CASE BEING HEARD						Record	or ricarii	15	
CASE DEING HEARD									
Assessment Year:	2024	Petition	No:	167		Parcel I	Number:	19432	3-000
Owner Name:	SUERKEN JA	MES K							
Situs Address:	2511 S PARI	KWAY AVE BA	TTLE	GROUND,	WA 98604	1			
Property Type:	1.5-story res	sidence				Acres:	16	NB	SHD
Mailing Address:	11410 JAME	S GRANT DR	EL PAS	O, TX 7993	36			1.10	
ATTENDANCE									
Held by:	[ ✓ Video Co	onference		[] Phon	e Confere	nce	[] In	-Person	
Board:	4-4	Taxpayer:		1 1	Assessor		f 1 m		Parties (if any)
□ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Jomes S Kick go James 95	Suerk	er ar					
HEARING SESSION									
Hearing Held On:	Start Time:			End Time	e:		Recor	rding Na	me:
January 8, 2025	8:2	1		8:	31				
	194425-000 sold t	for \$750 000 in C	parable	sales [#910:	51-036 sold	for \$788,75	60 in July 20	23; #1941	42-000 sold for
sold for \$850,000 in August  ASSESSOR EVIDENCE: (N	194425-000 sold 1 2020]. O ASSESSOR EVID	for \$750,000 in C	october	sales [#910! 2021; #2287	51-036 sold 81-000 sold	for \$788,75 for \$800,00	60 in July 20 00 in January	23; #1941 7 2022; and	42-000 sold for 1 #986057-808
sold for \$850,000 in August  ASSESSOR EVIDENCE: (N	194425-000 sold 1 2020]. O ASSESSOR EVID	FOR \$750,000 in C	October	2021; #2287	51-036 sold 81-000 sold	for \$800,00	00 in January	72022; and	42-000 sold for 1 #986057-808
ASSESSOR EVIDENCE: (N	right 25-000 sold if 2020].  O ASSESSOR EVID	ENCE)  ALUE:	BOE	VALUE:	81-000 sold	for \$800,00	60 in July 20 90 in January	72022; and	t #986057-808
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	r194425-000 sold f 2020]. O ASSESSOR EVIDI RD ASSESSOR V	FOR \$750,000 in C	BOE \$	2021; #2287	81-000 sold	for \$800,00	00 in January	ATION:	42-000 sold for 1#986057-808
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	right 25-000 sold if 2020].  O ASSESSOR EVID	ENCE)  ALUE:	BOE	VALUE:	81-000 sold	D	ETERMINA  ] Sust	ATION:	#986057-808
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	r194425-000 sold f 2020]. O ASSESSOR EVIDI RD ASSESSOR V	ENCE)  ALUE:	BOE \$	VALUE:	81-000 sold	DI [	ETERMINA  ] Sust	ATION:	Appellant Analysis
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	RD ASSESSOR V	ENCE)  ALUE:	BOE \$	VALUE:	,7 SQ	Di	ETERMINA  ] Sust	ATION:	Appellant Analysis
ASSESSOR EVIDENCE: (N  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  Cappellant	RD ASSESSOR V \$ \$ \$	ALUE: 3,668,055	BOE \$	VALUE:	81-000 sold	Di	ETERMINA  ] Sust	ATION: ained aged chase	Appellant Analysis
ASSESSOR EVIDENCE: (N  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  Cypellant  AUTHORIZATION	RD ASSESSOR EVID  RD ASSESSOR V  \$ \$ \$	ALUE: 3,668,055	BOE \$	VALUE:	,7 SQ	Di	ETERMINA  ] Susta  X] Char  ]	ATION: ained aged chase	Appellant Analysis Assessor Recomdtr Repairs Manfst Err.
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Cappellant	RD ASSESSOR EVID  RD ASSESSOR V  \$ \$ \$ canaly  rized Designee	ALUE: 3,668,055 3,668,055	BOE \$	VALUE:	,7 SQ	Di	ETERMINA  ] Susta  X] Char  ]	ATION: ained aged chase	Appellant Analysis Assessor Recomdtr Repairs Manfst Err.

