

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	246	Parcel Number:	236084-004
Owner Name:	REID SIMMY D & REID KATHRYN M				
Situs Address:	22706 NE 176TH AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	2.51	NBHD	10
Mailing Address:	22706 NE 176TH 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 checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Katy Reid		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	9:04	9:17	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The appellant submitted eight comparable sales [#223179-000 sold for \$677,500 in January 2023; #266821-000 sold for \$685,000 in March 2023; #196320-000 sold for \$565,000 in February 2023; #236575-000 sold for \$650,000 in June 2023; #233520-000 sold for \$735,000 in October 2022; #202279-005 sold for \$746,686 in April 2022; #201190-000 sold for \$799,900 in August 2022; and #120410-000 sold for \$724,500 in December 2022].</p>	
<p>ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 311,073	\$ 311,073	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 510,571	\$ 475,927		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 821,644	\$ 787,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>All assessor & appellants comps together</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	10	Parcel Number:	124817-172
Owner Name:	TAYLOR CAROL XIANG & TAYLOR PAUL N				
Situs Address:	3542 NW NORWOOD ST CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.18	NBHD	225
Mailing Address:	3542 NW NORWOOD ST CAMAS, WA 98607				

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"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Carol Taylor		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	9:20	9:33	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Exterior Home Solutions to replace the roof for \$39,494 as of June 2023 and a bid by Fresh Look Painting to paint the exterior of the property and replace the trim for \$12,375 as of August 2023. The appellant submitted two comparable sales [#83144-002 sold for \$740,000 in November 2022; and #124969-074 sold for \$750,000 in May 2023].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 187,600	\$ 187,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 685,924	\$ 634,055		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 873,524	\$ 821,655		
NOTES: Assessed value less Roof + Paint 39,494 + 12,375			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	248	Parcel Number:	184954-000
Owner Name:	FLORY BRIAN M & FLORY JENNY P				
Situs Address:	#8 SEC 21 T3N R1EWM 3.24A ,				
Property Type:	N/A	Acres:	3.24	NBHD	37
Mailing Address:	15114 NW 11TH 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 checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Brian Flory		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	9:39	9:52	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

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)	\$ 158,766	\$ 81,850	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 158,766	\$ 81,850		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
Value of Steep & Flood area valued @ 50% of main property				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	252	Parcel Number:	263543-000
Owner Name:	MARTIN DAVID & MARTIN PAMELA				
Situs Address:	7017 NE 391ST ST LA CENTER, WA 98629				
Property Type:	2-story residence	Acres:	5	NBHD	3
Mailing Address:	7017 NE 391ST ST LA CENTER, WA 98629				

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"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	David Martin	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	10:07	10:11	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by DaBella Siding to replace the siding for \$49,108 and replace the windows for \$42,218 as of October 2023

ASSESSOR EVIDENCE: The Assessor's evidence included three sales 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)	\$ 295,050	\$ 295,050	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 193,232	\$ 102,906		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 488,282	\$ 397,956		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	

Assessed Value less costs to owner \$90,326

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	250	Parcel Number:	986026-498
Owner Name:	ARD DENNIS D & ARD MARSHA P				
Situs Address:	3114 NW 125TH CIR VANCOUVER, WA 98685				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	184
Mailing Address:	3114 NW 125TH 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 checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	10:19	10:20	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted a letter discussing a traffic road easement on the subject property and sales information from 2017 for a comparable property and the subject property.

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)	\$ 245,000	\$ 245,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 568,220	\$ 568,220		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 813,220	\$ 813,220		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	254	Parcel Number:	92232-534
Owner Name:	FENG DONGYAN				
Situs Address:	2516 NW WALDEN DR CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.39	NBHD	159
Mailing Address:	2516 NW WALDEN DR CAMAS, WA 98607				

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"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Dongyan Feng		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	10:24	10:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#92232-536 sold for \$1,100,000 in January 2023; #92232-776 sold for \$750,000 in April 2021; and #92232-524 sold for \$1,100,000 in July 2023]. The appellant's evidence included a bid by River City Enterprises to perform drywall repairs for \$7,469 as of January 2019, a bid by Rescue Rooter to install a waste line for \$2,432 as of February 2019, a bid by TLC Home Solutions to paint the exterior, install window casings, create concrete patios, and refinish a deck for \$37,631 as of February 2019, and a bid by Russ Construction & Remodeling to replace window casings and trim to retexure and paint the interior for \$27,913 as of January 2019.

