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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	110	Parcel Number:	186265-000
Owner Name:	ETTER SAMUEL & ETTER DARIYA				
Situs Address:	13513 NE SALMON CREEK AVE VANCOUVER, WA 98686				
Property Type:	ranch style residence	Acres:	1.08	NBHD	
Mailing Address:	13513 NE SALMON CREEK AVE VANCOUVER, WA 98686				

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	10:04	10:16	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included photos of the sloped land on the subject property.

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	$ 448,466	$ 217,348	[ ] Sustained [X] Changed [ ] _____
IMPROVEMENTS	$ 520,355	$ 520,355	[X] Appellant Analysis [ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	
TOTAL	$ 968,821	$ 737,703	

NOTES: Assessor Comp #1 - Land assessed value $74.62 per square foot Subject assessed value 9.53 per square foot. Also appears to be error in property appraisal information Land Value.

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
David C. Weaver	12/3/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	149	Parcel Number:	986043-895		
Owner Name:	SMITH STEPHEN H & SMITH KAREN L TRUSTEES						
Situs Address:	3524 NW MCMASTER DR CAMAS, WA 98607						
Property Type:	1.5-story residence			Acres:	0.35	NBHD	
Mailing Address:	3524 NW MCMASTERS DR CAMAS, WA 98607						

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	Stephen Smith		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	10:30	10:40	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence include a Listen Acoustics Measurement Summary as of January 2024.

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a deciel level comparison chart, a property information card, 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)	$ 700,000	$ 700,000	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 1,079,748	$ 961,773	[X] Changed	☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 1,779,748	$ 1,661,773		

NOTES: There is a problem w/ evidence shows that. Using a minimal adj of 10%

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/3/23

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	113	Parcel Number:	986058-351
Owner Name:	WATROUS CASEY TRUSTEE				
Situs Address:	1020 W MCKEVER LN WASHOUGAL, WA 98671				
Property Type:	2-story residence	Acres:	0.27	NBHD	
Mailing Address:	1020 W MCKEVER LN WASHOUGAL, WA 98671				

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	Casey Watrous	Karen Reinmaner	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	11:04	11:15	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The property was purchased for $864,900 in April 2023. The appellant's evidence included photos of the sloped land on the subject property.

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 307,850	$ 200,000	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 558,217	$ 625,841	[X] Changed	☒ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 866,067	$ 825,841		

NOTES: Assessor Made permanent Land adj. Changed classification of Bldg

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
David R. Weaver	12/3/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	27	Parcel Number:	37914-206		
Owner Name:	HAMIDE ADAM & HAMIDE DAMLA						
Situs Address:	6901 SE TOPPER DR VANCOUVER, WA 98664						
Property Type:	2-story residence			Acres:	0.63	NBHD	
Mailing Address:	6901 SE TOPPER DR VANCOUVER, WA 98664						

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	11:16	11:40	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The property was purchased for $3,425,000 in August 2022.

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, aerial photos, a property information card, 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)	$ 1,864,250	$ 1,439,607	[ ] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 2,146,461	$ 2,146,461	[X] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	[ ] Assessor Recomdtn
TOTAL	$ 4,010,711	$ 3,586,068		

NOTES: Land adjusted to the land value of comparable properties

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/9/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	111	Parcel Number:	176827-264		
Owner Name:	LIJIAN YUAN & DALIN CHEN						
Situs Address:	2401 SE 173RD AVE, VANCOUVER VANCOUVER, WA 98683						
Property Type:	2-story residence			Acres:	0.12	NBHD	
Mailing Address:	988 W MAGNOLIA LP WASHOUGAL, WA 98671						

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	11:46	11:47	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted one comparable sale [#176827-206 sold for $493,000 in October 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, 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)	$ 210,000	$ 210,000	[X] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 334,031	$ 334,031	[ ] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 544,031	$ 544,031		

NOTES: No good comps

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/3/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	119	Parcel Number:	130556-086
Owner Name:	FALL BRIAN & FALL HEATHER				
Situs Address:	2415 N 4TH ST WASHOUGAL, WA 98671				
Property Type:	ranch style residence	Acres:	0.18	NBHD	
Mailing Address:	2415 N 4TH ST WASHOUGAL, WA 98671				

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 3, 2024	11:49	11:50	

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 four comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 150,650	$ 150,650	[X] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 676,703	$ 676,703	[ ] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 827,353	$ 827,353		

NOTES: No appellant info

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/3/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
ETTER SAMUEL & ETTER DARIYA	186265000	**110**	13513 NE SALMON CREEK AVE	**Samuel Etter**	The appellant stated they do not believe the land value is accurate. The parcel is split into two separate plots of land which are separated by a parcel of County land. The second plot of land is not accessible to the subject property. The land is very steep with a 30-foot cliff. The Assessor's comparable property #1 has double the acreage of the subject property with flat land and is only valued at 10% higher than the subject property. Comparable 2 and 3 are roughly 39% larger and both have completely flat land.
LIJIAN YUAN & DALIN CHEN	176827264	**111**	988 W MAGNOLIA LP	**no**	
SMITH STEPHEN H & SMITH KAREN L TRUSTEES	986043895	**149**	3524 NW MCMASTERS DR	**Stephen Smith**	The appellant stated the subject property is located adjacent to a commercial property with a large HVAC system. The noise from the HVAC systems is higher than the WA State Noise pollution standard, and it operates 24 hours a day. There is an open lawsuit dealing with the noise issues surrounding the subject property. A real estate broker stated that there might be a 10-20% reduction in sale price based on these factors. The appellant does not believe the comparable sales provided by the Assessor are similar to the subject property because they do not have comparable negative noise influences.
WATROUS CASEY TRUSTEE	986058351	**113**	1020 W MCKEVER LN	**Karen Reisenauer Casey Watrous**	The appellant stated that the Assessor's Office visited the subject property last year and commented that the land is not useable due to severe slopes. The Assessor's representative stated that the land value would be reduced due to the building restrictions. The values are still subject to change in future years due to market conditions.
HAMIDE ADAM & HAMIDE DAMLA	37914206	**27**	6901 SE TOPPER DR	**Adam Hamide**	The appellant stated he purchased the property for less than the assessed value in August 2022. The Assessor did stipulate to the purchase price for 2022 and 2023. The Assessor's comparable properties were chosen

					based on similar lots, but the Assessor made large land adjustments despite the similarities. The subject property is located near Wintler Park, and potentially dangerous situations have occurred, so the appellant does not believe his location is more desirable than the comparable properties.
FALL BRIAN & FALL HEATHER	130556086	**119**	2415 N 4TH ST	**no**	