

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	747	Parcel Number:	201181-000
Owner Name:	DONEY MICHAEL & DONEY ANDREA				
Situs Address:	21429 NE 227TH AVE BATTLE GROUND, WA 98604				
Property Type:	ranch-style residence	Acres:	3	NBHD	10
Mailing Address:	PO BOX 2644 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"/>	Michael Doney		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	9:36	9:52	DONEY

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted one comparable sale [#191917-000 sold for \$138,375 in February 2022].
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 282,967	\$ 282,967	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 379,608	\$ 379,608	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 662,575	\$ 662,575	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/31/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	748	Parcel Number:	198816-000
Owner Name:	HO YING LOI				
Situs Address:	6315 NE 139TH ST VANCOUVER, WA 98686				
Property Type:	ranch-style mobile home residence	Acres:	5	NBHD	72
Mailing Address:	4004 NE 82ND ST VANCOUVER, WA 98665				

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"/>	Ying Kai Ho		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	9:57	10:13	HO

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)	\$ 1,485,375	\$ 1,485,375	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,485,375	\$ 1,485,375	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/31/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	350	Parcel Number:	98131-042
Owner Name:	BROWN ROBERT E JR & LIPPITT BONNIE D				
Situs Address:	314 NW 94TH ST VANCOUVER, WA 98665				
Property Type:	ranch-style residence	Acres:	0.39	NBHD	138
Mailing Address:	314 NW 94TH ST VANCOUVER, WA 98665				

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"/>	Bonnie Lippitt Robert Brown		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	10:17	10:35	BROWN

CASE DETAILS

TESTIMONY: (See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included documentation of the constraints faced in developing the property and difficulties with the adjacent sewer lines. The appellant's evidence included a bid by Pa's Tree Service to remove trees for \$15,190 as of September 2022.
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 236,425	\$ 236,425	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 281,700	\$ 281,700	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 518,125	\$ 518,125	
NOTES:			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/31/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	750	Parcel Number:	119592-364
Owner Name:	RAQUER GREGORY & RAQUER JENNIFER				
Situs Address:	10008 NE 143RD CT VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.27	NBHD	234
Mailing Address:	PO BOX 821902 VANCOUVER, WA 98682				

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>Greg Raquer</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	10:45	10:55	RAQUER

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986046-625 sold for \$411,831 in May 2021; #986046-633 sold for \$429,537 in May 2021; and #986046-685 sold for \$417,830 in May 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 163,750	\$ 163,700	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 379,160	\$ 336,300	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 542,910	\$ 500,000	

NOTES:

1/2 ADU of 135,000 + 21% on original.

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/31/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	753	Parcel Number:	181512-000
Owner Name:	STEINKE JOHN & STEINKE SARA				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #76 SEC 12 T3N R1EWM 3.14A				
Property Type:	parcel of bare land	Acres:	3.14	NBHD	40
Mailing Address:	3504 NE 184TH ST 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"/>	John Steinke		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	10:56	11:06	STEINKE

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence noted the restriction on the parcel of being a non-legal lot. (Refer to appellant testimony - packet contained snippets of information that will likely be clarified in-hearing)

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 316,589	\$ 140,908	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 316,589	\$ 140,908	

NOTES:

Purchase price 845,000 less assessed value of ^{704,902} 3 acres in house

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	5/31/22

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	754	Parcel Number:	986026-200
Owner Name:	MARTIN MICHAEL E & MARTIN GLENDA E TRUSTEES				
Situs Address:	13805 NE 385TH ST LA CENTER, WA 98629				
Property Type:	ranch-style residence	Acres:	5.01	NBHD	3
Mailing Address:	13805 NE 385TH ST 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"/>	<i>Michael Martin</i> <i>Glenda Martin</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	11:11	11:38	MARTIN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#262616-000 sold for \$650,000 in June 2021; #278441-000 sold for \$625,000 in November 2021; and #278441-000 sold for \$550,000 in May 2021].
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 279,882	\$ 198,474	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 601,526	\$ 601,526	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 881,408	\$ 800,000	

NOTES:

