

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	448	Parcel Number:	207361-000
Owner Name:	VAN RIPER RICHARD DEAN				
Situs Address:	12620 NE 190TH PL BRUSH PRAIRIE, WA 98606				
Property Type:	2-story residence	Acres:	5	NBHD	
Mailing Address:	520 NE 71ST ST VANCOUVER, WA 98665				

## 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	Richard Van Riper	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	9:05	9:17	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included a detailed list and the associated bids to provide the sum of construction costs for the subject property totalling \$490,274.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included permit inspections, a property information card and a cover letter recommending the assessed value be reduced to \$974,230.	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 448,295	\$ 448,295	<input type="checkbox"/> Sustained	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 717,183	\$ 490,274	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,165,478	\$ 938,569		
<b>NOTES:</b> Appellant description of % complete			<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	

## AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/18/25

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	429	Parcel Number:	986058-892
Owner Name:	HUEGEL BLAKE M & HUEGEL JILL M				
Situs Address:	27022 NE RAWSON RD BRUSH PRAIRIE, WA 98606				
Property Type:	ranch style residence	Acres:	80	NBHD	
Mailing Address:	PO BOX 1772 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 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	Blake Huegel	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	9:19	9:29	

## 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 a cover letter recommending no change to the assessed value.

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 381,120	\$ 381,120	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____ <input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 232,484	\$ 232,484	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 613,604	\$ 613,604	
NOTES: Building parts on property No Quantitative info from appellant			<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
Daniel C. Weaver	3/18/25

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	430	Parcel Number:	116360-000
Owner Name:	LUCESCU NICOLAIE & LUCESCU SILVIA				
Situs Address:	2521 NE 219TH ST RIDGEFIELD, WA 98642				
Property Type:	general purpose building	Acres:	4.57	NBHD	
Mailing Address:	PO BOX 87026 VANCOUVER, WA 98687				

## 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	Silvia Lucescu		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	9:34	9:42	

## CASE DETAILS

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 367,049	\$ 367,049	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 11,512	\$ 11,512		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 378,561	\$ 378,561		
<b>NOTES:</b> House torn down but shop & well remains on property			<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
Daniel C. Weaver	3/18/25

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	435	Parcel Number:	197667-000
Owner Name:	AHSAN MUHAMMAD & AHSAN FAIZA				
Situs Address:	12308 NE 172ND AVE BRUSH PRAIRIE, WA 98606				
Property Type:	1.5-story residence	Acres:	9.97	NBHD	
Mailing Address:	12308 NE 172ND AVE BRUSH PRAIRIE, WA 98606 2424 NW Ides				

## 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	Muhammad Ahsan Linda McClain Nick Deatherage	

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	10:32	10:55	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included one comparable listing from Zillow.	
<b>ASSESSOR EVIDENCE:</b> The Assessor's evidence included three comparable sales, four aerial photos, a list of building permit checks and statuses, correspondence with a permit technician, 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)	\$ 440,359	\$ 440,359	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 2,366,897	\$ 2,366,897	<input type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 2,807,256	\$ 2,807,256		
<b>NOTES:</b> Appellant has no concrete info the support requested value			<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
Daniel C. Wron	3/18/25

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	436	Parcel Number:	198941-000
Owner Name:	SWIFT KENNETH A & SWIFT LINDA E (C/B)				
Situs Address:	6219 NE 139TH ST VANCOUVER, WA 98686				
Property Type:	ranch style mobile home	Acres:	3.96	NBHD	
Mailing Address:	10013 NE HAZEL DELL AVE BOX 333 VANCOUVER, WA 98685				

## 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 <i>Linda Swift Lauren Swift</i>		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	11:00	11:20	

## CASE DETAILS

TESTIMONY:	(See attached note sheet)
<b>APPELLANT EVIDENCE:</b> The appellant's evidence included a development feasibility and financial analysis report prepared by Jolma Design, LLC, dated July 20, 2024, indicating a development-ready value of \$407,028. The study by Jolma Design stated their opinion of value as \$500,000. The appellant's evidence also included a stipulation with the Clark County Assessor at the Washington State Board of Tax appeals dated May 20, 2024 valuing the subject property at \$830,000.	
<b>ASSESSOR EVIDENCE:</b> (NO ASSESSOR EVIDENCE)	

