

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	727	Parcel Number:	83779-062
Owner Name:	LATHE MATTHIAS & LATHE MARY KATHERINE				
Situs Address:	2016 NW SIERRA LN				
Property Type:	ranch-style residence	Acres:	0.55	NBHD	169
Mailing Address:	2016 NW SIERRA LN				

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"/>	Matthias Lathe		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	9:03	9:06	LATHE

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$775,000 in October 2021. The appellant submitted three comparable sales [#83779-060 sold for \$850,000 in October 2021; #83144-002 sold for \$750,000 in November 2021; and #92233-006 sold for \$860,000 in September 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 311,010	\$ 311,010	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 603,373	\$ 463,990	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 914,383	\$ 775,000	
NOTES: Purchase price 10/25/21			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	739	Parcel Number:	986038-798
Owner Name:	RAYBURN KEVIN A & MORGENTHALER LISA				
Situs Address:	24622 NE 149TH ST				
Property Type:	2-story residence	Acres:	5	NBHD	9
Mailing Address:	24622 NE 149TH 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"/>	Lisa Morgenthaler		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	9:16	9:24	RAYBURN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$625,000 in June 2022. The appellant's evidence included an appraisal performed by Bryan L. Wiese of Appraisal Northwest, Inc. indicating a value of \$680,000 as of May 2022.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 331,818	\$ 331,818	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 358,510	\$ 288,182	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 690,328	\$ 625,000	
NOTES: Purchase price			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/25

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	743	Parcel Number:	226726-000
Owner Name:	STARLING DERIK & STARLING JULI				
Situs Address:	13718 NE 240TH ST				
Property Type:	ranch-style residence	Acres:	1.24	NBHD	53
Mailing Address:	13718 NE 240TH 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"/>	Juli Starling						

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	9:27	9:31	STARLING

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#226401-000 sold for \$437,500 in April 2023; #22901-500 sold for \$530,000 in January 2021; #121291-012 sold for \$581,000 in January 2022; #193083-010 sold for \$610,000 in June 2021; and #223430-000 sold for \$600,000 in June 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 198,329	\$ 198,329	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 484,606	\$ 401,671	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 682,935	\$ 600,000	
NOTES: Appellant Comparable Sales			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	746	Parcel Number:	114232-252
Owner Name:	TSEMENTZIS SOTIRIOS E				
Situs Address:	1908 SE 97TH AVE				
Property Type:	ranch-style residence	Acres:	0.27	NBHD	222
Mailing Address:	1908 SE 97TH 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>Sotirios Tsementzis</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	9:54	9:59	TSEMENTZIS

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included details on the condition of the house.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 370,500	\$ 370,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 146,404	\$ 58,763	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 516,904	\$ 429,263	
NOTES: <i>More demolition since last year</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	766	Parcel Number:	145094-012
Owner Name:	MORAN MICHAEL J				
Situs Address:	2316 NE 80TH ST				
Property Type:	2-story residence	Acres:	0.06	NBHD	133
Mailing Address:	2316 NE 80TH 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"/>	Michael Moran		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	10:04	10:19	MORAN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included details of costs to cure issues with the home, totaling \$75,000. The appellant submitted six comparable sales [#185838-160 sold for \$284,000 in November 2021; #108780-038 sold for \$234,974 in May 2021; #986027-025 sold for \$250,000 in May 2021; #108780-046 sold for \$297,000 in November 2021; #108780-002 sold for \$266,000 in April 2021; and #108780-052 sold for \$267,000 in April 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 166,250	\$ 166,250	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 153,369	\$ 118,861	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 319,619	\$ 285,051	

NOTES:

Repairs + Comps

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	767	Parcel Number:	198941-000
Owner Name:	SWIFT KENNETH A & SWIFT LINDA E (C/B)				
Situs Address:	6219 NE 139TH ST				
Property Type:	ranch-style mobile home	Acres:	3.96	NBHD	72
Mailing Address:	10013 NE HAZEL DELL AVE PO BOX 333				

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>Linda Swift</i> <i>Cloe Swift</i> <i>Cloe Swift</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	10:23	10:34	SWIFT

