LOSE MEINIC MEADY		tion - Board Clerk's Record		8	
CASE BEING HEARD	2000	416 Parcel			
Assessment Year:	2022 Petition No:	Number:	181268-000		
Owner Name:	C AERO LLC				
Situs Address:	2224 NE 179TH ST RIDGEFIELD	, WA 98642			
Property Type:	ranch-style mobile home	Acres:	6.4	NBHD 72	
Mailing Address:	1216 E MAIN ST MEDFORD, OR	97504			
ATTENDANCE					
Held by:	✓ Video Conference	[] Phone Conference	[] In	-Person	
Board:	Taxpayer:	Assessor:	Third	Parties (if any):	
Daniel Weaver Lisa Bodner John Marks Nohn Rose	Dennis				
HEARING SESSION	Trade trade				
Hearing Held On:	Start Time:	End Time:	Recor	ding Name:	
June 15, 2023	9:08	9:25		CAERO	
APPELLANT EVIDENCE: T	ched note sheet) he property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in	in June 2022. The appellant submitt	ed three com	narable cales (#1912	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate	he property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in the procedures and restrict	in June 2022. The appellant submitt	ed three com	narable cales (#1912	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N	the property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in trials detailing the procedures and restrict O EVIDENCE SUBMITTED)	in June 2022. The appellant submitt	ed three com	narable cales (#1912	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N	the property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in trials detailing the procedures and restrict O EVIDENCE SUBMITTED)	in June 2022. The appellant submitt	ed three com	narable cales (#1912	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N DECISION OF THE BOA	the property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in crials detailing the procedures and restrict O EVIDENCE SUBMITTED)	in June 2022. The appellant submitt December 2020; and #181933-000 ions faced in utilizing the property.	ed three com	parable sales [#1812 5,000 in February 202	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	the property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in crials detailing the procedures and restrict O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	BOE VALUE:	ed three com sold for \$27!	parable sales [#1812] 5,000 in February 202 RMINATION:	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma	the property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in crials detailing the procedures and restrict O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 1,425,827	in June 2022. The appellant submitted December 2020; and #181933-000 ions faced in utilizing the property. BOE VALUE: \$ 673,160	ed three com	parable sales [#1812] 5,000 in February 202 RMINATION: Sustained Changed	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO 000 sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	he property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in crials detailing the procedures and restrict O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 1,425,827	BOE VALUE: \$ 66,840	ed three com sold for \$27!	parable sales [#1812] 5,000 in February 202 RMINATION:	
TESTIMONY: (See attack APPELLANT EVIDENCE: TOOO Sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Cyppulla	he property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in crials detailing the procedures and restrict O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 1,425,827 \$ 0	BOE VALUE: \$ 673,160 \$ 66,840	ed three com sold for \$27!	parable sales [#1812] 5,000 in February 202 RMINATION: Sustained Changed	
TESTIMONY: (See attack APPELLANT EVIDENCE: TOOO Sold for \$540,000 in Ma The evidence included mate ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION	he property was purchased for \$740,000 by 2022; #181454-000 sold for \$600,000 in rials detailing the procedures and restrict O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 1,425,827 \$ 0	BOE VALUE: \$ 66,840	ed three com sold for \$27!	parable sales [#1812] 5,000 in February 202 RMINATION: Sustained Changed	

Clark County Board o	f Equalizati	on - Board Clerl	's Record	of Hearin	lg .
			7.00	eres a mili	0
2022 Pe	etition No:	422	Parcel I	Number:	192679-000
LEMEN AARON M 8	LEMEN KAT	HERINE A		Service Service	DANAGE STATE OF THE STATE OF TH
20701 NE 96TH AVE	BATTLE GRO	DUND, WA 98604			
1.5-story residence	1 E stem world				
20701 NE 96TH AVE	BATTLE GRO	UND, WA 98604	- <u> </u>		NBHD 53
				X.	
