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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	120	Parcel Number:	127141-000
Owner Name:	SHAPIRO ALAN TRUSTEE				
Situs Address:	4222 SW 5TH AVE CAMAS, WA 98607				
Property Type:	ranch style residence		Acres: 1.02	NBHD	
Mailing Address:	4222 SW 5TH AVE CAMAS, WA 98607				

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 4, 2024	9:37	9:45	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included analysis of the Assessor's comparable properties.

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, an aerial photo, 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)	$ 1,113,781	$ 1,113,781	[ ] Sustained	[X] Appellant Analysis
IMPROVEMENTS	$ 1,496,673	$ 1,186,219	[X] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 2,610,454	$ 2,300,000		

NOTES: Appellant detail analysis.

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/4/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	142	Parcel Number:	195551-000		
Owner Name:	LOCKHART ARTHUR M TRUSTEE						
Situs Address:	#84 SEC 16 T3N R2EWM .67A M/L ,						
Property Type:	bare-land parcel			Acres:	0.67	NBHD	
Mailing Address:	10519 NE 176TH CIR BATTLE GROUND, WA 98604						

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 4, 2024	10:04	10:09	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The two properties were purchased for a combined $80,000 in November 2022.

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to $50,162.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 67,412	$ 50,162	☒ Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 0	$	[ ] Changed	☒ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 67,412	$ 50,162		

NOTES: Assessor suggested

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/4/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	143	Parcel Number:	195552-000
Owner Name:	LOCKHART ARTHUR M TRUSTEE				
Situs Address:	#85 SEC 16 T3N R2EWM .50A M/L ,				
Property Type:	bare-land parcel		Acres:	0.5	NBHD
Mailing Address:	10519 NE 176TH CIR BATTLE GROUND, WA 98604				

ATTENDANCE

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

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
☒ Daniel Weaver ☐ Lisa Bodner ☒ John Marks ☐ John Rose ☐ Terry Hagberg ☐ Gloria Gomez-Matthews ☐ Joel Cline	~~10:04~~	~~10:05~~	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
December 4, 2024	10:04	10:05	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The two properties were purchased for a combined $80,000 in November 2022.

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to $29,838.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 40,099	$ 29,838	[X] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 0	$	[ ] Changed	☒ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 40,099	$ 29,838		

NOTES: Assessor Stipulated

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
David C. Weaver	12/4/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	125	Parcel Number:	108491-108		
Owner Name:	TURNBOW DENNIS L						
Situs Address:	9913 NE OAKHURST DR VANCOUVER, WA 98662						
Property Type:	ranch style residence			Acres:	0.25	NBHD	
Mailing Address:	1801 SE 169TH AVE VANCOUVER, WA 98662						

ATTENDANCE

Held by:	☒ 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:
December 4, 2024	10:11	10:12	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The property was purchased for $425,000 in January 2024.

ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales, an aerial photo, the subject property's listing page, 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)	$ 191,850	$ 191,850	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 283,110	$ 233,150	[X] Changed	☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 474,960	$ 425,000		

NOTES: Purchased ~~in~~ in December 2023 & closed in January 2024

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	12/4/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	141	Parcel Number:	196317-000		
Owner Name:	PARSONS PAUL R						
Situs Address:	#168 SEC 19 T3N R2EWM 1.84A ,						
Property Type:	bare-land parcel			Acres:	1.84	NBHD	
Mailing Address:	13314 NE 61ST AVE VANCOUVER, WA 98686						

ATTENDANCE

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

Board:	**Taxpayer:**	**Assessor:**	**Third Parties** *(if any)*:
☐ Daniel Weaver ☐ Lisa Bodner ☐ John Marks ☐ John Rose ☐ Terry Hagberg ☐ Gloria Gomez-Matthews ☐ Joel Cline	~~No~~		

HEARING SESSION

Hearing Held On:	**Start Time:**	**End Time:**	**Recording Name:**
December 4, 2024	10:24 ~~AM~~	10:25	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included a Letter of Intent to Purchase from Seren Properties LLC for $81,859.

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, an aerial photo, a GIS map, 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)	$ 248,060	$ 248,060	[X] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 0	$	[ ] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	☐ Assessor Recomdtn
TOTAL	$ 248,060	$ 248,060		

NOTES: No proper information

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	**Date**
Daniel C. Weaver	12/4/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	151	Parcel Number:	83075-000		
Owner Name:	WALDHAUS JOHN						
Situs Address:	655 SW TROUT CT CAMAS, WA 98607						
Property Type:	ranch style residence			Acres:	0.32	NBHD	
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HI 96813						

ATTENDANCE

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

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

HEARING SESSION

Hearing Held On:	**Start Time:**	**End Time:**	**Recording Name:**
December 4, 2024			

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included three bids by Floor Coverings International to replace the flooring in multiple rooms for $3,070, $2,503, and $9,975 as of October 2024.

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)	$ 177,531	$	[X] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 201,367	$	[ ] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	☐ Assessor Recomdtn
TOTAL	$ 378,898	$ 378,898		

NOTES: No pictures - Formal Bids etc

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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	**Date**
David C Wear	12/4/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SHAPIRO ALAN TRUSTEE	127141000	**120**	4222 SW 5TH AVE	**Alan Shapiro**	The appellant referred to the Assessor's five comparable sales, pointing out errors in the Assessor's analysis. The sales price of Comparable # 1 and Comparable #4 included docks and tidelands. Docks are considered personal property, and the subject property does not have tidelands, so adjustments should be made. The appellant does not believe Comparable properties #2 and #3 should be considered in this analysis. The Assessor expanded their search to a larger distance for these sales, but no adjustments were made for this difference. These two properties are in nicer neighborhoods over seven miles away.
TURNBOW DENNIS L	108491108	**125**	1801 SE 169TH AVE	**No attendance**	
PARSONS PAUL R	196317000	**141**	13314 NE 61ST AVE	**No attendance**	
LOCKHART ARTHUR M TRUSTEE	195551000	**142**	10519 NE 176TH CIR	**No attendance**	
LOCKHART ARTHUR M TRUSTEE	195552000	**143**	10519 NE 176TH CIR	**No attendance**	
WALDHAUS JOHN	83075000	**151**	55 S KUKUI ST #D611	**John Waldhaus**	The appellant stated that the Assessor's comparable properties are not as close to Highway 14 as the subject property. This proximity to the highway causes increased noise and disturbances. The deferred maintenance is still present. A roofing contractor stated that a new roof would be necessary due to moss damage. The quote was for $53,000, but the contractor would not provide the quote in writing since the appellant had no current plans to complete the work.