

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	416	Parcel 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:	<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"/>	Dennis Ingram		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	9:08	9:25	CAERO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$740,000 in June 2022. The appellant submitted three comparable sales [#181277-000 sold for \$540,000 in May 2022; #181454-000 sold for \$600,000 in December 2020; and #181933-000 sold for \$275,000 in February 2022]. The evidence included materials detailing the procedures and restrictions faced in utilizing the property.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,425,827	\$ 673,140	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$ 66,840	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,425,827	\$ 740,000	

NOTES:

Appellant analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	422	Parcel Number:	192679-000
Owner Name:	LEMEN AARON M & LEMEN KATHERINE A				
Situs Address:	20701 NE 96TH AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	5.13	NBHD	53
Mailing Address:	20701 NE 96TH AVE 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"/>	Aaron Lemen		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	9:28	9:36	LEMEN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#210366-000 sold for \$749,000 in June 2021; #222794-000 sold for \$700,000 in April 2021; and #236515-000 sold for \$975,000 in October 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 387,982	\$ 387,982	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 595,608	\$ 437,018	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 983,590	\$ 825,000	
NOTES: Trended appellant comps			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	461	Parcel Number:	127369-066
Owner Name:	MCALONEN JOSEPH A III TRUST				
Situs Address:	3013 NW 12TH AVE CAMAS, WA 98607				
Property Type:	parcel of bare land	Acres:	0.27	NBHD	169
Mailing Address:	7327 SW BARNES RD #703 PORTLAND, OR 97725				

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 checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/>	Joseph McAlonen		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	9:38	9:48	MCALONEN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a bid by Lindberg Pipe & Grade to perform utilities work and lot improvements for \$131,300, as of August 2022.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 191,640	\$ 278,191,640	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 191,640	\$ 191,640	

NOTES:

Comparable not presented - appellant compelling

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	434	Parcel Number:	188315-000
Owner Name:	SNOEY ROGER B & SNOEY BARBARA J TRUSTEES				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #123 CHRISTIAN POWLEY DLC 5A				
Property Type:	parcel of bare land	Acres:	5	NBHD	72
Mailing Address:	3711 NW 110TH CIR VANCOUVER, WA 98685				

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"/>	Roger Snoey		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	9:55	10:13	SNOEY

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#181444-010 sold for \$780,000 in November 2021; #181233-000 sold for \$3,250,000 in October 2021; and #198808-000 sold for \$375,000 in September 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 885,221	\$ 433,783	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 885,221	\$ 433,783	

NOTES:

Appellant comparable sales & analysis

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	435	Parcel Number:	986035-269
Owner Name:	WOYTOWICH JASON F & WANG JUAN				
Situs Address:	5816 NW 25TH AVE CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.07	NBHD	224
Mailing Address:	17959 MOUNTAIN CHARLIE RD LOS GATOS, CA 95033				

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>Juan</i> <i>Woytowich</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	10:18	10:22	WOYTOWICH

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$558,500 in September 2021.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 177,500	\$ 177,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 484,514	\$ 417,500	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 662,014	\$ 595,000	

NOTES:

No detail info for review - Purchase value trended

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	433	Parcel Number:	205232-000
Owner Name:	SMOKEY MYRON & SMOKEY DEBRA				
Situs Address:	19406 NE 144TH ST BRUSH PRAIRIE, WA 98606				
Property Type:	1.5-story residence	Acres:	3.5	NBHD	9
Mailing Address:	PO BOX 820938 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 15, 2023	10:26	10:27	SMOKEY

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#223935-015 sold for \$713,727 in May 2021; #236636-006 sold for \$720,000 in February 2021; and #203786-006 sold for \$753,000 in August 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 332,046	\$ 332,046	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 526,541	\$ 526,541	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 858,587	\$ 858,587	
NOTES: Trend & comps support assessed value			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	447	Parcel Number:	264627-000
Owner Name:	FERNANDES RONALD & FERNANDES SUSAN				
Situs Address:	17219 NE 391ST ST AMBOY, WA 98601				
Property Type:	1.5-story residence	Acres:	5	NBHD	3
Mailing Address:	PO BOX 937 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"/>	Susan } Fernandes Ronald } Agelie Provatoric		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	10:40	11:07	FERNANDES

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a bid by Cutting Edge Contracting to perform extensive repair work for \$538,500 as of November 2022 and a bid by The Clean Water Store to install a water treatment system for \$32,209.	
ASSESSOR EVIDENCE: The Assessor's evidence included three sales adjusted for time and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 269,058	\$ 269,058	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 561,053	\$ 330,945	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 830,111	\$ 600,000	

NOTES:

Allowance for reduction for necessary repairs

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	428	Parcel Number:	188694-000
Owner Name:	NUZZO DANIEL R JR				
Situs Address:	10806 NW 38TH AVE VANCOUVER, WA 98685				
Property Type:	1.5-story residence	Acres:	1.73	NBHD	27
Mailing Address:	10806 NW 38TH AVE VANCOUVER, WA 98685				

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"/>	Daniel Nuzzo		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	11:13	11:28	NUZZO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included details about the property's land issues, including a set of land sales that sold for \$100,000 to \$315,000 during 2022.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 380,967	\$ 250,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 569,804	\$ 569,804	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 950,771	\$ 819,804	

NOTES:

Appellant Comp & analysis of topography

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wilson	6/15/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	429	Parcel Number:	188695-000
Owner Name:	NUZZO DANIEL JR & PERRULT-MATTISON PATRICIA				
Situs Address:	(NO SITUS ADDRESS) LOCATION: #44 OF SEC 32 T3NR1EWM 1.79A				
Property Type:	parcel of bare land	Acres:	1.79	NBHD	27
Mailing Address:	10806 NW 38TH AVE VANCOUVER, WA 98685				

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"/>	Daniel Nuzzo		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
June 15, 2023	11:13	11:28	NUZZO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted eleven comparable sales [#126812-000 sold for \$295,000 in August 2022; #83093-000 sold for \$100,000 in September 2022; #83070-000 sold for \$115,000 in September 2022; (MLS #22223097) sold for \$125,000 in October 2022; (MLS #22298955) sold for \$125,000 in October 2022; (MLS #22285189) sold for \$200,000 in January 2023; (MLS #22090459) sold for \$245,000 in September 2022; #181249-000 sold for \$150,000 in January 2023; #213250-000 sold for \$315,000 in April 2022; #225208-000 sold for \$230,000 in March 2022; and #225919-000 sold for \$195,000 in September 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 342,077	\$ 230,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 342,077	\$ 230,000	

NOTES:

Appellant Comp & analysis of Topography

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	6/15/23

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	188315-000	434	3711 NW 110TH CIR	Roger Snoey	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.
WOYTOWICH JASON F & WANG JUAN	986035-269	435	17959 MOUNTAIN CHARLIE RD	Juan Wang	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 assessment date.
FERNANDES RONALD & FERNANDES SUSAN	264627-000	447	PO BOX 937	Susan Fernandes Ron Fernandes Angelica Pravettoni (Daughter)	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.
NUZZO DANIEL R JR	188694-000	428	10806 NW 38TH AVE	Daniel Nuzzo	The appellant stated that the property is steep with 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.
NUZZO DANIEL JR & PERRULT-MATTISON PATRICIA	188695-000	429	10806 NW 38TH AVE	Daniel Nuzzo	