

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	792	Parcel Number:	986056-761
Owner Name:	POWERS RYAN LEE				
Situs Address:	8525 NE 25TH AVE VANCOUVER, WA 98665				
Property Type:	ranch-style residence	Acres:	0.19	NBHD	133
Mailing Address:	8525 NE 25TH AVE 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"/>	—	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	9:25	9:30	POWERS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$300,000 in December 2020. The appellant submitted six comparable sales [#265093-000 sold for \$780,000 in January 2021; #265779-000 sold for \$877,000 in July 2021; #259392-000 sold for \$695,000 in January 2021; #108858-060 sold for \$375,000 in October 2021; #118137-684 sold for \$380,000 in August 2021; and #37290-054 sold for \$390,000 in June 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 213,750	\$ 213,750	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 241,401	\$ 241,401	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 455,151	\$ 363,000	

NOTES:

Trended Purchase Price

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	793	Parcel Number:	38840-000
Owner Name:	WPC BROADWAY LLC				
Situs Address:	801 C ST VANCOUVER, WA 98660				
Property Type:	movie theater with a café and office spaces	Acres:	1.6	NBHD	9680
Mailing Address:	1 MT JEFFERSON TERRACE LAKE OSWEGO, OR 97035				

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 14, 2023			WPC

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)	\$ 3,825,900	\$ 3,825,900	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 2,886,200	\$ 2,886,200	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 6,712,100	\$ 6,712,100	

NOTES:

No info

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	796	Parcel Number:	262372-000
Owner Name:	WENHOLZ NEPHI DANIEL				
Situs Address:	40001 NE MUNCH RD AMBOY, WA 98601				
Property Type:	2-story residence	Acres:	20	NBHD	3
Mailing Address:	40001 NE MUNCH RD 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"/>	Nephi Wenholtz		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	9:55	9:03	WENHOLZ

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)	\$ 372,982	\$ 372,982	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 76,831	\$ 76,831	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 449,813	\$ 448,813	
NOTES: No detail information			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	791	Parcel Number:	197667-000
Owner Name:	AHSAN MUHAMMAD & AHSAN FAIZA				
Situs Address:	12308 NE 172ND AVE BRUSH PRAIRIE, WA 98606				
Property Type:	1.5-story residence	Acres:	9.97	NBHD	12
Mailing Address:	2424 NW IRIS CT 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"/>	Mohammad Ahsan		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	19:05	10:13	AHSAN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
ASSESSOR EVIDENCE: The Assessor's evidence included a sales list, photographs of the home, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 378,893	\$ 378,893	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,878,178	\$ 1,878,178	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,257,071	\$ 2,257,971	
NOTES: No Detail Info			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	795	Parcel Number:	90265-768
Owner Name:	AHSAN MUHAMMAD & AHSAN FAIZA				
Situs Address:	2424 NW IRIS CT CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.23	NBHD	224
Mailing Address:	2424 NW IRIS CT 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>Muhammad Ahsan</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	10:14	10:18	AHSAN

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)	\$ 212,500	\$ 212,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 810,179	\$ 810,179	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,022,679	\$ 1,022,679	

NOTES:

No Detail Info

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	798	Parcel Number:	198836-005
Owner Name:	HOFFMAN MATTHEW R & HOFFMAN KIMBERLY R				
Situs Address:	(NO SITUS ADDRESS) LOCATION: LOT 2 SP2-645 2.50A				
Property Type:	parcel of bare land	Acres:	2.5	NBHD	72
Mailing Address:	6017 NE 129TH ST 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"/>	Matthew Hoffman						

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	10:20	10:30	HOFFMAN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#236993-000 sold for \$250,000 in May 2022; #237033-000 sold for \$251,000 in May 2022; and #986051-675 sold for \$225,000 in June 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 775,000	\$ 260,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 775,000	\$ 260,000	

NOTES:

Appellant Comps & Analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	348	Parcel Number:	189783-018
Owner Name:	DANCIU PETER & DANCIU OFELIA				
Situs Address:	3520 NE 101 ST VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.19	NBHD	137
Mailing Address:	3520 NE 101 ST 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>Peter Danciu</i> <i>Daniel Danciu</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	10:59	11:25	DANCIU