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 830,000	\$ 500,000	<input type="checkbox"/> Sustained
IMPROVEMENTS	\$ 0	\$ 3,000	<input checked="" type="checkbox"/> Changed
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____
TOTAL	\$ 830,000	\$ 503,000	
<b>NOTES:</b> Engineering Study supports requested Value			<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>Donal E. Weaver</i>	3/18/25

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

## CASE BEING HEARD

Assessment Year:	2024	Petition No:	455	Parcel Number:	104636-000
Owner Name:	CARR MIKALAI				
Situs Address:	9508 NE 65TH ST VANCOUVER, WA 98662				
Property Type:	ranch style mobile home	Acres:	0.71	NBHD	
Mailing Address:	312 SW 2ND CT 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 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	Mikalai Carr		

## HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 18, 2025	11:24	11:45	

## CASE DETAILS

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

## DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 251,769	\$ 175,000	<input 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	\$ 251,769	\$ 175,000		
<b>NOTES:</b> Power line restriction on 1/2 of property			<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>	3/18/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
VAN RIPER RICHARD DEAN	207361000	<b>448</b>	520 NE 71ST ST	Richard Van Riper	The appellant stated that the Assessor reviewed Clark County inspections to confirm the progress of the construction of the subject property. The appellant disagrees with this process because the number of inspections can be inconsistent throughout construction. The property is not currently complete. The appellant calculated their construction expenses to total \$490,000 as of July 2024. At the time of the Assessor's valuation, there was no septic system, no flooring in the garage, no light fixtures, no insulation, and many other missing features. The appellant disagrees with the 55% percentage of completion.
HUEGEL BLAKE M & HUEGEL JILL M	986058892	<b>429</b>	PO BOX 1772	Blake Hugel	The appellant stated there is only an agriculture structure in construction on the property. The frame of the steel agriculture structure is up as of July 2024, but it is still incomplete. No home construction has begun. Most of the property is still zoned as designated forest land.
LUCESCU NICOLAIE & LUCESCU SILVIA	116360000	<b>430</b>	PO BOX 87026	Silvia Lucescu	The appellant stated the subject property has no home on it; the house was demolished in 2023. The appellant confirmed there is a barn on the property that contains the pump for the well.
AHSAN MUHAMMAD & AHSAN FAIZA	197667000	<b>435</b>	2424 NW IRIS CT CAMAS WA 98607	Muhammad Ahsan Linda McClain Nick Deatherage	<p>The appellant stated that a nicer, fully finished property in Clark County is assessed for less than the subject property. The subject property is unfinished and is valued at a high value. There is no occupancy permit on the property.</p> <p>The Assessor's Office appraises the property at 88% complete after examining the interior of the property in 2024. The value was raised on the guest home to 90% complete. The increase in percentage of completion raised the total value of the subject property from the previous assessment year. The building permit did expire in December 2024. The appellant's comparable property is located in a subdivision in Camas and on less acreage. The subject property has a drainage easement with \$0 value, and there is decreased value for the low lands or wetlands.</p>
SWIFT KENNETH A & SWIFT LINDA E (C/B)	198941000	<b>436</b>	10013 NE HAZEL DELL AVE BOX 333	Lind Swift Lauren Swift	The appellant referred to her submitted evidence including the feasibility report and the Washington State Board of Tax Appeals stipulation. The land of the subject property could create a maximum of 14 lots due to its narrow nature since the property is considered a flag lot. To develop this land into 14 "shovel-ready" parcels," it would cost \$2.28 million with a profit margin of \$407,028. Local developers offered to pay \$500,000 for the property. This property should not be considered prime developable due to unique hinderances on

					development and should be reclassified as a residence.
CARR MIKALAI	104636000	455	312 SW 2ND CT	Mikalia Carr	The appellant stated nothing has changed on the property since it was purchased. There is a power line that crosses part of the property. There is an easement on the property due to the power line and an additional easement at the front of the property.