3.48	NBHD	2	
Mailing Address:	21111 NE 399TH S	T AMBOY, W	A 986	01					
ATTENDANCE									
Held by:		nce	[]	Phone Confer	ence	[] Ir	ı-Person		
Board:	Taxpayer: Assessor:			Third	Parties (if any):			
X Daniel Weaver X Lisa Bodner ∫ John Marks X John Rose ∫	Kenneth	Kenneth Majone							
HEARING SESSION									
Hearing Held On:	Start Time:	Start Time: End Time:					Recording Name:		
May 30, 2023	10:53		1	1:03		MAY	LONE		
ASSESSOR EVIDENCE: The reduced to \$420,338.						er recomme	nding the assess	ed value	
DECISION OF THE BOA	T								
	ASSESSOR VALUE:			VALUE:		DETE	RMINATION:		
LAND (ACRES)	\$	217,370	\$	217,37	10	_ [] Sustaine	ed	
IMPROVEMENTS	\$	287,885	\$	202,90	8	[x] Change	ł	
PERSONAL PROPERTY	\$		\$				Other		
TOTAL	\$	505,255	\$	420,3	38	1	j Other		
NOTES: Appellant	- stipula	toon							
AUTHORIZATION									
Chairperson (or Autho	,)	ature				Date	/ ;		
() amiel	C. Weau	er				5	/30/23		

Clark County Board of Equalization - Board Clerk's Record of Hearing										
CASE BEING HEARD										
Assessment Year:	2022	Petition No:	744	Parcel N	lumber:	257608-000)			
Owner Name:	BENCE CHRISTOP	HER J & BENC	E WENDY L							
Situs Address:	is Address: 2605 NW 374TH CIR LA CENTER, WA 98629									
Property Type:	1.5-story residence	1.5-story residence Acres: 5 NBHD								
Mailing Address:	2605 NW 374TH (CIR LA CENTER	, WA 98629		1					
ATTENDANCE										
Held by:	[X] Video Conference [] Phone Conference			[] In	-Person					
Board:	Taxpayer: Assessor:				Third	Parties (if any	<i>(</i>):			
[K] Daniel Weaver [X] Lisa Bodner [] John Marks [X] John Rose []	Chris & W. Bence	Chris & Wendy Bence								
HEARING SESSION										
Hearing Held On:						Recording Name:				
May 30, 2023	11150		11:29		BENCE					
APPELLANT EVIDENCE: The sold for \$965,000 in June 202	22; and #256714-000 so	ld for \$825,000 in	sales [#986026-199 sold March 2022].	for \$942,0	00 in Novem	ber 2022; #259	388-000			
DECISION OF THE BOAR	RD									
	ASSESSOR VALUE	:	BOE VALUE:		DETE	RMINATION:				
LAND (ACRES)	\$	281,320	\$ 281,30	0		Sustaine	d			
IMPROVEMENTS	\$	1,021,759	\$ 893,61		וא					
PERSONAL PROPERTY	\$		\$		[7]	[X] Changed				
TOTAL	\$	1,303,079	\$ 1,175,000	7	_ []	Other				
NOTES:										
Conps with	hadjust	ment Se	n Baxemen	4						
AUTHORIZATION	9									
Chairperson (or Author	ized Designee) Sign	ature			Date					
Waniel C.	Wern				5/3	30/23				

