		board of Equa	alizati	ion - Board Clerk	s Record	of Hearin	ıg						
CASE BEING HEARD					7(1								
Assessment Year:	2024	Petition	No:	See attached	Parcel 1	Number:	er: See attached						
Owner Name:	GRAND CE	NTRAL PARTNE	ERS LL	c									
Situs Address:	See attach	ed											
Property Type:	See Attache	See Attached Acres: 0.49 NBHD											
Mailing Address:	1 MOUNT J	EFFERSON TER	RACE.	SUITE 101 LAKE O		Jan Sandar	1,10						
					311200,0	11 37 033		_	-				
ATTENDANCE	×						n-Person	-					
Held by:	N Video C	Video Conference [ ] Phone Conference											
Board:	John Rose	Taxpayer:		Assess	or:		Third P	arties	(if any				
☐ Lisa Bodner ☐ John Marks	Terry Hagberg Gloria Gomez- Matthews Joel Cline	********											
HEARING SESSION													
Hearing Held On:	Start Time:			End Time:		Reco	Recording Name:						
March 5, 2025	10:0	7		10:01									
TESTIMONY: (See att APPELLANT EVIDENCE:	tached note sheet) No detailed quan	titative informatio	on was p	provided by the appella	ant for Board	review.							
ASSESSOR EVIDENCE: approach for each of the s	No detailed quant The Assessor's evid subject properties,	lence included ren	ital rate	s for each of the subje	ct properties.	comparable	e sales for e	each, ar	n income				
ASSESSOR EVIDENCE: approach for each of the s	No detailed quant The Assessor's evid subject properties,	lence included ren and a cover letter	ital rate recomi	s for each of the subje mending no change to	ct properties, the assessed	comparable value.		each, ar	n income				
ASSESSOR EVIDENCE: approach for each of the s DECISION OF THE BO	The Assessor's evid subject properties,	lence included ren and a cover letter VALUE:	ntal rate recomm	s for each of the subje	ct properties, the assessed	comparable			n incom				
ASSESSOR EVIDENCE: approach for each of the s DECISION OF THE BO LAND (ACRES)	The Assessor's evid subject properties,  ARD  ASSESSOR 1	lence included ren and a cover letter VALUE: See attached	BOE	s for each of the subje mending no change to	ct properties, the assessed	comparable value.	ATION:						
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS	No detailed quant	lence included ren and a cover letter VALUE:	BOE \$	s for each of the subje mending no change to	ct properties, the assessed	comparable value.	ATION:	□ Ap					
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS	No detailed quant	lence included ren and a cover letter VALUE: See attached	BOE	s for each of the subje mending no change to	ct properties, the assessed	comparable value.	ATION:	Ap An	pellan alysis				
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	No detailed quant	lence included ren and a cover letter VALUE: See attached	BOE \$	s for each of the subje mending no change to	ct properties, the assessed	comparable value.	ATION:	Ap An Ass	pellan alysis sessor				
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	No detailed quant	VALUE: See attached See attached	BOE \$	s for each of the subje- mending no change to VALUE:	ct properties, the assessed	comparable value.  ETERMINA  Sust  Chai	ained nged	Ap An Ass Rec	pellant alysis sessor comdtr airs				
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION	No detailed quant	VALUE: See attached See attached	BOE \$	s for each of the subje- mending no change to VALUE:	ct properties, the assessed	comparable value.  ETERMINA  Sust  Chai  Pur  App	ained nged	Ap An Ass Rec	pellant alysis sessor comdtr airs				
ASSESSOR EVIDENCE: approach for each of the s  DECISION OF THE BO  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: AUTHORIZATION  Chairperson (or Auth	No detailed quant	VALUE: See attached See attached See attached	BOE \$	s for each of the subje- mending no change to VALUE:	ct properties, the assessed	comparable value.  ETERMINA  Sust  Chai  Pur  App	ained nged	Ap An Ass Rec	pellan alysis sessor comdt airs				

