

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	799	Parcel Number:	986033-391
Owner Name:	NEW VISTA PROPERTIES LLC (NEW OWNER: BOLLING)				
Situs Address:	1502 S LAKE RIVER TER RIDGEFIELD, WA 98642				
Property Type:	BARE LAND PARCEL	Acres:	3	NBHD	76
Mailing Address:	15224 NE 70th Street				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Tom & Cheri Bolling		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	9:07	9:13	NEWVISTA

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The property was purchased for \$535,000 in November 2022.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 721,037	\$ 535,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 721,037	\$ 535,000	
NOTES: Purchase price			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	726	Parcel Number:	124817-172
Owner Name:	TAYLOR CAROL XIANG & TAYLOR PAUL N				
Situs Address:	3542 NW NORWOOD ST				
Property Type:	1.5-story residence	Acres:	0.18	NBHD	225
Mailing Address:	3542 NW NORWOOD ST				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Carol Taylor		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	9:16	9:26	TAYLOR

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted two comparable sales [#81959-210 sold for \$686,000 in September 2021; and #92002-956 sold for \$715,000 in November 2021].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 170,800	\$ 170,800	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 631,824	\$ 562,200	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 802,624	\$ 733,000	

NOTES:

Trended comparable properties

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	801	Parcel Number:	170405-000	
Owner Name:	HOYT JAMES L M & HOYT AMY D TRUSTEES					
Situs Address:	25803 NE 60TH ST					
Property Type:	BARE LAND PARCEL	Acres:	5	NBHD	20	
Mailing Address:	PO BOX 189					

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Amy Hoyt					

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	9:33	9:36	HOYT

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The property was purchased for \$250,000 in May 2022.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 347,004	\$ 258,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 347,004	\$ 258,500	

NOTES:

Purchase price per county records

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	804	Parcel Number:	171258-000
Owner Name:	GAVRILOVA EVELINA & GAVRILOV YURIY				
Situs Address:	24502 NE 50TH ST				
Property Type:	2-story residence	Acres:	5.01	NBHD	20
Mailing Address:	24502 NE 50TH ST				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Yuriy Gavrilov</i> <i>Munic</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	9:41	9:56	GAVRILOVA

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted eight comparable sales [#171072-000 sold for \$910,000 in January 2021; #137346-000 sold for \$1,250,000 in February 2021; #137106-000 sold for \$1,120,000 in March 2021; #137155-000 sold for \$1,020,000 in April 2021; #17254-000 sold for \$886,000 in April 2021; #137318-000 sold for \$1,300,000 in July 2021; #171043-000 sold for \$1,200,000 in July 2021; and #137142-000 sold for \$1,700,000 in August 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 345,289	\$ 345,289	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,159,589	\$ 968,386	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,504,878	\$ 1,313,675	

NOTES:

Based on Comps & Description/pics of home

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	805	Parcel Number:	37918-102
Owner Name:	BRADSHAW BRENT MICHAEL & BRADSHAW TINA A				
Situs Address:	4712 NW FRANKLIN ST				
Property Type:	1.5-story residence	Acres:	1.68	NBHD	26
Mailing Address:	4712 NW FRANKLIN ST				

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 checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Brent Bradshaw		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	18:06	10:13	BRADSHAW

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$1,500,000 in April 2021. The appellant's evidence referenced an appraisal performed by Area Appraisal Services indicating a value of \$2,100,000 as of March 2021. The appellant submitted three comparable sales [#92008-970 sold for \$1,600,000 in September 2022; #184829-000 sold for \$1,660,000 in September 2022; and #83144-058 sold for \$1,750,000 in November 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 271,389	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 2,154,955	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 2,426,344	\$ 2,426,344	

NOTES:
Appraisal Trended to 1/1/22

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	806	Parcel Number:	45675-000
Owner Name:	WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH				
Situs Address:	1921 C ST				
Property Type:	1.5-story residence	Acres:	0.1	NBHD	103
Mailing Address:	31312 NE 69TH ST				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Patrick Williams		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	10:21	10:24	WILLIAMS

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$355,000 in April 2021. The appellant submitted nine comparable sales [#55370-000 sold for \$300,000 in September 2022; #60920-000 sold for \$375,000 in March 2023; #162-070 sold for \$331,500 in June 2022; #62177-110 sold for \$389,900 in May 2022; #62174-210 sold for \$399,000 in October 2022; #46550-000 sold for \$345,000 in May 2022; #58835-000 sold for \$370,000 in August 2022; #61760-000 sold for \$350,000 in June 2022; and #164-140 sold for \$375,000 in March 2022].

ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 221,839	\$ 221,839	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 251,293	\$ 183,161	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 473,132	\$ 405,000	

NOTES:

Trended Value from purchase price of \$355,000 in 2021

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	808	Parcel Number:	192637-000
Owner Name:	DOROHOV ALEXANDER & DOROHOV TATIANA				
Situs Address:	518 SW 27TH AVE				
Property Type:	ranch-style residence	Acres:	2	NBHD	53
Mailing Address:	518 SW 27TH AVE				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Alexander Tatiana Dorohov</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	10:55	11:04	DOROHOV

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$425,000 in November 2022.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 595,100	\$ 425,000	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 812,743	\$	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 1,407,843	\$ 425,000	

NOTES:

Purchase price

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	498	Parcel Number:	92009-820
Owner Name:	TANNE JASON & TANNE SAYO TRUSTEES				
Situs Address:	15512 SE 40TH CIR				
Property Type:	2-story residence	Acres:	0.23	NBHD	222
Mailing Address:	15512 SE 40TH CIR				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	<i>Jason</i> <i>Tanne</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	11:09	11:23	TANNE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The appellant submitted two recent comparable sales [#122156-010 sold for \$670,000 in March 2021; and #126694-014 sold for \$775,000 in January 2023]. The appellant's evidence included a bid by PMJ to perform exterior work for \$107,166 as of February 2023, a receipt from Home Depot for a new door for \$6,763 as of January 2023 and bids from Lake Side for extensive remodelling totalling \$269,487 as of May/June 2023. (CHH invoices were from 2022 and appear to have been done already. Kris Forsgren Roofing and some Lake Side also appear to be for work completed in 2022.)</p>	
<p>ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 228,000	\$ 228,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 695,453	\$ 491,628	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 923,453	\$ 719,628	

NOTES:

Appellant

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	721	Parcel Number:	110186-960
Owner Name:	STANLEY KAREN L TRUSTEE				
Situs Address:	3039 NW LACAMAS DR				
Property Type:	1.5-story residence	Acres:	0.43	NBHD	159
Mailing Address:	3039 NW LACAMAS DR				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Karen Stanley		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	11:32	11:46	STANLEY

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)	\$ 450,550	\$ 450,550	<input checked="" type="checkbox"/> Sustained
IMPROVEMENTS	\$ 1,683,807	\$ 1,683,807	<input type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> Other
TOTAL	\$ 2,134,357	\$ 2,134,357	

NOTES:

No detail information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	807	Parcel Number:	117765-095
Owner Name:	STOUT ALLEN LIFE ESTATE ETAL				
Situs Address:	19012 NE 29TH AVE				
Property Type:	1.5-story residence	Acres:	4.57	NBHD	40
Mailing Address:	19012 NE 29TH AVE				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	Allen Stout		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	10:40	10:45	STOUT

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)	\$ 430,000	\$ 430,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 246,704	\$ 246,704	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 676,704	\$ 676,704	

NOTES:

Not enough information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	700	Parcel Number:	229039-204
Owner Name:	LINGLE BRENDA L				
Situs Address:	1504 NE 17TH AVE				
Property Type:	2-story residence	Acres:	0.23	NBHD	187
Mailing Address:	1504 NE 17TH AVE				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input checked="" type="checkbox"/> John Rose <input type="checkbox"/>	—		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 25, 2023	11:58		LINGLE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included details of repairs needed to the home and property.
ASSESSOR EVIDENCE:	(NO EVIDENCE SUBMITTED)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 133,918	\$ 133,918	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 325,314	\$ 825,314	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 459,232	\$ 459,232	