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)	\$ 471,950	\$ 471,950	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 715,577	\$ 715,577		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,187,527	\$ 1,187,527		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
No comparable sales				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wean</i>	1/10/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	255	Parcel Number:	186267-000
Owner Name:	RODRIGUEZ KELLI				
Situs Address:	13520 NE BETTS RD VANCOUVER, WA 98686				
Property Type:	ranch-style residence	Acre:	1.25	NBHD	40
Mailing Address:	13520 NE BETTS RD VANCOUVER, WA 98686				

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"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	<i>Kelli Rodriguez</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 10, 2024	10:37	10:50	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#35770-099 sold for \$515,000 in July 2022; #121565-002 sold for \$478,000 in April 2022; and #233267-000 sold for \$490,000 in April 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales 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)	\$ 493,337	\$ 493,337	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 109,579	\$ 0		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 602,916	\$ 493,337		
NOTES: <i>Value is in property</i>			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
			<input type="checkbox"/> Appraisal	<input type="checkbox"/> Manfst Err.
			<input type="checkbox"/> Comps	<input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/10/24

Owner	PID	Case	Mail	ATD?	NOTES
REID SIMMY D & REID KATHRYN M	236084004	246	22706 NE 176TH AVE	Kathryn Reid	The appellant referred to their map representing the distances of all comparable sales from the subject property. The appellant's comparable sales #1 and #3 are closest to the subject property, and the Assessor's comparable sales #1 and #3 and the appellant's #2 are the same distance from the subject property. All of the appellant's comparable sales have outbuildings, similar square footage, and similar acreage to the subject property with Comparable #1 being the most similar to the subject property. The Assessor's Comparable #1 has a garage that is much larger than the subject property's detached garage. The Assessor's Comparable #2 has five acres, double the acreage of the subject property.
TAYLOR CAROL XIANG & TAYLOR PAUL N	124817172	10	3542 NW NORWOOD ST	Carol Taylor	The appellant presented two comparable sales with details and photos. The average price per square foot of the comparable properties is \$222. The structure is 19 years old and has not been painted and has a damaged roof. The appellant referred to quotes from professional contractors to show the cost to cure for these repairs.
FLORY BRIAN M & FLORY JENNY P	184954000	248	15114 NW 11TH AVE	Brian Flory	The appellant stated the subject property is landlocked on all sides with no public access. Whipple Creek runs through the property, causing a flood zone. The property also experiences runoff from the retention pond of a nearby development. The subject lot is severely sloped and would be difficult to build upon. The property was purchased in 2014 for \$2,500 through a realtor in conjunction with an adjacent property where the appellant resides.
ARD DENNIS D & ARD MARSHA P	986026498	250	3114 NW 125TH CIR	No attendance	No Attendance
MARTIN DAVID & MARTIN PAMELA	263543000	252	7017 NE 391ST ST	David Martin	The appellant stated that the property needs repairs to make it possible to sell and referred to quotes for siding and windows. The appellant updated their opinion of value to \$397,956 in their additional evidence after they subtracted the cost to cure from the 2023 assessment value.
FENG DONGYAN	92232534	254	2516 NW WALDEN DR	Dongyan Feng	The appellant referred to estimates that were gathered in 2019. No improvements have been made to the subject property. Drywall repair and plumbing work needs to be completed. One room is considered a finished attic due to irregular, sloped walls.

RODRIGUEZ KELLI	186267000	255	13520 NE BETTS RD	Kelli Rodriguez	The appellant stated that the subject property's land is over one acre, but it is surrounded by water and subject to flooding so has limited uses. It is located along Salmon Creek, but there is no beach access to the creek and part of the property is considered wetlands due to drainage from an adjacent slope. There is an increased cost in flood insurance for the property due to these factors. The structure is 837 square feet, and there is an old, detached garage with a cracked foundation on the property. A realtor estimated that it could sell for \$475,000 to \$500,000 in 2022. Due to the small size of the house and the condition of the land, it is difficult to find comparable properties similar to the subject property.
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