ATTACHMENT A 3-5-2025 Hearings

GRAND CENTR	GRAND CENTRAL PARTNERS LLC For values as of January 1, 2024													uary 1, 2024						
PROPERTY DET	PROPERTY DETAILS						ASSESSOR						APPELLANT		BOE DETERMINATION					
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	BLDG SQFT		LAND	s	TRUCTURES		TOTAL	1	ESTIMATE		LAND	S	TRUCTURES		TOTAL	
986030-093	399	2410 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.49	SHOPPING CENTER/ RESTAURANT	6,515	\$	821,810	\$	1,643,890	\$	2,465,700	\$	1,640,000	\$	821,810	\$	1,643,890	\$	2,465,700	
31026-000		2404 COLUMBIA HOUSE BLVD UNIT H101 VANCOUVER, WA 98661	0.37	SHOPPING CENTER/ DENTAL OFFICE	3,600	\$	496,430	\$	1,013,870	\$	1,510,300	\$	1,216,000	\$	496,430	\$	1,013,870	\$	1,510,300	
31001-000	401	108 GRAND BLVD VANCOUVER, WA 98661	0.41	BANK	3,925	\$	618,860	\$	1,495,560	\$	2,114,420	\$	1,585,100	\$	618,860	\$	1,495,560	\$	2,114,420	
986030-094	402	2420 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.49	SHOPPING CENTER	7,062	\$	821,700	\$	1,803,300	\$	2,625,000	\$	1,791,120	\$	821,700	\$	1,803,300	\$	2,625,000	
986030-095	403	2510 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.46	SHOPPING CENTER	7,062	\$	771,430	\$	1,632,670	\$	2,404,100	\$	2,019,700	\$	771,430	\$	1,632,670	\$	2,404,100	
986030-096	404	104 GRAND BLVD VANCOUVER, WA 98661	2.22	SHOPPING CENTER	28,109	\$	2,872,100	\$	7,308,700	\$	10,180,800	\$	7,588,100	\$	2,872,100	\$	7,308,700	\$	10,180,800	

(	Clark County Board	of Equalizat	ion - Board	Clerk's Record	of Hearin	g				
CASE BEING HEARD										
Assessment Year:	2024	Petition No:	398	Parcel I	Number:	214250-	000			
Owner Name:	PNWP LLC #5									
Situs Address:	601 S 74TH PL RID	OGEFIELD, WA	98642							
Property Type:	office building			Acres:	3.38	NBH	D			
Mailing Address:	1 MOUNT JEFFERS	SON TERRACE	SUITE 101 L			11011				
ATTENDANCE			,	0317200, 0	11 57 055					
Held by:	M Video Confess		f 1 pt		***	220003 - 80				
Board:	[X] Video Confere	MONEY)		Conference	[] Ir	n-Person				
	John Rose	ayer:	Α	Assessor:		Third Pa	rties (if any			
☑ Lisa Bodner ☐	Terry Hagberg Gloria Gomez- Matthews Joel Cline									
HEARING SESSION										
Hearing Held On:						rding Nam	e:			
March 5, 2025	10:04	d I	10:0	5						
ASSESSOR EVIDENCE: (N	IO ASSESSOR EVIDENCE)									
DECISION OF THE BOA										
	ASSESSOR VALUE:	BOE	VALUE:	D	ETERMINA	ATION:				
LAND (ACRES)	\$ 1,0	30,630 \$	1,030,	630	( ) Sust	ained				
MPROVEMENTS	\$ 6,5	34,970 \$	6,534				Appellar Analysis			
PERSONAL PROPERTY	\$	\$			[ ] Changed					
TOTAL	\$ 7,5	65,600 \$	7,565	,600	Ass					
NOTES: Re appai	llant in f	ormatio	-		☐ Pure ☐ App ☐ Con	raisal 🗆	Repairs Manfst Er Other			
AUTHORIZATION				-0.0	127					
							(100 A CO.)			
Chairperson (or Author	rized Designee) Sign	Line Harris and Park Land			Date		1993-1996			

					ь				
	on No:	405	Parcel N	lumber:	mber: <b>181190-0</b> 0				
3CN LLC									
18701 NE 10TH AVE RIC	GEFIELD,	WA 98642							
RANCH			Acres:	21.85	NBH	D			
1 MOUNT JEFFERSON T	ERRACE, S	UITE 101 LAKE OS	WEGO. OF	3 97035					
X Video Conference		1 Dhana Canfar	VICENS III	111		_			
THE RESIDENCE OF STREET	1 2 7 4 7 7 7	W-1	[] In						
ohn Rose erry Hagberg loria Gomez- latthews sel Cline						,			
Start Time:		nd Time:		Recor	ding Name	e:			
10:06		10:08							
ASSESSOR EVIDENCE)									
D									
G/			DE	TERMINA	TION:				
		738,316	[	¥ Susta	ained	☐ Appellar			
\$ 0	\$		1	1 Chan	ged	Analysis			
\$	\$			_ [ ] Changed					
		<b>4</b>	[	— [ ] ———					
\$ 4,738,316	\$ 4	1,138,316				Assessor			
\$ 4,738,316 cellant in		7,738,316 train	,	□ Puro	raisal 🗆	Assessor Recomd Repairs			
1		110	,	□ Арр	raisal 🗆	Assessor Recomdi Repairs Manfst Er			
	1 MOUNT JEFFERSON TI    Video Conference   Taxpayer:   Image:   Taxpayer:   Image:   Image:	1 MOUNT JEFFERSON TERRACE, SI    X Video Conference       Taxpayer:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OS	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OF	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035  [X Video Conference [] Phone Conference [] In Taxpayer: Assessor:  In Rose Proy Hagberg Oria Gomezatthews el Cline  Start Time: End Time: Record Policy (1970)	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035    Video Conference			