Video Conferenc	e	[] Phone Confe	rence	[] In	Danson
11			rence		Parties (if any):
aron hem	en				i di des (g dily).
Start Time:		End Time:		Recor	ding Name:
9:28		9:36		LEME	V
The appellant submitted thre I #236515-000 sold for \$975,0	e comparable s 000 in October	ales [#210366-000 so 2021].	old for \$749,00	00 in June 20	21; #222794-000 solo
The appellant submitted thre	e comparable s 000 in October	ales [#210366-000 so 2021].	old for \$749,00	00 in June 20	121; #222794-000 solo
The appellant submitted thre il #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED)	e comparable s 000 in October	ales [#210366-000 so 2021].	old for \$749,00	00 in June 20	121; #222794-000 solo
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE:	JOU IN October	BOE VALUE:			21; #222794-000 solo
The appellant submitted thre il #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED)	JOU IN October	BOE VALUE:			MINATION:
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE:	387,982	BOE VALUE: \$ 387,98	32	DETER []	MINATION: Sustained
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$	387,982 595,608	BOE VALUE:	32	DETER []	MINATION: Sustained Changed
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$	387,982 595,608	\$ 387,98 \$ 437,01	32	DETER []	MINATION: Sustained
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ \$	387,982 595,608 983,590	\$ 387,98 \$ 437,00	32	DETER []	MINATION: Sustained Changed
The appellant submitted thre if #236515-000 sold for \$975,0 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ \$ \$	387,982 595,608 983,590	\$ 387,98 \$ 437,00	32	DETER []	MINATION: Sustained Changed
	2022 P. LEMEN AARON M 8 20701 NE 96TH AVE 1.5-story residence 20701 NE 96TH AVE X Video Conference Taxpayer: Aron here Start Time:	2022 Petition No: LEMEN AARON M & LEMEN KAT 20701 NE 96TH AVE BATTLE GRO 1.5-story residence 20701 NE 96TH AVE BATTLE GRO N Video Conference Taxpayer: Oron heman Start Time:	2022 Petition No: 422 LEMEN AARON M & LEMEN KATHERINE A 20701 NE 96TH AVE BATTLE GROUND, WA 98604 1.5-story residence 20701 NE 96TH AVE BATTLE GROUND, WA 98604 X Video Conference [] Phone Confe Taxpayer: Assessor: Oron heman Start Time: End Time:	2022 Petition No: 422 Parcel No	2022 Petition No: 422 Parcel Number: LEMEN AARON M & LEMEN KATHERINE A 20701 NE 96TH AVE BATTLE GROUND, WA 98604 1.5-story residence Acres: 5.13 20701 NE 96TH AVE BATTLE GROUND, WA 98604 M Video Conference Phone Conference Introduce Assessor: Third Chan heman Start Time: End Time: Recomplete Recomple

CASE BEING HEARD			k's Record			
Assessment Year:	2022 Petition N	o: 461	Parcel I	Number:	127260.06	-
Owner Name:	MCALONEN JOSEPH A III TR	Talcel Nul			Number: 127369-066	
Situs Address:	3013 NW 12TH AVE CAMAS					
Property Type:	parcel of bare land	,	Α	0.07	Taxana	T-
Mailing Address:	7327 SW BARNES RD #703 P	ODT: AND OD OTTOE	Acres:	0.27	NBHD	169
CONTRACTOR OF STREET	7327 300 BARRES RD #703 P	OKTLAND, OK 97725				
ATTENDANCE					(F)	
Held by:		[] Phone Confe	erence	[] In	-Person	
Board: Daniel Weaver	Taxpayer:	Assessor:		Third	Parties (if any):
Lisa Bodner John Marks John Rose	Joseph Mcaloner					
HEARING SESSION						
Hearing Held On:	Start Time:	End Time:		Recon	ding Name:	
lune 15 2022	0					
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: \$131,300, as of August 202	7:38 sched note sheet) The appellant's evidence included a bio	9 ; 48	to perform ut	MCAL		ments