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#207743-000 sold for \$500,000 in January 2023; #171035-000 sold for \$325,000 in October 2022; and #197858-000 sold for \$365,000 in June 2022].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 1,067,165	\$ 1,067,165	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 0	\$	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,067,165	\$ 1,067,165	

NOTES:

<i>No meaningful information</i>

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	<i>7/26/23</i>

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	794	Parcel Number:	98822-096
Owner Name:	THOMASON JEANINE L				
Situs Address:	6400 NW JORDAN WAY				
Property Type:	ranch-style residence	Acres:	0.18	NBHD	139
Mailing Address:	PO BOX 1364				

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>Jeanine Thomason</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	10:44	10:58	THOMASON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included details on the condition of the house.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 188,000	\$ 188,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 172,000	\$ 172,000	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 360,000	\$ 360,000	
NOTES: <i>No info</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	797	Parcel Number:	986055-845
Owner Name:	GRIFFIN ERIC & GRIFFIN JENNIFER				
Situs Address:	11507 NW 41ST CT				
Property Type:	1.5-story residence	Acres:	0.25	NBHD	184
Mailing Address:	11507 NW 41ST CT				

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"/>	Eric Griffin		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	11:00	11:05	GRIFFIN

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The property was purchased for \$300,000 in July 2020. The appellant's evidence included an appraisal performed by Jeffrey Shull of NW Valuation Group indicating a value of \$1,340,000 as of January 2021. The appellant's evidence included an appraisal performed by Patrick M. Cole of Cole & Company Appraisal Services indicating a value of \$1,425,000 as of October 2021.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 307,500	\$ 307,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,349,588	\$ 1,117,500	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,657,088	\$ 1,425,000	

NOTES:

Independent Appraisal

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	735	Parcel Number:	136856-000
Owner Name:	PETERSON ROBERT L & PETERSON DIANE C TRUSTEES				
Situs Address:	31420 NE 90TH CIR				
Property Type:	1.5-story residence	Acres:	5	NBHD	20
Mailing Address:	31420 NE 90TH CI				

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"/>	Robert Peterson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	11:10	11:26	PETERSON

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#170908-000 sold for \$1,105,000 in December 2022; #170955-000 sold for \$865,000 in May 2023; and #139890-000 sold for \$965,000 in July 2022]. The evidence included information about mitigation plan areas that obstruct development and wildfire risk to the property.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 350,773	\$ 350,773	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 1,426,677	\$ 1,149,227	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,777,450	\$ 1,500,000	

NOTES:

Appellant comparable sales & overall location restrictions
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AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	787	Parcel Number:	127502-140
Owner Name:	COORAY SUSITH & COORAY DINALI				
Situs Address:	3942 NW OAKRIDGE LN				
Property Type:	2-story residence	Acres:	0.1	NBHD	169
Mailing Address:	3942 NW OAKRIDGE LN				

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 26, 2023	11:34	11:35	COORAY

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted five comparable sales [#177235-114 sold for \$475,000 in April 2021; #177235-088 sold for \$475,000 in April 2021; #125843-036 sold for \$475,000 in January 2021; #177235-130 sold for \$439,000 in February 2021; and #126042-018 sold for \$468,000 in April 2021].	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 214,176	\$ 214,176	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 296,036	\$ 257,824	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 510,212	\$ 472,000	

NOTES:

Trended comparables

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	752	Parcel Number:	96410-000
Owner Name:	ELKINS DAN COURTNEY				
Situs Address:	36017 NE WASHOUGAL RIVER RD				
Property Type:	1.5-story residence	Acres:	0.32	NBHD	24
Mailing Address:	32008 NE 9TH 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"/>	Karin Kirk		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	11:40	12:47	ELKINS

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)	\$ 155,278	\$ 155,278	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 275,125	\$ 275,125	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 430,403	\$ 430,403	
NOTES: No Comp			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/26/23

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

CASE BEING HEARD

Assessment Year:	2022	Petition No:	745	Parcel Number:	132844-000
Owner Name:	ZHILKO VIKTOR & ZHILKO VIKTORIYA				
Situs Address:	5120 S ST				
Property Type:	ranch-style residence	Acres:	0.88	NBHD	405
Mailing Address:	5120 S 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>Victoria Zhilko</i> <i>Kotsy K</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 26, 2023	11:48	11:57	ZHILKO