CASE DEING HEADD							•		
CASE BEING HEARD									
Assessment Year:	2024	Petition	No:	406	Parcel N	Number:	98606	0-810	
Owner Name:	3CN LLC								
Situs Address:	#145 OF SI	EC 11 T3NR1EW	/M 7.9	92A ,					
Property Type:	N/A				Acres:	7.92	NE	BHD	
Mailing Address:	1 MOUNT	JEFFERSON TER	RACE,	SUITE 101 LAKE O	SWEGO, O	R 97035			
ATTENDANCE									71
Held by:	[XVideo	Conference		[ ] Phone Confe	rence	[]	n-Person		
Board:	Taxpayer: Assessor:						Third I	Parties	(if any
Lisa Bodner	Iohn Rose Terry Hagberg Gloria Gomez- Matthews Ioel Cline	_							
HEARING SESSION									
Hearing Held On:	Start Time	:		End Time:		Rec	ording Na	me:	
March 5, 2025	10%	0-6		10:08					
TESTIMONY:   (See attack APPELLANT EVIDENCE: N	ched note sheet, No detailed quar		on was j	provided by the appella	nt for Board	review.			
	No detailed quar	ntitative informatio	on was i	provided by the appella	nt for Board	review.			
APPELLANT EVIDENCE: N	No detailed quar	ntitative information		25.5					
ASSESSOR EVIDENCE: (N	No detailed quar	ntitative information		value:		review.	IATION:		
ASSESSOR EVIDENCE: (N	No detailed quar	ntitative information	BOE \$	25.5		ETERMIN	IATION: tained	□ Ap	pellan
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	No detailed quar	IDENCE)	BOE \$	VALUE:		ETERMIN		Ap	pellan
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	No detailed quar	IDENCE)  VALUE:  600,300	BOE \$	VALUE:		ETERMIN	tained	Ap An	alysis
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	No detailed quar	VALUE: 600,300	BOE \$ \$ \$ \$	VALUE: 600,300		ETERMIN	tained	Ap An D Ass	alysis sessor
ASSESSOR EVIDENCE: (N	No detailed quar	VALUE: 600,300	BOE \$ \$ \$ \$	VALUE: 600,300		Sus	tained	Ap An Ass Rei	sessor comdt airs
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	No detailed quar	VALUE: 600,300	BOE \$ \$ \$ \$	VALUE: 600,300		Sus	tained anged archase	Ap An Ass Red	sessor comdt airs
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ASSESSOR EVIDENCE: (N  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  We appea	No detailed quar	VALUE: 600,300 0 600,300 and or	BOE \$ \$ \$ \$	VALUE: 600,300		Sus   Cha	tained anged archase oppraisal omps	Ap An Ass Red	sessor comdt airs nfst Err