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N	iched note sheet) The appellant's evidence included a bio 2. IO EVIDENCE SUBMITTED)		to perform ut	1		ments
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N	iched note sheet) The appellant's evidence included a bid 2. IO EVIDENCE SUBMITTED)	by Lindberg Pipe & Grade	to perform ut	tilities work a	and lot improve	ments
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 6131,300, as of August 202 ASSESSOR EVIDENCE: (A	iched note sheet) The appellant's evidence included a bid 2. IO EVIDENCE SUBMITTED) IRD ASSESSOR VALUE:	by Lindberg Pipe & Grade		tilities work a		ments
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES)	iched note sheet) The appellant's evidence included a bid 2. IO EVIDENCE SUBMITTED) IRD ASSESSOR VALUE: \$ 191,64	by Lindberg Pipe & Grade BOE VALUE: \$ \$ 278, [9]		tilities work a	and lot improve	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: \$131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS	iched note sheet) The appellant's evidence included a bio 2. IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ 191,64	by Lindberg Pipe & Grade		DETER!	MINATION:	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: \$131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS	iched note sheet) The appellant's evidence included a bid 2. IO EVIDENCE SUBMITTED) IRD ASSESSOR VALUE: \$ 191,64	by Lindberg Pipe & Grade BOE VALUE: \$ \$ 278, [9]		DETER!	MINATION: Sustained	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL	iched note sheet) The appellant's evidence included a bio 2. IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ 191,64	BOE VALUE: 0 \$ 278 / 9/ \$	1,640	DETER!	MINATION:	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL HOTES:	iched note sheet) The appellant's evidence included a bid 2. IO EVIDENCE SUBMITTED) IRD ASSESSOR VALUE: \$ 191,64	BOE VALUE: 0 \$ 278, /9/ 0 \$ 5	1,640	DETER [X] []	MINATION: Sustained	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 5131,300, as of August 202 ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL HOTES: UTHORIZATION	iched note sheet) The appellant's evidence included a bio 2. IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ 191,64 \$ \$	BOE VALUE: 0 \$ 278, /9/ 0 \$ 5	1,640	DETER [X] []	MINATION: Sustained	

2 86				g		
Assessment Year:	2022 Petition No.	: 434 Parcel	Number:	188315-000		
Owner Name:	SNOEY ROGER B & SNOEY BARBARA J TRUSTEES					
Situs Address:	(NO SITUS ADDRESS) LOCATIO	ON: #123 CHRISTIAN POWLEY	DLC 5A			
Property Type:	parcel of bare land	Acres:	1	NBHD 72		
Mailing Address:	3711 NW 110TH CIR VANCOU	VER, WA 98685		1.0.10		
ATTENDANCE						
Held by:	Video Conference	[] Phone Conference	- 11 In	-Person		
Board:	Taxpayer:	Assessor:	1000	Parties (if any):		
[/] Daniel Weaver [/] Lisa Bodner [] John Marks [/] John Rose	Roger Snoey					
HEARING SESSION						
Hearing Held On:	Start Time:	End Time:	Recor	ding Name:		
June 15, 2023	9:55	10:13	SNOE	Υ		
APPELLANT EVIDENCE: 1 sold for \$3,250,000 in Octob	The appellant submitted three comparab per 2021; and #198808-000 sold for \$375	le sales [#181444-010 sold for \$780, 6,000 in September 2021].	000 in Novem	ber 2021; #181233-0		
ASSESSOR EVIDENCE: (N	O EVIDENCE SUBMITTED)	le sales [#181444-010 sold for \$780, 6,000 in September 2021].	000 in Novem	ber 2021; #181233-0		
ASSESSOR EVIDENCE: (N	O EVIDENCE SUBMITTED)	,000 in September 2021].				