(	Clark County	Board of Equ	alizat	ion - Boa	rd Clerk's	Record	of Hearin	g	
CASE BEING HEARD									
Assessment Year:	2024	Petitio	n No:	168		Parcel N	Number:	194422-	000
Owner Name:	THREE E H	OLDINGS LLC							
Situs Address:	2800 SE 17	TH AVE BATTL	E GRO	UND, WA	98606				
Property Type:	bare-land	parcel				Acres:	19.37	NBH	D
Mailing Address:	P.O BOX 85	BRUSH PRAIR	IE, WA	98606				111011	
ATTENDANCE									
Held by:	M Video	Conference		[ ] DL -		Name of the last		ng trace of	
Board:	[v] video (			[ ] Pho	ne Confere		[ ] In	-Person	
□ CX Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	nik R	e din	ger	Assesso	r:		Third Pai	ties (if any):
HEARING SESSION								I	
Hearing Held On:	Start Time:			End Tim	ie:		Recor	ding Name	3:
lanuary 8, 2025	9:	.37		10:	12		, neco,	ung rum	.,
prepared by Ecological Land October 2022; #228522-000 ASSESSOR EVIDENCE: (N	) sold for \$2,352,	350 in October 20	appella 123; and	nt submitte #228545-0	d three comp 00 sold for \$2	parable sale:	s [#19457-0( October 20	00 sold for \$1 23].	,300,000 in
DECISION OF THE BOA									
	ASSESSOR	Edwick-house Acco		VALUE:	NS -	DE	TERMINA	TION:	
AND (ACRES)	\$	4,905,106	\$ /	,937,	693	]	] Susta	ained	□ Appallant
MPROVEMENTS	\$	0	\$			11	X] Chan		Appellant Analysis
PERSONAL PROPERTY	\$		\$				^] Cildi	igeu '	Es .
OTAL	\$	4,905,106	\$ /	938	,693	- [	1		Assessor Recomdtn
On alysis	of Pre	yearty =	\$ p	compar	iralile Lus	_	□ Puro □ App	raisal 🗆	Repairs Manfst Err. Other
AUTHORIZATION									
Chairperson (or Author							Date		
(6) m. 8	C.CW	Dour					1/	8/25	

C	lark County Board	of Equalizat	ion - Board Clerk'	s Record	of Hearin	g
CASE BEING HEARD						
Assessment Year:	2024	Petition No:	174	Parcel N	lumber:	986060-721
Owner Name:	MATTOX KEVIN L					
Situs Address:	#88 SEC 32 T4N R	2EWM 5.0A ,	ξ			
Property Type:	bare-land parcel			Acres:	5	NBHD
Mailing Address:	7902 NE 219TH ST	T BATTLEGRO	UND, WA 98604			
ATTENDANCE						
Held by:	X Video Confere	ence	[ ] Phone Confer	rence	T.1.b	n-Person
Board:	Taxpa		Assess		1.1.0	Third Parties (if any)
☑ Lisa Bodner ☑		mato	riou			, , , , , , , , , , , , , , , , , , , ,
HEARING SESSION						
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:
January 8, 2025	101	39	11:0	V		
ASSESSOR EVIDENCE: The recommending no change to	e Assessor's evidence inc			ty informatio	n card, and	a cover letter
DECISION OF THE BOA	RD					
	ASSESSOR VALUE	: BOE	VALUE:	D	ETERMIN	
LAND (ACRES)	\$ 3	49,978 \$	3 80,000	ı	] Sust	ained
IMPROVEMENTS	\$	0 \$				Appenan
PERSONAL PROPERTY	\$	s			X] Cha	nged
TOTAL	\$ 3	49,978 \$	280,000	!		Assessor Recomdt
is the coups			id by the		1	rchase Repairs praisal Manfst Err mps Other
Chairperson (or Autho	rized Designee) Sign	ature			Date	

