

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	116	Parcel Number:	192657-000
Owner Name:	MONDAY DARYL & MONDAY STACY TRUSTEES				
Situs Address:	20905 NE 96TH AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	5	NBHD	
Mailing Address:	20905 NE 96TH 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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Daryl Monday	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	9:12	9:18	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#192664-000 sold for \$1,075,000 in February 2023; #192659-000 sold for \$1,100,000 in May 2023; and #215161-000 sold for \$1,375,000 in March 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,067,008.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 408,128	\$ 408,128	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 820,963	\$ 1,618,603		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,229,091	\$ 1,626,731		
NOTES: Appellant Comp 2 + Assessor Comp #1,026,731			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" 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>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	154	Parcel Number:	143322-000
Owner Name:	MCGRAW MARILYN ANN TRUSTEE				
Situs Address:	36121 SE 13TH ST WASHOUGAL, WA 98671				
Property Type:	ranch style residence	Acres:	5.02	NBHD	
Mailing Address:	36121 SE 13TH ST WASHOUGAL, WA 98682				

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 type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Marilyn McGraw Terry Clifford Teronique	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	9:30	9:50	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#143317-000 sold for \$1,220,000 in May 2023; #143319-000 sold for \$1,220,000 in March 2023; and #130077-010 sold for \$1,220,000 in January 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,350,000. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 401,470	\$ 401,470	<input type="checkbox"/> Sustained	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,269,280	\$ 822,896	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,670,750	\$ 1,224,366		
NOTES: <i>Appellant comps seem to be better in area</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" 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>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	159	Parcel Number:	48170-044
Owner Name:	GENEAREUX JAMES V & GENEAREUX AMY K TRUSTEE				
Situs Address:	700 WASHINGTON ST UNIT 925 VANCOUVER, WA 98660				
Property Type:	ranch style residence	Acres:	0	NBHD	
Mailing Address:	700 WASHINGTON ST #925 VANCOUVER, WA 98660				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	— 10:21	— —

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	10:21	10:22	

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 with blueprints of the condominium, 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)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recommendation
IMPROVEMENTS	\$ 898,122	\$ 898,122		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 898,122	\$ 898,122		
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>No information from Appellant</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Donal C. Weaver</i>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	160	Parcel Number:	101403-456
Owner Name:	AI PHILIP				
Situs Address:	10212 NE 20TH CIR VANCOUVER, WA 98664				
Property Type:	2-story residence	Acres:	0.16	NBHD	
Mailing Address:	10212 NE 20TH CIR VANCOUVER, WA 98664				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Philip Ai	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	10:30	10:38	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$550,000 in May 2023. The appellant submitted three comparable sales [#165386-010 sold for \$499,995 in April 2024; #101403-474 sold for \$550,000 in March 2023; and #108494-172 sold for \$560,000 in March 2024].

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)	\$ 181,309	\$ 181,309	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 429,277	\$ 388,691		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 610,586	\$ 570,000		
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	
Appellant comps - even in 2024				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	163	Parcel Number:	110290-028
Owner Name:	OBERHOFER CINDI & OBERHOFER RALPH				
Situs Address:	10212 SE 10TH ST VANCOUVER, WA 98664				
Property Type:	ranch style residence	Acres:	0.25	NBHD	
Mailing Address:	8913 NE 13TH ST VANCOUVER, WA 98664				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Cindi Oberhofer	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	11:23	11:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included part of an appraisal performed by John Rose of Rose Real Estate Group indicating a value of \$525,000 as of January 2024. The appellant submitted three comparable sales [#110556-022 sold for \$485,946 in September 2023; #110558-010 sold for \$471,100 in October 2023; and #111014-222 sold for \$495,000 in January 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to \$515,000

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 202,300	\$ 202,300	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 341,341	\$ 312,700		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 543,641	\$ 515,000		
NOTES: Assessor agreed to appellant requested value			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Nancy C. Wason</i>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	196	Parcel Number:	170861-000
Owner Name:	RIDER BARBARA & RIDER DANIEL				
Situs Address:	28418 NE 53RD ST CAMAS, WA 98607				
Property Type:	ranch style residence	Acres:	2.5	NBHD	
Mailing Address:	PO BOX 647 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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Barbara Rider	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	11:48	12:05	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Repipe Specialists to repipe the property for \$22,900 as of November 2023, a bid by HiTops Construction to reroof the structure for \$16,944 as of November 2023, a bid by Garage Harmony LLC to replace a garage door for \$3,366 as of November 2023,, a bid by 3 Kings to remove asbestos linoleum and replace it for \$4,000 as of November 2023, and a bid by Creekside Painting to paint the exterior of the house for \$4,884 as of December 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales with blueprints of the condominium, 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)	\$ 354,000	\$ 354,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 202,997	\$ 155,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 556,997	\$ 509,000		
NOTES: <i>Adjustments for size of home + costs to cure issues</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	162	Parcel Number:	109583-200
Owner Name:	ABERG LAWRENCE L & ABERG BETTY				
Situs Address:	3915 NE 143RD AVE VANCOUVER, WA 98682				
Property Type:	ranch style residence	Acres:	0.46	NBHD	
Mailing Address:	3915 NE 143RD AVE VANCOUVER, WA 98682				