ASSESSOR EVIDENCE: (N	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE;	BOE VALUE:		ber 2021; #181233-0		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221	BOE VALUE: \$ 433,783				
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221	BOE VALUE: \$ 433,783		MINATION: Sustained		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221 \$ 0	BOE VALUE: \$ 433,783 \$	DETER	Sustained Changed		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221	BOE VALUE: \$ 433,783 \$	DETER	MINATION: Sustained		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Cypellant	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221 \$	BOE VALUE: \$ 433,783 \$ \$ 433,783	DETER	Sustained Changed		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Cypellant	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221 \$ 0 \$ \$ 885,221 Conjugate lie Sales	BOE VALUE: \$ 433,783 \$ \$ 433,783	DETER	Sustained Changed		
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION Chairperson (or Author	O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 885,221 \$ 0 \$	BOE VALUE: \$ 433,783 \$ \$ 433,783	DETER	Sustained Changed		

CASE BEING HEARD		qualizati					
Assessment Year:	2022 Peti	tion No:	435	Parcel I	Number:	986035-269)
Owner Name:	WOYTOWICH JASON	F & WANG	JUAN				
Situs Address:	5816 NW 25TH AVE CA	AMAS, W	A 98607				
Property Type:	2-story residence			Acres:	0.07	NBHD	224
Mailing Address:	17959 MOUNTAIN CHA	ARLIE RD L	OS GATOS, CA 95	6033		100000	120000
ATTENDANCE	-1						
Held by:			[] Phone Confe	rence	f 1 In	-Person	
Board:	Taxpayer:		Assessor:			Parties (if any	l+
[K] Daniel Weaver [K] Lisa Bodner [] John Marks [] John Rose []	Juan Waytowich					-	
HEARING SESSION Hearing Held On:	Start Time:		End Time:		Danne	dt. ni	
	2		End Time:			Recording Name:	
	ched note sheet) The property was purchased for	\$558,500 in	/0 ; 2 2 September 2021.		Woy	OWICH	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T	ched note sheet) he property was purchased for	\$558,500 in			Woy	rowich	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED)	\$558,500 in			Woy	rowich	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED)	\$558,500 in				MINATION:	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	\$558,500 in	September 2021. BOE VALUE:			MINATION:	4
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:		September 2021. BOE VALUE: \$ / 3 7, 500		DETER []	MINATION:	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) MPROVEMENTS	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	177,500	September 2021. BOE VALUE:			MINATION: Sustained	
CASE DETAILS TESTIMONY: (See atta	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$	177,500	September 2021. BOE VALUE: \$ / 17,500 \$ 4/7,500	5	DETER []	MINATION:	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Wo defail	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$	177,500 484,514 662,014	September 2021. BOE VALUE: \$ / 17,500 \$ 4/7,500 \$ \$ 595,00	n,	DETER	Sustained Changed Other	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY FOTAL NOTES: Wo defail	ched note sheet) he property was purchased for O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$	177,500 484,514 662,014	September 2021. BOE VALUE: \$ / 17,500 \$ 4/7,500 \$ \$ 595,00	n,	DETER	Sustained Changed Other	

CASE BEING HEARD						
Assessment Year:	2022 Petition No:	433	Parcel N	lumber:	205232-006)
Owner Name:	SMOKEY MYRON & SMOKEY DEBRA					
Situs Address:	19406 NE 144TH ST BRUSH PR	AIRIE, WA 98606				
Property Type:	1.5-story residence		Acres:	3.5	NBHD	9
Mailing Address:	PO BOX 820938 VANCOUVER,	WA 98682				
ATTENDANCE						
Held by:	Video Conference	[] Phone Conference	ce	[] In	-Person	
Board:	Taxpayer:	Assessor:		LIGANI LIC	Parties (if any	1.
M Daniel Weaver M Lisa Bodner John Marks M John Rose []						
HEARING SESSION Hearing Held On:	Start Time:	F. J. Pt.				