CASE BEING HEARD	lark County Board of Equ					-	
Assessment Year:	2024 Petitio	n No: 175		D10		005050 7	
		Number:	mber: 986060-722				
Owner Name:	MATTOX CARMEN						
Situs Address:	#89 SEC 32 T4N R2EWM	5.0A,					
Property Type:	bare-land parcel			Acres:	5	NBHD	
Mailing Address:	7903 NE 219TH ST BATTL	EGROUND, W	A 98604				
ATTENDANCE							
Held by:		[] Ph	one Confer	ence	[ ] Ir	n-Person	
Board:	Taxpayer:		Assesse	or:		Third Part	ies (if any)
Lisa Bodner ard	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Sdoy					
HEARING SESSION							
learing Held On:	Start Time:	End T	ime:		Reco	rding Name	:
anuary 8, 2025	10:39		11:00				
APPELLANT EVIDENCE: T	ched note sheet) The appellant submitted three core 2023; and #228326-000 sold for \$2	nparable sales [#2 2,830,000 in Janua	228327-000 so ary 2024].	ld for \$274,9	00 in Januar	y 2024; #2283	23-000 sold
ASSESSOR EVIDENCE: The ecommending no change to		ree comparable s	ales, a proper	ty informatio	n card, and	a cover letter	
	BD						
DECISION OF THE BOA	The state of the s	BOF VALUE		D	FTFRMIN	DETERMINATION:	
	ASSESSOR VALUE: \$ 373,968	\$ 2 %		D	220.200.000		d.
AND (ACRES)	ASSESSOR VALUE:	\$ 280	>,650	1	] Sust	ained	1000
AND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY	ASSESSOR VALUE: \$ 373,968	\$ 281		[	] Sust	ained nged	Appellant Analysis
AND (ACRES) MPROVEMENTS	\$ 373,968 \$ 0	\$ 281		[	] Sust	ained nged	Appellant Analysis

Date

Chairperson (or Authorized Designee) Signature

(	Clark County Board o	f Equalizat	ion - Board Cler	k's Record	of Hearin	g
CASE BEING HEARD						
Assessment Year:	<b>2024</b> P	Petition No: 176 Parcel Nu			lumber:	986060-723
Owner Name:	MATTOX LISA MAR	IE				
Situs Address:	#90 SEC 32 T4N R2E	WM 5.0A ,				
Property Type:	bare-land parcel			Acres:	5	NBHD
Mailing Address:	7904 NE 219TH ST E	BATTLEGRO	UND, WA 98604			,,,,,,,
ATTENDANCE				,=======		
Held by:	₩ Video Conferen	re	[ ] Phone Conf	oronco	f-1 te	Parasa
Board:	Taxpay	43(5.5)	Asses		[1]	n-Person
Lisa Bodner		en & he				Third Parties (if any
HEARING SESSION						
Hearing Held On:	Start Time:		End Time:		Recor	rding Name:
January 8, 2025	10:39		11:00			
101 \$200,000 IN November 2	The appellant submitted thr 2023; and #228326-000 sold se Assessor's evidence include to the assessed value.	for \$2,830,00	0 in January 2024].			
DECISION OF THE BOA	RD					
	ASSESSOR VALUE:	BOE	VALUE:	DE	TERMINA	TION:
LAND (ACRES)	\$ 392	,000 \$	280,000			
MPROVEMENTS					1 Suct	inod ix
	\$	0 \$		L		Appellant
PERSONAL PROPERTY	\$	0 \$		[/	] Susta \(\frac{1}{3}\) Chan	Appellant
PERSONAL PROPERTY	\$		280,000	[		Appellant Analysis  Assessor
PERSONAL PROPERTY	\$ \$ 392	\$	280,000	[/		Appellant Analysis  Grant Analysis  Assessor Recomducture Repairs  Taisal Manfst Err.
PERSONAL PROPERTY  TOTAL  NOTES: Same A	\$ 392 -0 # 174	,000 \$	280,000	[/	Chan	Appellant Analysis  Assessor Recomdtr chase Repairs raisal Manfst Err.
PERSONAL PROPERTY  TOTAL  NOTES: Same a	\$ \$ 392	\$ ,000 \$	280,000	[/	Chan	Appellant Analysis  Assessor Recomdtr chase Repairs raisal Manfst Err.

