

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

**CASE BEING HEARD**

Assessment Year:	<b>2022</b>	Petition No:	<b>759</b>	Parcel Number:	<b>82990-480</b>
Owner Name:	<b>MEADER JOHN &amp; MEADER DEBBIE</b>				
Situs Address:	<b>618 NW VIEW RIDGE WA CAMAS, WA 98607</b>				
Property Type:	1.5-story residence	Acres:	0.49	NBHD	169
Mailing Address:	618 NW VIEW RIDGE WA 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>John Meader</i>		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023	<i>9:21</i>	<i>9:35</i>	MEADER

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included a competitive market analysis by Brenda Wilson indicating a value of \$941,980 as of around August 2022 along with three comparable sales [#84126-000 sold for \$1,080,000 in June 2021; #92233-074 sold for \$1,260,000 in January 2022; and #92231-012 sold for \$1,050,000 in February 2022].

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

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 300,800	\$	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,231,996	\$	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 1,532,796	\$ 1,041,164	

**NOTES:**

*Market analysis - costs to cure - condition of home*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	<i>6/1/23</i>

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	760	Parcel Number:	213255-000
Owner Name:	MCKAKEN JAMES E				
Situs Address:	28700 NW 55TH AVE RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	5.16	NBHD	5
Mailing Address:	28700 NW 55TH 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"/>	James McMaken		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023	9:37	9:50	MCKAKEN

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted four comparable sales [#213344-000 sold for \$791,000 in August 2020; #210819-000 sold for \$860,000 in August 2021; #211056-000 sold for \$590,000 in December 2020; and #213330-000 sold for \$930,000 in October 2022].
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 311,714	\$ 311,714	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 674,561	\$ 674,561	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	<b>\$ 986,275</b>	<b>\$ 986,275</b>	
<b>NOTES:</b>			

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	6/1/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	758	Parcel Number:	171065-000
Owner Name:	PELKEY JANICE B				
Situs Address:	27124 NE BRADFORD RD VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	10.27	NBHD	20
Mailing Address:	27124 NE BRADFORD RD 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"/>			

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023			PELKEY

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant submitted five comparable sales [#170857-000 sold for \$160,000 in March 2021; #174137-000 sold for \$335,000 in March 2021; and #137114-000 sold for \$313,000 in April 2021; #171284-000 sold for \$133,824 in December 2021; and #139652-000 sold for \$240,000 in December 2020].	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 425,235	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 329,894	\$	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 755,129	\$ 755,129	

**NOTES:**

*Not enough information to understand*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	6/1/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	762	Parcel Number:	82990-498
Owner Name:	BALLARD LISA ANN & LOWTHER JOHN ALLEN IV				
Situs Address:	610 NW VIEW RIDGE LN CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.14	NBHD	169
Mailing Address:	610 NW VIEW RIDGE LN 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"/>	John Lowther		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023	9:55	10:05	BALLARD

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant submitted two comparable sales [#82990-474 sold for \$800,000 in May 2022; and #83144-002 sold for \$740,000 in November 2022].

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

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 300,800	\$ 300,800	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 471,423	\$ 403,548	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	<b>\$ 772,223</b>	<b>\$ 704,348</b>	

**NOTES:**

*Appellant comps with adjustments*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel L. Wean</i>	6/1/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	697	Parcel Number:	109592-000
Owner Name:	TAYLOR TERRY M				
Situs Address:	5110 NE 137TH AVE VANCOUVER, WA 98682				
Property Type:	ranch-style residence	Acres:	3.04	NBHD	71
Mailing Address:	5110 NE 137TH AVE 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"/>			

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023			TAYLOR

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#1814949-000 sold for \$850,000 in July 2021; #198841-010 sold for \$810,000 in December 2021; and #168217-000 sold for \$699,000 in December 2021].

**ASSESSOR EVIDENCE:** The Assessor's evidence included details about the subject property, a 2022 property information card, a map of the subject and surrounding area, sales lists and graphs, and a cover letter recommending no change to the assessed value.