NOTES:

No Information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/25/23

Owner	PID	Case	ATD?	ADRS	NOTES
NEW VISTA PROPERTIES LLC/New owners: BOLLING	986033-391	799	Tom Bolling Cherri Bolling	15224 NE 70th Street	The appellants stated that the property was purchased after the assessment. The property is 3 acres and was assessed for 17 lots but is on top of a ridge and could not possibly facilitate 17 lots. Significant lot preparation will need to be done to build a single residence. No work has been done at the time of this hearing.
TAYLOR CAROL XIANG & TAYLOR PAUL N	124817-172	726	Carol Taylor	3542 NW NORWOOD ST	The appellant referred to the submitted comparable sales. The average of the sales indicates a value of \$200 per square foot for the subject, totaling \$686,000. Less the costs of repairs the subject is worth \$646,000 for 2022.
HOYT JAMES L M & HOYT AMY D TRUSTEES	170405-000	801	Amy Hoyt	PO BOX 189	The appellant referred to the purchase of the subject property.
GAVRILOVA EVELINA & GAVRILOV YURIY	171258-000	804	Yuriy Gavrilo Mira Gavrilo	24502 NE 50TH ST	The appellant referred to the submitted materials regarding the condition of the house and comparable sales. The fireplaces are all incomplete, the home does not have decorative trims or doors, and the roof leaks. The home has electrical, but the heat system is incomplete.
BRADSHAW BRENT MICHAEL & BRADSHAW TINA A	37918-102	805	Brent Bradshaw	4712 NW FRANKLIN ST	The appellant stated that market land values increased by around 17% and building values increased by 16%, showing that the assessment is not supported. The property is adjacent to a church and does not have a view. The Assessor's records show six bedrooms, but the home only has four main bedrooms with a fifth being above the garage. The entire basement is unfinished and is generally not usable space, except for a bathroom. The storage racks that were there for the previous owner have been removed.
WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH	45675-000	806	Patrick Williams	31312 NE 69TH ST	The appellant stated that the subject is a two-bedroom, one-bathroom bungalow. Based on the comparable sales found, the subject is worth \$350,000-\$390,000. Nothing was found for over \$400,000. The basement has a washer and dryer hookup and water heater, but it is still in mostly original condition with concrete flooring.
STOUT ALLEN LIFE ESTATE ETAL	117765-095	807	Allen Stout	19012 NE 29TH AVE	The appellant stated that the property is 4.57 acres, not 5 acres as the Assessor originally had it listed. It has been changed from agriculture zoning to prime developable land. The property cannot be subdivided until public sewer is available, which will not be for two or more years.
DOROHOV ALEXANDER & DOROHOV TATIANA	192637-000	808	Alexander Dorohov Tatiana Dorohov	518 SW 27TH AVE	The appellants referred to the purchase of the subject property for \$425,000 due to the condition. It was purchased from the trustee of the property.
TANNE JASON & TANNE SAYO TRUSTEES	92009-820	498	Jason Tanne	15512 SE 40TH CIR	The appellant referred to the submitted materials. Comparable sales were selected for their similar circumstances to the subject. The home next door has spent three months on the market and has been reduced \$50,000, now down to \$849,900. The subject is largely obstructed, providing little view of the river. Repair work totaling around \$350,000 is still needed. The siding is stucco and EIFS (Exterior Insulation Finishing Systems) which is problematic without much legal recourse.
LINGLE BRENDA L	229039-204	700	None	1504 NE 17TH AVE	None
STANLEY KAREN L TRUSTEE	110186-960	721	Karen Stanley	3039 NW LACAMAS DR	The appellant stated that the home has been on and off the market. There are limited buyers looking for properties over \$1,500,000 and of that pool of buyers most are looking for single family residences, unlike the subject which is multifamily. Only two comparable properties were found, given the unique qualities of the subject. There are several hundred thousand dollars in deferred maintenance and improvements to be done to the house.