c	Clark County Board of Equ	ualization - Boa	rd Clerk's Record	of Hearin	g
CASE BEING HEARD					
Assessment Year:	2024 Petitio	on No: 181	Parcel I	Number:	177504-008
Owner Name:	WESTRIDGE RIVER LLC				
Situs Address:	524 SE 201ST AVE CAMA	AS, WA 98607			
Property Type:	1.5-story residence	Life Section 1	Acres:	0.32	NBHD
Mailing Address:	7260 W AZURE DR STE 14	40-1022 LAS VEG			
**************************************			. 10, 111 03130		
ATTENDANCE	Musical				
Held by:		[ ] Phor	ne Conference	[ ] Ir	-Person
Board:	John Rose Dilla 27		Assessor:		Third Parties (if a
☐ Lisa Bodner ☐	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline  Dilla 77  Janez Y	Nure	4,00000 0000		
HEARING SESSION					
Hearing Held On:	Start Time:	End Tim	e:	Reco	rding Name:
lanuary 8, 2025	11:13	11	23		
ASSESSOR EVIDENCE: Th	The appellant submitted three cor and #122123-006 sold for \$1,427,8 he Assessor's evidence included five value. The appellant disagreed wi	800 in September 20.  /e comparable sales,	23]. a property information		
DECISION OF THE BOA					
U.S. San	ASSESSOR VALUE:	BOE VALUE:	D	ETERMINA	
AND (ACRES)	\$ 332,000	\$ 332	000	] Sust	ained 4
MPROVEMENTS	\$ 1,103,417	\$ 984.	705	X] Char	Appena
PERSONAL PROPERTY	\$	\$		() Chai	igeu 🗆
OTAL	\$ 1,435,417	\$ 1,316	,705	1	Assessor
NOTES: appelle	\$ 1,435,417 Lest Comps. in ?	neighbo	shood 57	Pur App	raisal 🗆 Manfst E
AUTHORIZATION					
Chairperson (or Author	rized Designee) Signature			Date	
Namil (	2. Weaver			1	18/25

	Clark County Board of Equ	ualization - Boa	ard Clerk's Record	of Hearin	ng	
CASE BEING HEARD					-0	
Assessment Year:	2024 Petitio	on No: 197	Parcel	Number:	171698-0	000
Owner Name:	RODENHURST AARON K	& FUHR BRIAN	E			
Situs Address:	5611 NE 204TH CT VANC	OUVER, WA 986	582			
Property Type:	ranch style residence		Acres:	5.01	NBH	D
Mailing Address:	5611 NE 204TH CT VANC	OUVER, WA 986	82		110011	
ATTENDANCE						
Held by:	W Video Conference	[ ] Pho	ne Conference	f 1 b	n-Person	
Board:	Taxpayer:	17110	Assessor:	1.1 "		ties (if any)
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline  John Rose  Acron Brian	Roolen hu. Fuhr.	4			
HEARING SESSION						
Hearing Held On:	Start Time:	End Tim	e:	Reco	rding Name	e:
January 8, 2025	():27	11:	43			
ASSESSOR EVIDENCE: T	#140887-000 sold for \$365,000 in I he Assessor's evidence included five no change to the assessed value.				1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	n card, and a
DECISION OF THE BOA						
	ASSESSOR VALUE:	BOE VALUE:		ETERMINA	ATION:	
AND (ACRES)	\$ 467,649	\$ 46:	7,649	✓ Sust	ained	☐ Appellant
PERSONAL PROPERTY	\$ 1,112,086	\$ /,112	-,086 [	] Char	nged	Analysis
Indiante-subtant to protect and the			72:-	1		Assessor Recomdtr
Vallard and entire prop	\$ 1,579,735 he assessor & a ghand + Rules	ppellant they me	mistakent	Pur	oraisal 🗆	Repairs Manfst Err. Other
AUTHORIZATION	1					
	rized Designee) Signature			Date		
Daniel (	a learn			1	18/25	•

