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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	166	Parcel Number:	225272-000		
Owner Name:	STENERSEN DEBORAH L						
Situs Address:	#122 SEC 19 T4N R2EWM 1.20A ,						
Property Type:	BARE LAND PARCEL			Acres:	1.2	NBHD	5
Mailing Address:	5414 NE 265TH ST RIDGEFIELD, WA 98642						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
☒ Daniel Weaver ☐ John Rose ☒ Lisa Bodner ☐ Terry Hagberg ☒ John Marks ☒ Gloria Gomez-Matthews ☐ Joel Cline	–	–	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 29, 2023	9:38	9:40	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included a letter from Clark County stating that the subject parcel is considered part of one legal lot with another parcel.

ASSESSOR EVIDENCE: The Assessor's evidence included a chart showing the break down of property vaulation for lots that are valued as a group and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 76,700	$ 5,000	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 0	$	[X] Changed	☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 76,700	$ 5,000		

NOTES: Cannot use the property - Total Vale

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☐ Comps ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	11/29/23

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	167	Parcel Number:	118255-075		
Owner Name:	GILMORE DAVID						
Situs Address:	11208 NE 12TH AVE VANCOUVER, WA 98685						
Property Type:	ranch-style residence			Acres:	0.23	NBHD	141
Mailing Address:	11208 NE 12TH AVE VANCOUVER, WA 98685						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:		Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver	[ ] John Rose	—	—	
[X] Lisa Bodner	[ ] Terry Hagberg	~~[illegible]~~		
[X] John Marks	[X] Gloria Gomez-Matthews			
	[ ] Joel Cline			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 29, 2023	9:43	9:48	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence noted sales of comparable properties.

ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 168,750	$ 168,750	[X] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 301,060	$ 301,060	[ ] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 469,810	$ 469,810		

NOTES: Analysis & Comparable information is incomplete

[ ] Purchase [ ] Repairs
[ ] Appraisal [ ] Manfst Err.
[ ] Comps [ ] Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	11/29/23

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	169	Parcel Number:	228506-000		
Owner Name:	LINGEL FAMILY INV LLC						
Situs Address:	#18 SEC 33 T4NR2EWM 60A ,						
Property Type:	BARE LAND PARCEL			Acres:	60	NBHD	77
Mailing Address:	8103 316TH PL SE ISSAQUAH, WA 98027						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:		Taxpayer:	~~Assessor~~:	Third Parties *(if any)*:
☒ Daniel Weaver	☐ John Rose	Nada Lingel	Eric Filler	
☒ Lisa Bodner	☐ Terry Hagberg	Marsha	Adam Rozelle	
☒ John Marks	☒ Gloria Gomez-Matthews	Connie		
	☐ Joel Cline	Mark Hinton		
		Niki Burke		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 29, 2023	10:15	10:35	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included a packet detailing the qualities of the subject property including records of development plans.

ASSESSOR EVIDENCE: The Assessor's evidence included a property summary packet, sales lists with scatter charts, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 13,528,021	$ 3,412,502	[ ] Sustained	☒ Appellant Analysis
IMPROVEMENTS	$ 0	$	[X] Changed	☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 13,528,021	$ 3,412,502		

NOTES: Information provided + testimony of experts and facts of the property

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☐ Comps ☒ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C Weaver	11/29/23

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	173	Parcel Number:	155759-000		
Owner Name:	NELSON CLINT W						
Situs Address:	7803 NE 99TH ST VANCOUVER, WA 98662						
Property Type:	ranch-style residence			Acres:	5.75	NBHD	72
Mailing Address:	7803 NE 99TH ST VANCOUVER, WA 98662						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:		Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver [X] Lisa Bodner [X] John Marks	[ ] John Rose [ ] Terry Hagberg [X] Gloria Gomez-Matthews [ ] Joel Cline	Clint Nelson Christen Riggs		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 29, 2023	11:11	11:23	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included a competitive market analysis performed by Casie Harker of Premiere Property Group indicating a value of $625,000 as of 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included a property summary packet, sales lists with scatter charts, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 1,503,159	$ ~~628,000~~ 625,000	[ ] Sustained	[X] Appellant Analysis
IMPROVEMENTS	$ 0	$ 197,	[X] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 1,503,159	$ 625,000		

NOTES: Wet lands, Shape & Property Usable as and only if compensed

[ ] Purchase [ ] Repairs
[ ] Appraisal [ ] Manfst Err.
[ ] Comps [ ] Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	11/29/23

Owner	PID	Case	Mail	ATD	NOTES
STENERSEN DEBORAH L	225272000	**166**	5414 NE 265TH ST	None	No attendance
GILMORE DAVID	118255075	**167**	11208 NE 12TH AVE	David Gilmore	The appellant stated new construction has made his property no longer on a dead end. There are no improvements to the subject property. The appellant stated the Assessor's comparable sales are not close in proximity to the subject property.
LINGEL FAMILY INV LLC	228506000	**169**	8103 316TH PL SE	Nada Lingel Marcia Lingel Connie Lingel Nicole Duke Mark Hinton Eric Fuller Adam Roselli	The appellant's representative referred to the Assessor's comparable sale which was approved for 400 buildable lots ranging in size. All 68 acres was developable with no wetlands and had sewer and water. The subject property is currently under contract to be purchased for 3.1 million dollars by Hinton Development. The property has been on the market since 2016 with no other interested buyers. The subject property does not have sewer or water available, and 60% of the property is not considered developable land because of wetland and environmental conditions determined by the Department of Ecology. Hinton Development predicts 93-100 lots can be developed. The subject property has access issues, so land must be purchased through an adjacent property to provide access to the developable site on the subject property. The appellant updated their estimate of the value to 3.1 million dollars.
NELSON CLINT W	155759000	**173**	7803 NE 99TH ST	Clint Nelson Kristen Riggs	The appellant stated much of the property to be too wet to be utilized and the southern part of the property is designated wetlands. There is a 20-year comprehensive plan to turn part of the property into an access road and roundabout to access a nearby neighborhood. There is industrial located near the subject property.