

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	833	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 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	Sotirios Tsementzis	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 7, 2024	9:21	9:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included descriptions of the required deferred maintenance, photos of the condition of the subject property, and a 2022 Clark County Board of Equalization decision.

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 370,500	\$ 370,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 160,144	\$ 160,144		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 530,644	\$ 530,644		
NOTES: Assessor valuation consistent with % complete.			<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>	8/7/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	808	Parcel Number:	185490-000
Owner Name:	IRA RESOURCES INC FBO DANIEL WISNER IRA				
Situs Address:	#99 SEC 22 T3N R1EWM 10A				
Property Type:	n/a	Acres:	10	NBHD	72
Mailing Address:	4910 NW 127TH ST 1807 Lewis Rd #259				

ATTENDANCE

Held by:	<input type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input type="checkbox"/> Daniel Weaver <input type="checkbox"/> Lisa Bodner <input 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	Danny Martin - guest	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 7, 2024	9:47	9:48	

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 a list of sales with scatter chart, geographical maps representing wetlands, hydric soils, and priority habitats, and a cover letter recommending the assessed value be reduced to \$2,019,420.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 2,602,680	\$ 2,019,420	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$	\$	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 2,602,680	\$ 2,019,420		
NOTES: Assessor suggested Value			<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. Wisner</i>	8/7/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	845	Parcel Number:	258902-000
Owner Name:	IRAR TRUST FBO DANIEL WISNER 3521830 ETAL				
Situs Address:	#33 SEC 34 T5N R1EWM 6.54A				
Property Type:	n/a	Acres:	6.54	NBHD	78
Mailing Address:	1807 LEWIS RIVER RD #259				

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>Danny Martin</i> <i>great</i>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 7, 2024	9:49	9:50	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included maps of wetland buffers and critical areas that affect the subject property.	
ASSESSOR EVIDENCE: The Assessor's evidence included a list of sales with scatter chart, geographical maps representing wetlands, hydric soils, and priority habitats, and a cover letter recommending the assessed value be reduced to \$1,001,513.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,035,879	\$ 1,001,513	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,035,879	\$ 1,001,513		
NOTES: <i>Assessor suggested</i>			<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. Wean</i>	8/7/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	846	Parcel Number:	258921-000
Owner Name:	IRAR TRUST FBO DANIEL WISNER 3521830 ETAL				
Situs Address:	33901 NW PACIFIC HWY				
Property Type:	1.5-story residence	Acres:	4.76	NBHD	78
Mailing Address:	1807 LEWIS RIVER RD #259				

ATTENDANCE

Held by:	<input 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	Danny Martin-guest	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 7, 2024	9:50	7:51	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included maps of wetland buffers and critical areas that affect the subject property.

ASSESSOR EVIDENCE: The Assessor's evidence included a list of sales with scatter chart and map, geographical maps representing wetlands, hydric soils, and priority habitats, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 645,039	\$ 645,039	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$	\$	<input checked="" type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 645,039	\$ 645,039		
NOTES: No info			<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>	8/7/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	835	Parcel Number:	140664-000
Owner Name:	HOGAN JOSHUA & HOGAN THOMAS				
Situs Address:	2406 NE 375TH AVE				
Property Type:	1.5-story residence	Acres:	5	NBHD	19
Mailing Address:	2406 NE 375TH AVE				

ATTENDANCE

Sheet OK

Held by: Video Conference Phone Conference 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	Joshua Hogan		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
August 7, 2024	8:55	10:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#140651-000 sold for \$825,000 in June 2022; #141318-000 sold for \$824,900 in March 2022; and #140910-000 sold for \$883,750 in May 2022].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 286,282	\$ 250,949	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 748,474	\$ 624,051	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,034,756	\$ 875,000		

NOTES:

No change in Value from prior year assessor analysis

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	8/7/24

Owner	PID	Case	Mail	ATD?	NOTES
TSEMENTZIS SOTIRIOS E	114232252	833	1908 SE 97TH AVE	Sotirios Tsementzi s	The appellant stated that they based their opinion of value on the Board of Equalization's 2022 decision. The house is still in the same condition and no improvements have been made. It is empty and needs drywall, plumbing, electrical and many other necessities to make it livable. The appellant stated that Zillow suggested property values decreased this year, so his opinion of value is lower this year. The Assessor's Office has not visited the interior of the property, but they did witness the exterior of the property for the 2024 assessment. The appellant considers the property 25% complete.
IRA RESOURCES INC FBO DANIEL WISNER IRA	185490000	808	4910 NW 127TH ST	no	
IRAR TRUST FBO DANIEL WISNER 3521830 ETAL	258902000	845	1807 LEWIS RIVER RD #259	no	
IRAR TRUST FBO DANIEL WISNER 3521830 ETAL	258921000	846	1807 LEWIS RIVER RD #259	no	
HOGAN JOSHUA & HOGAN THOMAS	140664000	835	2406 NE 375TH AVE	Josh Hogan	The appellant stated the Assessor's office comparable properties are in Camas and are not comparable to the subject property in Washougal. Camas has more amenities and resources with higher property values and is an inaccurate comparison to the Washougal subject property. The appellant expressed concerns with the Assessor's Office's adjustments and quality categorization for properties. The appellant searched for comparable properties near the subject property.