	ciark county	Board of Equa	anzation - Bo	oard Cierk	s Record	of Hearin	g	
CASE BEING HEARD	_							
Assessment Year:	2024				lumber:	279237	7-000	
Owner Name:	WILLIAMS	JAMES N & WI	LLIAMS VALE	RIE K ETAL				
Situs Address:	24914 NE	WH GARNER RI	YACOLT, W	A 98675				
Property Type:	ranch style	e residence			Acres:	9.19	NB	HD
Mailing Address:	PO BOX 4	YACOLT, WA 98	675					
ATTENDANCE								
Held by:	M Video	Conference	[ ] Ph	one Confer	rence	[] Ir	n-Person	
Board:		Taxpayer:	- 4	Assess	or:		Third P	arties (if any
©r Daniel Weaver  ☐ Lisa Bodner  ☐ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	James (	Willian	~				
HEARING SESSION								
Hearing Held On:	Start Time	):	End T	me:		Reco	rding Nar	me:
lanuary 8, 2025		11:50	1	2:03				
TESTIMONY: (See atta	nched note sheet	ibmitted ten compa	arable sales [#23	1599-000 sold	for \$650,000	in March 2	022; #2318	18-000 sold fo
ASSESSOR EVIDENCE: The change to the assessed	The appellant su 73276-000 sold fi er 2023; #24827. 023; #223659-00 he Assessor's evi value.	with the distribution of \$600,000 in Nov. 1-000 sold for \$750 00 sold for \$835,000	ember 2022; #22 ,000 in August 2 0 in March 2024;	1286-000 solo 123; #278411- and #279477	d for \$745,00 -000 sold for -000 sold for	0 in Novemb \$775,000 in \$850,000 in	ber 2023; #. April 2023; June 2024]	277286-000 :#231818-000 ].
ASSESSOR EVIDENCE: The change to the assessed	The appellant su 73276-000 sold fer er 2023; #24827. 023; #223659-00 he Assessor's evi value.	ubmitted ten compa or \$600,000 in Nov 1-000 sold for \$750 00 sold for \$835,000 idence included five	ember 2022; #27 ,000 in August 2 0 in March 2024; e comparable sal	1286-000 solo 023; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	0 in Novemb \$775,000 in \$850,000 in card, and a	ber 2023; #. April 2023; June 2024] cover letter	277286-000 :#231818-000 ].
ASSESSOR EVIDENCE: The change to the assessed of the assessed	The appellant su 73276-000 sold fi er 2023; #24827. 023; #223659-00 he Assessor's evi value.	ubmitted ten compa or \$600,000 in Nov 1-000 sold for \$750 00 sold for \$835,000 idence included five	ember 2022; #22 ,000 in August 2 0 in March 2024; e comparable sal	1286-000 solo 023; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	0 in Novemb \$775,000 in \$850,000 in card, and a	ber 2023; #. April 2023; June 2024] cover letter	277286-000 #231818-000 J. recommendi
APPELLANT EVIDENCE: \$801,000 in April 2023; #27 sold for \$750,000 in Octobe sold for \$801,000 in April 20 ASSESSOR EVIDENCE: The change to the assessed of DECISION OF THE BOA LAND (ACRES)	The appellant su 73276-000 sold fi er 2023; #24827. 023; #223659-00 he Assessor's evi value.	ubmitted ten compa or \$600,000 in Nov. 1-000 sold for \$750 00 sold for \$835,000 idence included five	ember 2022; #22,000 in August 20 in March 2024; e comparable sal	1286-000 solo 023; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	0 in Novemb \$775,000 in \$850,000 in card, and a description	ber 2023; #. April 2023; June 2024] cover letter	277286-000 #231818-000 J.
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: \$801,000 in April 2023; #27 sold for \$750,000 in Octobe sold for \$801,000 in April 2  ASSESSOR EVIDENCE: The change to the assessed in DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	The appellant su 73276-000 sold fer 2023; #24827 023; #223659-00 he Assessor's evivalue.  ARD ASSESSOR \$	ibmitted ten compa or \$600,000 in Nov 1-000 sold for \$750 00 sold for \$835,000 idence included five VALUE: 304,271	ember 2022; #22,000 in August 20 in March 2024; e comparable sal	2286-000 solo 223; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	0 in Novemb \$775,000 in \$850,000 in card, and a	ber 2023; #. April 2023; June 2024] cover letter	277286-000 #231818-000 J. recommendi Appellan Analysis
APPELLANT EVIDENCE:  \$801,000 in April 2023; #27  sold for \$750,000 in Octobe  sold for \$801,000 in April 20  ASSESSOR EVIDENCE: The Change to the assessed of  DECISION OF THE BOA  LAND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY	The appellant su 73276-000 sold fi er 2023; #24827 023; #223659-00 he Assessor's evivalue.  ARD ASSESSOR \$ \$	with the company or \$600,000 in Nove 1-000 sold for \$750 to 500 sold for \$835,000 idence included five 304,271 638,884	BOE VALUE: \$ 304, \$ 650	2286-000 solo 223; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	0 in Novemb \$775,000 in \$850,000 in card, and a description	ber 2023; #. April 2023; June 2024] cover letter	277286-000 #231818-000 J. recommendi Appellan Analysis
APPELLANT EVIDENCE: \$801,000 in April 2023; #27 sold for \$750,000 in Octobe sold for \$801,000 in April 2  ASSESSOR EVIDENCE: The change to the assessed of  DECISION OF THE BOA  LAND (ACRES)	The appellant su 73276-000 sold for 2023; #24827. 023; #223659-00 he Assessor's evivalue.  ARD ASSESSOR \$ \$	with the company or \$600,000 in Nove 1-000 sold for \$750 to 500 sold for \$835,000 idence included five 304,271 638,884	BOE VALUE: \$ 304, \$ 650	2286-000 solo 223; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	ETERMINA  Sust  Chai	ATION: rained rchase [ praisal [	277286-000 #231818-000 J. recommendi Appellan Analysis
APPELLANT EVIDENCE: \$801,000 in April 2023; #27 sold for \$750,000 in Octobe sold for \$801,000 in April 20  ASSESSOR EVIDENCE: The ochange to the assessed of t	The appellant su 73276-000 sold for 2023; #24827 023; #223659-00 he Assessor's evivalue.  ARD ASSESSOR \$ \$	with the ten compared or \$600,000 in Novel 1-000 sold for \$750 to sold for \$835,000 idence included fivel 1-000 identification in the fivel 1-000 identifi	BOE VALUE: \$ 304, \$ 650	2286-000 solo 223; #278411- and #279477 es, a property	d for \$745,00 -000 sold for -000 sold for information	ETERMINA  Sust  Chai	ATION: rained rchase [ praisal [	Appellar Analysis  Assessor Recomds  Repairs  Manfst En