C	Clark County Board of Equaliza	ation - Board Clerk's	Record o	of Hearin	ng	
CASE BEING HEARD	<u> </u>			, iicaiii	ъ	
Assessment Year:	2022 Petition No:	742	Parcel N	umber:	187803-030	0
Owner Name:	KNUDTSON KAREN D & KNUD	TEES		10.12.00.00.00.00.00.00		
Situs Address:	13301 NW 42ND CT VANCOU	VER, WA 98685				
Property Type:	2-story residence		Acres:	0.23	NBHD	184
Mailing Address:	3713 CRESTON AVE VANCOUV	ER, WA 98683				
ATTENDANCE						
Held by:	[X] Video Conference	[] Phone Confere	ence	[] Ir	n-Person	
Board:	Taxpayer:	Assessor:			Parties (if any	.1•
[X] Daniel Weaver [X] Lisa Bodner [] John Marks [X] John Rose []	David Knudtson					
HEARING SESSION	*					
Hearing Held On:	Start Time:	End Time:		Reco	rding Name:	
May 30, 2023	11:35	12:05		KNUDTSON		
sold for \$650,000 in April 20 sold for \$710,000 in Noveml 2021; #986055-839 sold for 2021; #986055-838 sold for March 2022; and #986054-8	the property was purchased for \$423,000 121; #118263-772 sold for \$658,000 in Juder 2021]. The appellant submitted an a \$325,000 in January 2021; #986055-837 \$379,900 in September 2021; #986055-91 91 sold for \$180,000 in January 2021]. To 100 to \$475,000 with an outlier sale of \$1	aly 2021; #118107-706 sold dditional eight comparable sold for \$325,000 in May 846 sold for \$400,000 in M The evidence also included	for \$675,00 sales [#986 2021; #9860 farch 2022: #	0 in August 055-840 so 55-868 sold	2021; and #188 ld for \$315,000 i f for \$350,000 in	321-030 in March April
ASSESSOR EVIDENCE: (NO		,023,000,				
DECISION OF THE BOAI	Ph.					
- LOISION OF THE BOX	ASSESSOR VALUE:	BOE VALUE:		DETER	RMINATION:	
AND (ACRES)	\$ 241,800	\$ 150,00	7)	F 3	Constal	4
MPROVEMENTS	\$ 443,613			- []	Sustaine	d
PERSONAL PROPERTY	Ś	\$	U	- 1	Changed	
OTAL	\$ 685,413	ļ		[]	Other	
NOTES: Appsellan	t comparable sa	063,0		,	ı	
AUTHORIZATION						
	ized Designee) Signature			Date		1
Daniel C	Weave			5	/30/23	

	Clark County Boar	d of Equalizat	tion - Board Clerk	's Record	of Hoosis	A 60	
CASE BEING HEARD			Dould Cicin	3 Necolu	oi nearin	g	
Assessment Year:	2022	Petition No:	737	Parcel I	Number:	ber: 201664-000	
Owner Name:	PRESSON PATRI	CIA G ETAL		Tarecri	variber.	201004-000	
Situs Address:	21109 NE 182NE	AVE BATTLE (GROUND, WA 9860		, , , , , , , , , , , , , , , , , , , 		
Property Type:	1.5-story residen			Acres:	6.51	MIDILID	40
Mailing Address:			ROUND, WA 98604		0.51	NBHD	10
		AVEDATIELO	100ND, WA 98604	•			
ATTENDANCE							
Held by:	[X] Video Confer	ence	[] Phone Confer	ence	[] In	-Person	
Board:	Taxpayer:	Taxpayer:			Third	Parties (if any)	•
[N] Daniel Weaver[N] Lisa Bodner[] John Marks[✓] John Rose[]	Patricia Pres	Patricia Presson					
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Record	ding Name:	
May 30, 2023	9:38		9:55		PRESSON		
APPELLANT EVIDENCE: T			s on the impact of noise	on property	values.	-	
DECISION OF THE BOAI	RD						
	ASSESSOR VALUE	0	BOE VALUE:		DETER	MINATION:	
LAND (ACRES)	\$	317,749	\$ 277,74	9	[]	Sustained	
IMPROVEMENTS	\$	659,684	\$ 600,25	1	[]		
PERSONAL PROPERTY	\$		\$			Changed	
TOTAL	\$	977,433	\$ 378.000)	[]	Other	
NOTES: 40,000 /	reduction	for poo	for noise				
AUTHORIZATION	and Daries 15						
Chairperson (or Authori					Date		
Vaniel (1. Glown	2_			5/3	0/23	

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.