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included details of the surrounding properties in relation to the subject.	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time, a 2022 property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 219,600	\$ 204,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 418,183	\$ 418,183	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 637,783	\$ 622,783	
NOTES: <i>Remover pricing premium consistent with other similar props</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	375	Parcel Number:	216967-000
Owner Name:	MIRONENKO YURY Y & MIRONENKO NADEZHDA S TRUSTEES				
Situs Address:	23801 NW 1ST AVE RIDGEFIELD, WA 98642				
Property Type:	ranch-style residence	Acres:	5.03	NBHD	5
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 14, 2023	11:23	11:27	MIRONENKO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Vladislav Grebyonkin of VG Appraisals indicating a value of \$590,000 as of December 2022. The evidence also included a broker's price opinion indicating a value of \$480,000-\$500,000 in its current condition as of February 2020. The appellant's evidence included a bid by Superior Exterior to perform roof work for \$19,785 as of August 2020 and a bid by Lifetime Exteriors to perform roof work for \$29,881 as of August 2020.	
ASSESSOR EVIDENCE: The Assessor's evidence included a 2022 property information card and a cover letter recommending the assessed value be reduced to \$783,342. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 360,602	\$ 360,602	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 498,871	\$ 229,398	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 859,473	\$ 590,000	
NOTES: Appraisal			

AUTHORIZATION

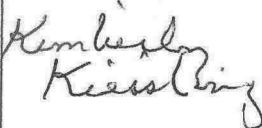
Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/14/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	379	Parcel Number:	256760-000
Owner Name:	KIESSLING MICHAEL A & KIESSLING KIMBERLY L				
Situs Address:	4505 NE 399TH ST LA CENTER, WA 98629				
Property Type:	1.5-story residence	Acres:	5	NBHD	3
Mailing Address:	4505 NE 399TH 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			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 14, 2023	11:32	11:45	KIESSLING

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#265093-000 sold for \$780,000 in January 2021; #265779-000 sold for \$877,000 in July 2021; and #259392-000 sold for \$695,000 in January 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

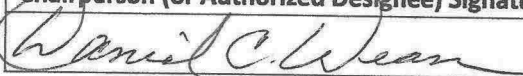
DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 283,803	\$ 283,803	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 752,729	\$ 541,197	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,036,532	\$ 825,000	

NOTES:

Trended Comp's less allowance for outbuildings

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	6/14/23

Owner	PID	Case	Mail	ATD?	NOTES
POWERS RYAN LEE	986056-761	792	8525 NE 25TH AVE	None	None
AHSAN MUHAMMAD & AHSAN FAIZA	197667-000	791	2424 NW IRIS CT	Muhammad Ahsan	The appellant stated that the home is under construction but is being valued as if it is fully complete. Completion is at roughly 85% at this time but was not that far along at the time of assessment.
AHSAN MUHAMMAD & AHSAN FAIZA	90265-768	795	2424 NW IRIS CT	Muhammad Ahsan	The appellant stated that nothing has been done to the property to cause the increase in value.
WENHOLZ NEPHI DANIEL	262372-000	796	40001 NE MUNCH RD	Nephi Wenzholz	The appellant stated that the home is on cinderblocks. The roof is rolled roofing that is 30 to 40 years old and leaks. A junk removal service quoted \$1,000 per truck to clear the property of vehicles.
HOFFMAN MATTHEW R & HOFFMAN KIMBERLY R	198836-005	798	6017 NE 129TH ST	Matthew Hoffman	The appellant stated that contractors were consulted, and it would not be possible to connect to the sewer systems in adjacent developments. To develop the property would be costly and would likely require installing a pump station and joining to the sewer easement.
DANCIU PETER & DANCIU OFELIA	189783-018	348	3520 NE 101 ST	Peter Danciu Danny Danciu	The appellants stated that the subject is being valued at a premium due to the adjacent stormwater lot, but it is not adding benefit to the subject. Other homes adjacent to similar water utility lots are not assigned this premium.
MIRONENKO YURY Y & MIRONENKO NADEZHDA S TRUSTEES	216967-000	375	23801 NW 1ST AVE	Nadia Mironenko	The appellant stated that the home was bought as a foreclosure. There is standing water on the property that has breached into the crawlspace, requiring a sump pump to be installed. The well water causes staining on all plumbing fixtures in the house. The existing filtration system is insufficient to prevent this. No upgrades have been done to the home, though repairs are needed to the roof and windows.
KIESSLING MICHAEL A & KIESSLING KIMBERLY L	256760-000	379	4505 NE 399TH ST	Kimberly Kiessling	The appellant referred to the submitted comparable sales. They are all in the same neighborhood with similar home features to the subject. The subject is a ranch with a loft that only has three bedrooms while the comparables include outbuildings, basements, and there are some differences in zoning. The average of the comparables indicates a value of \$784,000.
WPC BROADWAY LLC	38840-000	793	1 MT JEFFERSON TERRACE	None	None