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SUERKEN JAMES K	194323000	167	11410 JAMES GRANT DR	James Suerken Kurt Godman James Suerken	The appellant stated the 2023 value of the property was reduced to \$1,786,750 in April 2023 and no changes have occurred since that date. A significant amount of the subject property is wetland or buffer area, so the buildable area is reduced to 10.2 acres. There is no water or sewer service to the site, and the cost would be extensive for a developer to connect to utilities.
THREE E HOLDINGS	194422000	168	P.O BOX 85	Nick Redinger	The appellant stated that the subject property is 12.94 acres and only 12 acres of the property are developable. Comparable 1 is located 600 feet from the subject property and is most similar. Both properties are pasture fields with a comparable amount of developable acreage. A stream runs through the property that will hinder development. The appellant updated his opinion of value to \$1,938,693 in the additional evidence utilizing his comparable sales.
LINGEL FAMILY INV LLC	228506000	171	14010 A NE 3RD CT #106	STIPULATED	
MATTOX KEVIN L  MATTOX CARMEN  MATTOX LISA MARIE	986060721 986060722 986060723	174 175 176	7902 NE 219TH ST 7902 NE 219TH ST 7902 NE 219TH ST	Lisa Mattox Kevin Mattox	The appellants stated the parcels were originally part of a 20-acre parcel, which was subdivided into four parcels as an inheritance. The land is all timber with no utilities or access. The comparable properties are accessible by road and do have access to utilities, unlike the subject properties. There is no intention to sell the land.
WESTRIDGE RIVER LLC	177504008	181	7260 W AZURE DR STE 140- 1022	Della Muse James Muse	The appellants believe their comparable sales are more appropriate than the Assessor's Office. They stated their comparable sales are located close to the subject property and all with sales dates in 2023. Two of the Assessor's comparable properties have lake views and are adjacent to the golf course. The Assessor's comparable properties 4 and 5

					were sold in 2022 and comparable 5 has 1 acre of land. The subject property is located in a subdivision without similar amenities to the comparable properties.
RODENHURST AARON K & FUHR BRIAN E	171698000	197	5611 NE 204TH CT	Aaron Rodenhurst Brian Fuhr	The appellants stated the subject property is not a full usable five acres. The shared paved access road for the subdivision goes through the subject property. The appellants expressed a desire to have comparable assessments with their neighbors.
WILLIAMS JAMES N & WILLIAMS VALERIE K ETAL	279237000	198	PO BOX 4	JAMES Williams	The appellant disagreed with the Assessor's methodologies for valuing properties. The appellant referred to their 2023 value of \$815,000 which was established by the Assessor. The appellant stated that the average home price for Yacolt went up 5% according to his real estate agent and the Assessor's newsletter. The appellant believes \$855,000 would be the appropriate market value based on that reported 5% increase. The appellant's son and his wife live in the second structure; it is not an income property.