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#130050-054 sold for \$741,500 in August 2021; #132837-086 sold for \$480,000 in November 2021; and #96159-314 sold for \$725,000 in November 2021]. Some details of the comparable sales could not be verified in the county's property information data.	
ASSESSOR EVIDENCE: (NO EVIDENCE SUBMITTED)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 238,250	\$ 238,250	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> Other
IMPROVEMENTS	\$ 853,399	\$ 624,750	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,091,649	\$ 863,000	
NOTES: <i>Trended prior & comps</i>			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/26/23

Owner	PID	Case	ATD?	ADR	NOTES
LATHE MATTHIAS & LATHE MARY KATHERINE	83779- 062	727	Matthias Lathe	2016 NW SIERRA LN	The appellant stated that the property was purchased near the assessment date in a fair market sale.
RAYBURN KEVIN A & MORGENTHALER LISA	986038- 798	739	Lisa Morgenthaler	24622 NE 149TH ST	The appellant stated that the home is roughly half a mile off the road on a gravel driveway. Development of the property is restricted due to the hill and adjacent creeks. It is not useful for agriculture and has been logged.
STARLING DERIK & STARLING JULI	226726- 000	743	Juli Starling	13718 NE 240TH ST	The appellant referred to the submitted materials. The average price of the comparable sales comes to \$555,000.
TSEMENTZIS SOTIRIOS E	114232- 252	746	Sotirios Tsementzis	1908 SE 97TH AVE	The appellant stated that the subject house is in reconstruction and is down to studs. No one is living in the house. The value estimate is based on previous estimates received. Only more demolition has been done since the prior year's appeal.
MORAN MICHAEL J	145094- 012	766	Michael Moran	2316 NE 80TH ST	The appellant stated that the subject property is encroached by a large apartment complex with minimal setbacks. There is little daylight, no views, amplified noise, and no street frontage. Many repairs are needed including an HVAC system, roof replacement, and entryway concrete repair.
SWIFT KENNETH A & SWIFT LINDA E (C/B)	198941- 000	767	Linda Swift Lauren Swift Chloe Swift	10013 NE HAZEL DELL AVE BOX 333	The appellants referred to the submitted materials. The highest and best use of the land is as natural and agricultural space for educational purposes. (Updated estimate of value to \$431,267)
COORAY SUSITH & COORAY DINALI	127502- 140	787	None	3942 NW OAKRIDGE LN	None
THOMASON JEANINE L	98822- 096	794	Jeanine Thomason	PO BOX 1364	The appellant stated that the home was purchased in 2003 and no major updates have been made. The roof is leaking into the house in several places. The home is in a less desirable area.
GRIFFIN ERIC & GRIFFIN JENNIFER	986055- 845	797	Eric Griffin	11507 NW 41ST CT	The appellant confirmed the details of the appraisals. The home was completed as of October 2021.
PETERSON ROBERT L & PETERSON DIANE C TRUSTEES	136856- 000	735	Robert Peterson	31420 NE 90TH CIR	The appellant stated that fire risk is a significant factor in the home's value. The area is remote with less access to water and if a fire were to occur the fire department would fight "defensively", meaning the loss of the home. It is rated extremely poorly for fire risk by insurance companies. The home and those around it are on well water. Roughly 2.5 acres of the property is unusable due to habitat area. The area is difficult to sell property in, with homes selling for less than asking after months on the market. The basement is only half finished with the space being used for storage.
ELKINS DAN COURTNEY	96410- 000	752	Karen Kirk (Wife)	32008 NE 9TH ST	The appellant stated that the subject is difficult to find comparables for as no major improvements have been done and most similar homes have been remodeled. The outbuildings are for storage.
ZHILKO VIKTOR & ZHILKO VIKTORIYA	132844- 000	745	Viktoriya Zhilko Ruslan Kotsyubchuk (Son)	5120 S ST	The appellant stated that comparable sales were selected for their similarity to the subject. A home within a few blocks of the subject sold for \$690,000 in July of 2023.