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 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	Larry Aberg 2 nd Party	Robyn Fonstic

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	10:50	11:15	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#162456-000 sold for \$578,000 in July 2023; #110177-302 sold for \$560,000 in January 2023; and #986039-520 sold for \$610,000 in August 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a statutory warranty deed and a quit claim deed for the subject property from 2015 and 2016, a short plat certification, a property information card and a cover letter recommending the assessed value be reduced to \$968,864. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 207,504	\$ 207,504	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 773,158	\$ 577,368		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 980,662	\$ 784,872		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Appellant comp of attic space-storage only				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/7/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	164	Parcel Number:	113893-004
Owner Name:	TAFUYA RON RICHARD & CURRAN SIOBHAN				
Situs Address:	2112 SE 100TH CT VANCOUVER, WA 98664				
Property Type:	2-story residence	Acres:	0.29	NBHD	
Mailing Address:	2112 SE 100TH CT VANCOUVER, WA 98664				

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 type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	<i>Siobhan Curran</i> <i>Ron Tafuya</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 7, 2025	11:33	11:44	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Shaffer Excavation to perform landscaping work, replace a patio, and install a retaining wall for \$22,446 as of May 2023. The appellant submitted three comparable sales [#122148-035 sold for \$837,500 in October 2023; #122575-024 sold for \$859,000 in December 2023; and #122572-020 sold for \$820,000 in July 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included six 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)	\$ 320,500	\$ 200,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 687,138	\$ 679,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,007,638	\$ 880,000		
NOTES: <i>Appellant adjustments to comps + land overvalued</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" 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 B. Weaver</i>	1/7/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
MONDAY DARYL & MONDAY STACY TRUSTEES	192657000	116	20905 NE 96TH AVE	Daryl Monday	The appellant referred to his first two comparable properties that are on the same street as the subject property. Comparable 2 is the most similar to the subject property. The appellant used square footage from the comparable sales to arrive at the value of \$273 per square foot. The revised estimate of value is \$1,026,373 based on this square footage comparison.
MCGRAW MARILYN ANN TRUSTEE	143322000	154	36121 SE 13TH ST	Marilyn McGraw Jeremique Clifford	<p>The appellant stated there were two comparable properties that sold in her neighborhood for \$1,220,000 and \$1,200,000, aligning with her opinion of value. The appellant is concerned with the Very Good condition status of her home. During a summer phone call, an Assessor's Office representative stated that, with pictures, there could be a lower construction quality assigned to the subject property. The appellant submitted photos and believes that her property should be rated Good based on the details in her property compared to the comparable properties with Good construction qualities.</p> <p>The Assessor's Office stated that the subject property was purchased for \$1,400,000 in September 2022. The initial quality rating is set during the new construction phase and the property was reviewed through recent photos on the RMLS. He believes it is correctly classified based on these photos.</p>
GENEREAUX JAMES V & GENEREAUX AMY K TRUSTEE	48170044	159	700 WASHINGTON ST #925	No attendance	No attendance
AI PHILIP	101403456	160	10212 NE 20TH CIR	Phillip Ai	The appellant stated his bank repetitively reports that the subject property is worth between \$560,000 to \$590,000. The appellant's comparable sales are all in the same zip code.
ABERG LAWRENCE L & ABERG BETTY	109583200	162	3915 NE 143RD AVE	Larry Aberg Robyn Fonoti	<p>The appellant stated the space above the garage is not a living space. The space is unfinished and unheated with low ceilings. The appellant used the cost per square foot of \$270 from his own comparable sales to arrive at his opinion of value. The appellant would like a reduction for the easement that takes away land from his property.</p> <p>The Assessor's Office stated they have contacted the taxpayer for additional</p>

					information and photos. The easement is currently valued at \$0. The quality of construction of the home was lowered because this Very Good home was built in an average-class neighborhood. Instead of being a Class-5 home, this house is valued as a Good Minus to account for being an over improvement.
OBERHOFER CINDI & OBERHOFER RALPH	110290028	163	8913 NE 13TH ST	Cindi Oberhofer	The appellant stated the Board lowered the value of the subject property to the purchase price last year. The appellant agreed to the Assessor's amended value of \$515,000.
TAFOYA RON RICHARD & CURRAN SIOBHAN	113893004	164	2112 SE 100TH CT	Siobhan Curran and Ron Tafoya	The appellants reviewed the comparable sales provided by the Assessor's Office. Three of these comparable properties were also used by the appellant. The appellants believe their land value should be valued at \$200,500 as indicated by the Assessor in Comparable Sale #1. The subject property is classified as Very Good, construction, but they believe the property should be valued as Good Plus. They believe the Good Plus definition provided by the Assessor does fit with the quality of the home. The appellants used the Assessor's adjustments and approach and only believed additional adjustments should be made for the quality classification and land value.
RIDER BARBARA & RIDER DANIEL	170861000	196	PO BOX 647	Barbara Rider	The appellant stated there is a large amount of work that needs to be completed on the property including painting, a new roof, replacement piping, a new garage door, asbestos removal, and other significant repairs. Comparable One from the Assessor's Office is constructed by the same builder at the same time, but is rated as Fair, while the subject property with almost the exact same construction, is graded as Fair Plus. The appellant updated their opinion of value to \$417,000 at the hearing.