Review for band restrictions

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wsaw</i>	5/30/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	757	Parcel Number:	124288-000
Owner Name:	SCHAEFFER MICHAEL & SCHAEFFER NANCY				
Situs Address:	3717 NE FRANKLIN ST CAMAS, WA 98607				
Property Type:	parcel of bare land	Acres:	1.67	NBHD	74
Mailing Address:	535 NE 35TH 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"/>	<i>Michael & Nancy Schaeffer</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	11:48	11:56	SCHAEFFER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted 11 comparable sales [#173193-000 sold for \$3,536,144 in June 2022; #178140-000 sold for \$3,650,000 in November 2022; #123202-000 sold for \$1,030,000 in January 2022; #130270-024 sold for \$395,000 in July 2022; #130347-000 sold for \$299,000 in August 2022; #141815-000 sold for \$85,000 in January 2023; #142393-000 sold for \$609,900 in September 2022; #142396-000 sold for \$550,000 in September 2022; #142399-000 sold for \$585,000 in July 2022; #986061-516 sold for \$665,000 in July 2022; and #986061-517 sold for \$650,000 in June 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 300,000	\$ 200,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 300,000	\$ 200,000	

NOTES:

Appellant Comps

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weism</i>	5/31/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	751	Parcel Number:	215602-000
Owner Name:	SCRIBNER HOLLY				
Situs Address:	1220 NW CARTY RD RIDGEFIELD, WA 98642				
Property Type:	1.5-story stable building	Acres:	80	NBHD	45
Mailing Address:	1220 NW CARTY RD 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"/>	Holly Scribner		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
May 31, 2023	12:01	12:20	SCRIBNER

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a bid by Cascade Interiors to perform extensive completion work for \$234,100 as of March 2017. The evidence also included a review by Dr. Roof detailing issues with the roof's condition.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,924,447	\$ 1,335,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,668,874	\$ 825,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 3,593,321	\$ 2,210,000	

NOTES:
 hand @ county increase 8.6%
 Building not finished & Co

AUTHORIZATION

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

Owner	Property ID	Case	ADDRESS (Mail)	ATD?	NOTES
TSEMENTZIS SOTIROS E		746			
DONEY MICHAEL & DONEY ANDREA	201181- 000	747	PO BOX 2644	Michael Doney	The appellant stated that the comparable sale found is the best representation of the subject. It is similar in build year, build quality, home features, additional buildings, land size, and location.
HO YING LOI	198816- 000	748	4004 NE 82ND ST	Ying Loi Ho	The appellant referred to a Redfin estimate of \$616,673. There is no development on the subject street currently and the lot only has a mobile home.
BROWN ROBERT E JR & LIPPITT BONNIE D	98131- 042	350	314 NW 94TH ST	Robert Brown Jr. Bonnie Lippitt	The appellants referred to the submitted materials. The subject has a large section that is a county right of way that was never disclosed. The issue was only discovered within the last few months. The circumstances will impact the property in a market setting.
RAQUER GREGORY & RAQUER JENNIFER	119592- 364	750	PO BOX 821902	Gregory Raquer	The appellant referred to the submitted materials. The adjustments used are directly from the Assessor's sales online. The construction done on the property was more expensive due to the pandemic. The cost at the time was \$135,000 and was not completed until February 2023. It was less than 50% complete as of July 31, 2022.
STEINKE JOHN & STEINKE SARA	181512- 000	753	3504 NE 184TH ST	John Steinke	The appellant stated that the subject is tied to the adjacent lot (#181513-000) and is not a legal lot of record. It cannot be split or sold individually or developed without the paired parcel. The property is zoned Residential 1-10. The properties were purchased for \$845,000 in October 2022.
MARTIN MICHAEL E & MARTIN GLENDA E TRUSTEES	986026- 200	754	13805 NE 385TH ST	Michael Martin Glenda Martin	The appellants stated that ¾ of the subject lot is useless due to the restrictions placed on the property. Only 0.71% of an acre is usable or around 30,000 square feet. The property also cannot have an auxiliary dwelling. The comparable sales do not have the same restrictions as the subject property. The Assessor's comparable sales are also properties without encumbrances. The subject well is within 10 feet of the property line. The adjacent property has horses, which causes concerns over hazards from runoff.
SCHAEFFER MICHAEL & SCHAEFFER NANCY	124288- 000	757	535 NE 35TH AVE	Michael Schaeffer Nancy Schaeffer	The appellants referred to the submitted materials. The average price per acre indicated by the comparable sales is \$88,000. There is a stream that runs through the property year-round, which would have a setback of up to 100 feet if development were to happen.
SCRIBNER HOLLY	215602- 000	751	1220 NW CARTY RD	Holly Scribner	The appellant referred to the submitted materials. The subject is only an agriculture building and cannot be used commercially or as a residence. The insurance company will not cover the building and contents for over \$1,000,000. The roof is a total loss and there is interior damage including water damage. Roughly 60 acres of land is not usable due to the existing wetland and forest. No work has been done on the property at this time aside from a \$45,000 protective coat of paint on the outside.