CASE BEING HEARD					's Record						
	Testeries	1		51 Tr		- TOU	T	12 M			
Assessment Year:	2024	Petition	No: See att	ached	Number:	mber: See attached					
Owner Name:	THREE CREEKS	NORTH LLC									
Situs Address:	See attached							10.00			
Property Type:	see attached				Acres:	22.54	NBH	ID			
Mailing Address:	1 MOUNT JEFF	ERSON TERR	ACE, SUITE 1	01 LAKE O	SWEGO, O	R 97035		The second			
ATTENDANCE											
Held by:	<b>Video Cont</b>	erence	[ ] Pho	one Confe	rence	[ ] Ir	n-Person				
Board:	Ta	xpayer:		Assess	or:	0.000.00	Third Parties (if or				
Daniel Weaver Daniel Weaver Daniel Weaver Daniel Weaver	ohn Rose Ferry Hagberg Gloria Gomez- Watthews oel Cline					x.					
HEARING SESSION											
Hearing Held On:	Start Time:		End Ti	ne:		Reco	rding Nan	ne:			
March 5, 2025	10:0	9	10:	21							
APPELLANT EVIDENCE:	ched note sheet) No detailed quantitat	ive information	was provided b	y the appell	ant for Board	review.					
ASSESSOR EVIDENCE: (N	No detailed quantital	1.50 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	was provided b	y the appell	ant for Board	review.					
	No detailed quantital	CE)		y the appell	= -		ATION				
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ASSESSOR EVIDENCE: (N	No detailed quantitation of the control of the cont	CE)	BOE VALUE:	y the appell	С	DETERMIN	tained	Appellan			
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	No detailed quantitation of the control of the cont	CE)  LUE: e attached	BOE VALUE:	y the appell		ETERMIN	tained	Appellan Analysis			
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	O ASSESSOR EVIDEN  ARD  ASSESSOR VA  \$ Se  \$ Se	CE)  LUE: e attached	BOE VALUE: \$ \$	y the appell		DETERMIN	tained	Appellar Analysis			
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	IO ASSESSOR EVIDEN  ARD  ASSESSOR VA  \$ Se  \$ Se  \$ Se	LUE: e attached e attached	BOE VALUE: \$ \$ \$ \$	y the appell		ETERMIN  [X] Sus  [ ] Cha  [ ]	anged	Appellan Analysis  Assessor Recomd			
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	IO ASSESSOR EVIDEN  ARD  ASSESSOR VA  \$ Se  \$ Se  \$ Lland	LUE: e attached e attached e attached	BOE VALUE: \$ \$ \$ \$	y the appell		ETERMIN  [X] Sust  [ ] Cha  [ ]	anged  archase [ praisal [ pmps [	Appellan Analysis  Assessor Recomd			

ATTACHMENT A 3-5-2025 Hearings

THREE CREEKS	NORT	HLLC												For	values as of	Janu	ıary 1, 2024
PROPERTY DET	TY DETAILS					ASSESSOR					PPELLANT	BOE DETERMINATION					
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE		LAND	STRUCTURES		TOTAL	E	STIMATE		LAND	ST	RUCTURES		TOTAL
181200-000	407	18115 NE 10TH AVE VANCOUVER, WA 98661	22.54	BARE LAND PARCEL	\$	4,792,871	\$ -	\$	4,792,871	\$	640,400	\$	4,792,871	\$	-	\$	4,792,871
181206-000	408	(NO SITUS ADDRESS) LOCATION: #24 OF SEC 11 T3NR1EWM 9.89A	9.89	BARE LAND PARCEL	\$	321,024	\$ -	\$	321,024	\$	87,200	\$	321,024	\$	-	\$	321,024
986060-812	409	(NO SITUS ADDRESS) LOCATION: #147 OF SEC 11 T3NR1EWM .06A	0.06	INACTIVE	\$	-	\$ -	\$	-	\$	3,000	\$		\$	-	\$	-
986060-814	411	(NO SITUS ADDRESS) LOCATION: #149 OF SEC 11 T3NR1EWM .24A	0.24	BARE LAND PARCEL	\$	51,069	\$ -	\$	51,069	\$	45,000	\$	51,069	\$	-	\$	51,069
986060-813	416	(NO SITUS ADDRESS) LOCATION: #148 OF SEC 11 T3NR1EWM 5.65A	5.65	BARE LAND PARCEL	\$	362,245	\$ -	\$	362,245	\$	300,000	\$	362,245	\$	-	\$	362,245

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
GRAND					No attendance
CENTRAL			1 MOUNT	No attendance	
PARTNERS			JEFFERSON	140 attenuance	
LLC	Multiple	Multiple	TERRACE, SUITE 101		
			1 MOUNT	No	No attendance
PNWP LLC			JEFFERSON	attendance	
#5	214250000	398	TERRACE, SUITE 101	attendance	
			1 MOUNT	No	No attendance
			JEFFERSON	attendance	
3CN LLC	181190000	405	TERRACE, SUITE 101	attendance	
			1 MOUNT	No	No attendance
			JEFFERSON	attendance	
3CN LLC	986060810	406	TERRACE, SUITE 101	attendance	
THREE				No	No attendance
CREEKS			1 MOUNT	attendance	
NORTH			JEFFERSON	attendance	
LLC	Multiple	Multiple	TERRACE, SUITE 101		