

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	See attached	Parcel Number:	See attached
Owner Name:	GRAND CENTRAL PARTNERS LLC				
Situs Address:	See attached				
Property Type:	See Attached	Acres:	0.49	NBHD	
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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 checked="" 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		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 5, 2025	10:00	10:01	

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 rental rates for each of the subject properties, comparable sales for each, an income approach for each of the subject properties, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ See attached	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ See attached	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ See attached	\$		
NOTES:	No appellant information		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input 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>	3/5/25

GRAND CENTRAL PARTNERS LLC										For values as of January 1, 2024		
PROPERTY DETAILS						ASSESSOR			APPELLANT ESTIMATE	BOE DETERMINATION		
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	BLDG SQFT	LAND	STRUCTURES	TOTAL		LAND	STRUCTURES	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	400	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 Equalization - Board Clerk's Record of Hearing

CASE BEING HEARD

Assessment Year:	2024	Petition No:	398	Parcel Number:	214250-000
Owner Name:	PNWP LLC #5				
Situs Address:	601 S 74TH PL RIDGEFIELD, WA 98642				
Property Type:	office building	Acres:	3.38	NBHD	
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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 checked="" 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	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 5, 2025	10:04	10:05	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,030,630	\$ 1,030,630	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 6,534,970	\$ 6,534,970		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 7,565,600	\$ 7,565,600		
NOTES:	<i>Re appellant information</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input 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>	3/5/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	405	Parcel Number:	181190-000
Owner Name:	3CN LLC				
Situs Address:	18701 NE 10TH AVE RIDGEFIELD, WA 98642				
Property Type:	RANCH	Acres:	21.85	NBHD	
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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 checked="" 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	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 5, 2025	10:06	10:08	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 4,738,316	\$ 4,738,316	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 4,738,316	\$ 4,738,316		
NOTES:	<i>No appellant information</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input 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>	3/5/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	406	Parcel Number:	986060-810
Owner Name:	3CN LLC				
Situs Address:	#145 OF SEC 11 T3NR1EWM 7.92A ,				
Property Type:	N/A	Acres:	7.92	NBHD	
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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 checked="" 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	-	-

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 5, 2025	10:06	10:08	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 600,300	\$ 600,300	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 600,300	\$ 600,300		
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 appellant information</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/5/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	See attached	Parcel Number:	See attached
Owner Name:	THREE CREEKS NORTH LLC				
Situs Address:	See attached				
Property Type:	see attached	Acres:	22.54	NBHD	
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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 checked="" 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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 5, 2025	10:09	10:21	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ See attached	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ See attached	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ See attached	\$		
NOTES:	<i>No appellant information</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input 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>	3/5/25

THREE CREEKS NORTH LLC					For values as of January 1, 2024						
PROPERTY DETAILS					ASSESSOR			APPELLANT ESTIMATE	BOE DETERMINATION		
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	LAND	STRUCTURES	TOTAL		LAND	STRUCTURES	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 CENTRAL PARTNERS LLC	Multiple	Multiple	1 MOUNT JEFFERSON TERRACE, SUITE 101	No attendance	No attendance
PNWP LLC #5	214250000	398	1 MOUNT JEFFERSON TERRACE, SUITE 101	No attendance	No attendance
3CN LLC	181190000	405	1 MOUNT JEFFERSON TERRACE, SUITE 101	No attendance	No attendance
3CN LLC	986060810	406	1 MOUNT JEFFERSON TERRACE, SUITE 101	No attendance	No attendance
THREE CREEKS NORTH LLC	Multiple	Multiple	1 MOUNT JEFFERSON TERRACE, SUITE 101	No attendance	No attendance