June 15, 2023	10:26	End Time:	-	Recor	ding Name:	_
TESTIMONY: (See atta	ched note sheet) The appellant submitted three comparable	e sales [#223935-015 sold fo	or \$713,72	27 in May 20	21; #236636-00	6 solo
TESTIMONY: (See atta APPELLANT EVIDENCE: 7 \$720,000 in February 2021;	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Au	e sales [#223935-015 sold fo gust 2021].	or \$713,77	27 in May 20	21; #236636-00	6 sol
ASSESSOR EVIDENCE: (N	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autonomous Comparable and #203786-006 sold for \$750,000 in Autonomous Comparable and \$750,000 in Autonomous C	e sales [#223935-015 sold fo gust 2021].	or \$713,72	27 in May 20	21; #236636-00	6 sol
ASSESSOR EVIDENCE: (N	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autority (Control of the Autority (Control	e sales [#223935-015 sold fo gust 2021]. BOE VALUE:	or \$713,72		21; #236636-00 MINATION:	6 sole
ASSESSOR EVIDENCE: (N	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autonomous Comparable and #203786-006 sold for \$750,000 in Autonomous Comparable and \$750,000 in Autonomous C	BOE VALUE:	9713,72	DETER	MINATION:	
APPELLANT EVIDENCE: 7 \$720,000 in February 2021; ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Au O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	BOE VALUE: \$ 332,044	9713,72		MINATION: Sustaine	d
ASSESSOR EVIDENCE: (No. 2021) ASSESSOR EVIDENCE: (No. 2021) ASSESSOR EVIDENCE: (No. 2021) DECISION OF THE BOA LAND (ACRES) MPROVEMENTS	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Au O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ 332,046	BOE VALUE: \$ 332,044	or \$713,72	DETER	MINATION: Sustaine Changed	d
APPELLANT EVIDENCE: 75720,000 in February 2021; ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autority of the	BOE VALUE: \$ 332,044 \$ 526,541	or \$713,72	DETER	MINATION: Sustaine	d
ASSESSOR EVIDENCE: (National Control of the Board APPELLANT EVIDENCE: To S720,000 in February 2021; ASSESSOR EVIDENCE: (National Control of the Board AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and #203786-006 sold for \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in Autority of the submitted three comparable and \$753,000 in A	\$ 526,541 \$ 858,5&7		DETER	MINATION: Sustaine Changed	d
APPELLANT EVIDENCE: 1 \$720,000 in February 2021; ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Tran 1 C	The appellant submitted three comparable and #203786-006 sold for \$753,000 in Autority of the	\$ 526,541 \$ 858,5&7		DETER	MINATION: Sustaine Changed	d

	Clark County Board of Equaliza	tion - Board Clerk's	Record	of Hearin	g	
CASE BEING HEARD						
Assessment Year:	2022 Petition No:	447	Parcel N	lumber:	264627-000)
Owner Name:	FERNANDES RONALD & FERNA	INDES SUSAN				
Situs Address:	17219 NE 391ST ST AMBOY, W	A 98601				
Property Type:	1.5-story residence		Acres:	5	NBHD	3
Mailing Address:	PO BOX 937 AMBOY, WA 9860	1				
ATTENDANCE						
Held by:	∀ Video Conference	[] Phone Conferer	ice	[] In	-Person	
Board:	Taxpayer:	Assessor:		Third	Parties (if any):
X Lisa Bodner[] John Marks★ John Rose[]	Susan Fernande Ronald Fernande Agelic Provationi	ž.			ŧ	
HEARING SESSION Hearing Held On:	Start Time:	End Time:		- Error		
June 15, 2023	10:40	((107		EMPONSON.	ding Name:	
APPELLANT EVIDENCE: T	ched note sheet) The appellant's evidence included a bid by d by The Clean Water Store to install a wa	Cutting Edge Contracting ter treatment system for \$	to perform 32,209.	extensive r	epair work for \$	538,50
APPELLANT EVIDENCE: To f November 2022 and a bio assessed value.	The appellant's evidence included a bid by d by The Clean Water Store to install a was see Assessor's evidence included three sale	ter treatment system for \$	32,209.			