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,054,753	\$ 1,054,753	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 1,054,753	\$ 1,054,753	

**NOTES:**

*Assessor comparable sales*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weeman</i>	6/1/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	768	Parcel Number:	92150-000
Owner Name:	MIRONENKO NADEZHDA S & MIRONENKO YURY Y TRUSTEES				
Situs Address:	4011 SE 168TH AVE VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.29	NBHD	47
Mailing Address:	23801 NW 1ST 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"/>	Nadia Mironenko		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 1, 2023	10:47	10:53	MIRONENKO

**CASE DETAILS**

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included an appraisal performed by Vladislav Grebyonkin of VG Appraisals indicating a value of \$480,000 as of December 2022. The appellant's evidence included a bid by ComfortAir to install a heat pump for \$9,350 as of October 2021, a bid by Lifetime Exteriors to perform siding and roof work for \$26,966 as of August 2020, and a bid by Superior Exterior Systems to perform extensive siding and roof work for \$61,996 as of August 2020.	
<b>ASSESSOR EVIDENCE:</b> (NO EVIDENCE SUBMITTED)	

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 227,141	\$ 227,141	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 443,774	\$ 252,859	
PERSONAL PROPERTY	\$	\$	
<b>TOTAL</b>	\$ 670,915	\$ 480,000	

**NOTES:**

Appraisal best soled evidence

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	6/1/23

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

**CASE BEING HEARD**

Assessment Year:	2022	Petition No:	761	Parcel Number:	215444-016
Owner Name:	UNITED NATURAL FOODS INC				
Situs Address:	7909 S UNION RIDGE PKWY RIDGEFIELD, WA 98642				
Property Type:	warehouse facility measuring 1,020,534 square feet with a detached holding tank	Acres:	42.05	NBHD	7003
Mailing Address:	10500 NE 8TH ST, SUITE 1400 BELLEVUE, WA 98004				

**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:
June 1, 2023	10:57	11:00	UNITEDNAT

**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)	\$ 9,158,500	\$ 9,158,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 80,714,400	\$ 80,714,400	
PERSONAL PROPERTY	\$	\$ 89,872,900	
<b>TOTAL</b>	\$ 89,872,900	\$ <del>89,872,900</del>	

**NOTES:**

*No supporting info*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	6/1/23

Owner	PID	Case	ADR	ATD?	NOTES
PELKEY JANICE B	171065-000	<b>758</b>	27124 NE BRADFORD RD	None	None
MEADER JOHN & MEADER DEBBIE	82990-480	<b>759</b>	618 NW VIEW RIDGE WA	John Meader	The appellant referred to the submitted materials. The home has EIFS (External Insulation and Finishing Systems) stucco siding, which is experiencing ongoing failure, and a tile roof from 1989 that needs replacement. Comparable sales were difficult to find, so a competitive market analysis was acquired. The roof is 34 years old and would cost roughly \$50,000 to replace. It would likely cost roughly \$200,000-\$225,000 to replace the stucco. It would cost over \$496,000 to address interior improvement needs.
MCKAKEN JAMES E	213255-000	<b>760</b>	28700 NW 55TH AVE	James McMaken	The appellant stated that the market in Ridgefield does not support the assessment value of the subject. Comparable sale #2 sold for \$860,000 and is especially representative of the subject property, aside from having superior land to the subject in quality and usability. The 1,300 square feet above the garage is a recreation room with a bathroom but no kitchen or plumbing for appliances.
BALLARD LISA ANN & LOWTHER JOHN ALLEN IV	82990-498	<b>762</b>	610 NW VIEW RIDGE LN	John Lowther	The appellant referred to the submitted comparable sales. Comparable sale #2 is larger than the subject and sold for less than the subject's assessment. The comparable sales found indicate a reduction to the subject's value.
BOYLE MICHAEL A	133061-000	<b>764</b>	4310 MCCALLISTER PL	Michael Boyle	The appellant stated that there are no public utilities within reach of the property.
TAYLOR TERRY M	109592-000	<b>697</b>	5110 NE 137TH AVE	None	None
MIRONENKO NADEZHDA S & MIRONENKO YURY Y TRUSTEES	92150-000	<b>768</b>	23801 NW 1ST AVE	Nadia Mironenko	The appellant stated that no upgrades or remodels have been done to the subject since purchase. Many repairs are needed, including siding and roofing, and the home is generally in the same condition from the home's construction in the 1960s and 1970s. The addition to the home that was built in 1972 does not have heating or air conditioning.
UNITED NATURAL FOODS INC	215444-016	<b>761</b>	10500 NE 8TH ST, SUITE 1400	None	None