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ASSESSOR EVIDENCE: The assessed value. DECISION OF THE BOAL LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	The appellant's evidence included a bid by d by The Clean Water Store to install a water Assessor's evidence included three sales RD ASSESSOR VALUE: \$ 269,058 \$ 561,053	BOE VALUE: \$ 269,058 \$ 336,945	cover lette	DETER	RMINATION:	to the
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	ization - Board Clerk's	Kecora	of Hearin	g	
2022 Petition N	No: 428	Parcel Number:		: 188694-000	
NUZZO DANIEL R JR					
10806 NW 38TH AVE VANC	OUVER, WA 98685				
15 4			1.73 NRHD		27
10806 NW 38TH AVE VANC	OUVER, WA 98685				137
★ Video Conference	[] Phone Confere	ence	[] In	-Person	
Taxpayer:	Assessor:		181.6 100	100000000000000000000000000000000000000	10
Daniel Muzzo					
Start Time:			Recor	ding Name:	
11:13	11:28		NUZZ	0	
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The appellant's evidence included deta	ails about the property's land	issues, incl	uding a set o	f land sales that	sold fo
The appellant's evidence included deta ng 2022.	ails about the property's land	issues, incl	uding a set o	f land sales that	sold fo
The appellant's evidence included detaing 2022. NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE:	ails about the property's land	issues, incl		f land sales that	sold fo
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	NUZZO DANIEL R JR 10806 NW 38TH AVE VANO 1.5-story residence 10806 NW 38TH AVE VANO KI Video Conference Taxpayer: Daniel Neggo	NUZZO DANIEL R JR 10806 NW 38TH AVE VANCOUVER, WA 98685 1.5-story residence 10806 NW 38TH AVE VANCOUVER, WA 98685 KI Video Conference [] Phone Conference Taxpayer: Assessor: Daniel Nuzzzo Start Time: End Time:	NUZZO DANIEL R JR 10806 NW 38TH AVE VANCOUVER, WA 98685 1.5-story residence Acres: 10806 NW 38TH AVE VANCOUVER, WA 98685 KI Video Conference I Phone Conference Taxpayer: Assessor: Daniel Nuzzo Start Time: End Time: 11: 28	NUZZO DANIEL R JR 10806 NW 38TH AVE VANCOUVER, WA 98685 1.5-story residence Acres: 1.73 10806 NW 38TH AVE VANCOUVER, WA 98685 KI Video Conference I Phone Conference I In Taxpayer: Assessor: Third Daniel Nuzzo Start Time: End Time: Record Nuzzo	NUZZO DANIEL R JR 10806 NW 38TH AVE VANCOUVER, WA 98685 1.5-story residence Acres: 1.73 NBHD 10806 NW 38TH AVE VANCOUVER, WA 98685 Video Conference Phone Conference In-Person Taxpayer: Assessor: Third Parties (if any Daniel Nazzo) Start Time: End Time: Recording Name:

	Clark County Board of Equaliza	rion - poard Cierk's k	(ecord	of Hearin	g	
CASE BEING HEARD						-
Assessment Year:	2022 Petition No:	429	Parcel N	lumber:	188695-000)
Owner Name:	NUZZO DANIEL JR & PERRULT-	MATTISON PATRICIA			The second second second	
Situs Address:	(NO SITUS ADDRESS) LOCATIO	N:, #44 OF SEC 32 T3N	R1EWM	1.79A		
Property Type:	parcel of bare land		Acres:			27
Mailing Address:	10806 NW 38TH AVE VANCOU	/ER, WA 98685		LESSON		7.5
ATTENDANCE						
leld by:	∀ Video Conference	[] Phone Conference	re	[] In	-Person	
Board:	Taxpayer:	Assessor:		110000000000000000000000000000000000000	Parties (if any	1.
K] Lisa Bodner [] John Marks K] John Rose []	Daniel Nuzzo					
HEARING SESSION						
Hearing Held On:	Start Time:	End Time:		Recor	ding Name:	
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APPELLANT EVIDENCE: or \$100,000 in September	ached note sheet) The appellant submitted eleven comparable 2022; #83070-000 sold for \$115,000 in Se	ntember 2022 - (MI C #2222	20071 cold	for CARE OF	01-0-1-00	
APPELLANT EVIDENCE: or \$100,000 in September (22298955) sold for \$125, eptember 2022; #181249 in March 2022; and #2259		ptember 2022; (MLS #22223 d for \$200,000 in January 20 13250-000 sold for \$315,000	3097) sold	for \$125,00	0 in October 20	22; (M
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Owner	PID	Case	Mail	ATD?	NOTES
C AERO LLC	181268- 000	416	1216 E MAIN ST	Dennis Ingram	The appellant stated that the subject does not have appropriate access onto a public road to facilitate developing the property. Its use as a residential property is its current highest and best use. A large portion of the property is wetlands that would need to be mitigated as part of development. To make the improvements to the road and wetland would cost around \$1,500,000 in development costs. The property was purchased for \$1,090,000 in an agreement with the owner and adjoining owner to be reimbursed \$350,000 for the portion of the land used by the adjacent owner, making the purchase price effectively \$740,000. There is an agreement with Clark County as part of the transaction to build a road on behalf of the county when the property is developed.
LEMEN AARON M & LEMEN KATHERINE A	192679- 000	422	20701 NE 96TH AVE	Aaron Lemen	The appellant referred to the submitted materials. The comparable sales found indicate a value of \$792,745. Comparable sales were selected for their similarity to the subject property.
MCALONEN JOSEPH A III TRUST	127369- 066	461	7327 SW BARNES RD #703	Jay McAlonen	The appellant referred to the submitted materials. The subject is a flag lot behind another home, which is more expensive to develop. The lot has water issues that will need to be addressed and will cost \$131,300.
SMOKEY MYRON & SMOKEY DEBRA	205232- 000	433	PO BOX 820938	None	None
SNOEY ROGER B & SNOEY BARBARA J TRUSTEES WOYTOWICH JASON F &	188315- 000 986035-	434	3711 NW 110TH CIR 17959 MOUNTAIN CHARLIE	Roger Snoey Juan Wang	The appellant stated that the property includes erosion hazard areas. There is a 50-foot buffer imposed on landslide areas, impacting usability. Similar properties were found to demonstrate the severity of the issues the subject includes. Only two acres is usable out of the total five acres. The appellant stated that the subject has a very small yard and is charged homeowner's association fees. The home was purchased in an arms-length transaction shortly before the
FERNANDES RONALD & FERNANDES SUSAN NUZZO DANIEL	264627- 000 188694-	435	PO BOX 937 10806 NW	Susan Fernandes Ron Fernandes Angelica Pravettoni (Daughter)	assessment date. The appellants stated that contractors were consulted regarding arsenic in the well water and the lack of backup power, which is needed due to the location. It would cost around \$100,000 to address these two issues alone. A leak was found in the kitchen which involved black mold and will require work on two floors to repair. The windows are warping and require replacement. The roof was replaced incorrectly, causing warping and allowing water intrusion, with no ability to invoke the warranty as the company went out of business. There is radon present, which also needs mitigation. The repairs needed are necessary to the home's livability. The appellant stated that the property is steep with
NUZZO DANIEL R JR NUZZO DANIEL JR & PERRULT- MATTISON PATRICIA	188694- 000 188695- 000	428	10806 NW 38TH AVE 10806 NW 38TH AVE	Daniel Nuzzo Daniel Nuzzo	erosion complications. Access to the property is a long, narrow driveway that would be an easement if the two properties were not owned together. The usable area is irregular with insufficient space to build an attached garage. A two-car detached garage was able to fit, but that is the capacity for the space. The railroad is immediately next to the property and the 50-60 trains per day cause significant noise disruption. The comparables include properties with slopes and railroad issues, and some with access issues like the subject.