		Board of Equal								
CASE BEING HEARD						140.00				•
Assessment Year:	2024	2024 Petition No: 448 Parc		Parcel N	Number: 20		207361-000			
Owner Name:	VAN RIPER	RICHARD DEAN								
Situs Address:	12620 NE 1	190TH PL BRUSH	PRA	IRIE, WA 9	8606					
Property Type:	2-story residence Acres: 5						5	NBHD		
Mailing Address:	520 NE 71	ST ST VANCOUVE	ER, W	/A 98665						
ATTENDANCE										
Held by:	N Video	Conference		[] Phon	e Confer	ence	[] In-Persor		
Board:		Taxpayer:			Assesso	or:		Third	Part	ies (if any):
Lisa Bodner	ohn Rose erry Hagberg Gloria Gomez- Matthews oel Cline	Richard Von Ri	بم	r						
HEARING SESSION							1.2			
Hearing Held On:	Start Time	:		End Tim	e:		R	ecording N	ame	:
				G . 1	7					
APPELLANT EVIDENCE: T	ched note sheet)	detail	9;)		d bids to pro	ovide the	e sum of consi	tructio	on costs for
CASE DETAILS TESTIMONY: (See attai	ched note sheet he appellant's e ng \$490,274.	t) evidence included a		led list and th	e associate property in					
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: The subject property totalling ASSESSOR EVIDENCE: The	ched note sheet he appellant's e ng \$490,274. ne Assessor's ev to \$974,230.	t) evidence included a ridence included per	rmit in	ed list and th	e associate property in	formation ca	ard and a	a cover letter	recon	
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: The subject property totalling ASSESSOR EVIDENCE: The assessed value be reduced to	ched note sheet he appellant's e ng \$490,274. ne Assessor's ev to \$974,230.	t) evidence included a ridence included per	rmit in	ed list and the aspections, a	e associate property in	formation ca	ard and a		recon	nmending th
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: The subject property totalling ASSESSOR EVIDENCE: The assessed value be reduced to	ched note sheet he appellant's e ng \$490,274. ne Assessor's ev to \$974,230.	t) evidence included a ridence included per	rmit in	ed list and the aspections, a particular spections and the spections and the spections are spections.	e associate property ini	formation ca	ard and a	a cover letter	recon	nmending th
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CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: To the subject property totalling ASSESSOR EVIDENCE: The assessed value be reduced to the subject property totalling ASSESSOR EVIDENCE: The assessed value be reduced to the subject property assessed value be reduced to the subject property assessed value be reduced to the subject property assessed value as a subject property total total property total assessed value as a subject property total as a subje	ched note sheet he appellant's e ng \$490,274. The Assessor's evento \$974,230. ARD ASSESSOI \$ \$ \$ County to the county to th	evidence included a ridence included per R VALUE: 448,295 717,183 1,165,478 dus repts	BO \$	ed list and the espections, a particular spections, a particular special speci	295 ,274	formation ca	DETERIOR STATE OF THE PROPERTY	MINATION: Sustained Changed	recon	Appellan Analysis Assessor Recomd Repairs Manfst Er

C	lark County I	Board of Equaliz	ation - Boar	d Clerk's i	Record	of Hearin	g		
CASE BEING HEARD							1	200.33	
Assessment Year:	2024	Petition No	o: 429		Parcel N	Number:	986058-892		
Owner Name:	HUEGEL BL	AKE M & HUEGEL	JILL M						
Situs Address:	27022 NE R	AWSON RD BRU	SH PRAIRIE, V	NA 98606					
Property Type:	ranch style	residence			Acres:	80	NBI	HD	
Mailing Address:	PO BOX 17	72 BATTLE GROUI	ND, WA 9860	4					
ATTENDANCE									
Held by:	X Video (Conference	[] Pho	ne Confere	nce	[]1	n-Person		
Board:	Aleen talaseny	Taxpayer:	407,000	Assessor	:	117550	Third Parties (if		es (if any):
☐ Lisa Bodner ☐	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Blake	Huegal						
HEARING SESSION									
Hearing Held On:	Start Time	:	End Tin	ne:		Reco	ording Na	me:	
March 18, 2025	9:1	9	9:2	29					
ASSESSOR EVIDENCE:	The Assessor's evi	idence included a co	ver letter recon	nmending no o	change to	the assessed	d value.		
DECISION OF THE BO		MALUE.	DOE WALLIE			DETERMI	NATION:	_	
LAND (ACDEC)	ASSESSOR	381,120	S 201	20				1	
LAND (ACRES)	\$		\$ 38/,1			[X] Su	stained		Appellant
IMPROVEMENTS	\$	232,484	\$ 232,	484		[] Ch	Changed		Analysis
PERSONAL PROPERT	Y \$		\$			[] Asse:		□ Assessor	
TOTAL	\$	613,604	\$ 613,			Recon			Recomdt
NOTES: Bruld No Quanti	in Rash	fo from	perty appello	ent			Purchase Appraisal Comps		Repairs Manfst Err Other
AUTHORIZATION		*				1_			
Chairperson (or Aut						Da	1 ,		
(h) an '0	C. W	aum				1	3/18/2	5	

С	lark County	Board of Equaliz	ation - Boa	rd Clerk's Record	of Hearin	ng		
CASE BEING HEARD					onds days	1	200	
Assessment Year:	2024	Petition No	o: 430	Parcel	Number:	er: 116360-000		
Owner Name:	LUCESCU	NICOLAIE & LUCES	CU SILVIA					
Situs Address:	2521 NE 2	19TH ST RIDGEFIE	LD, WA 9864	2				
Property Type:	general pu	irpose building		Acres	4.57	NBH	D	
Mailing Address:	PO BOX 87	7026 VANCOUVER,	, WA 98687					
ATTENDANCE	×							
Held by:	₩ Video	Conference	[] Pho	ne Conference	[]	In-Person		
Board:		Taxpayer:		Assessor:		Third Pa	rties (if any):	
□ Lisa Bodner >d	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Silva Li	ucoscu					
HEARING SESSION								
Hearing Held On:	Start Time	e:	End Tin	ne:	Rec	ording Nam	ne:	
March 18, 2025	9:3	4	910	12				
ASSESSOR EVIDENCE: (NO ASSESSOR E	VIDENCE)						
DECISION OF THE BO		R VALUE:	BOE VALUE:		DETERMI	NATION:		
LAND (ACRES)	\$	367,049	\$ 367,0	049		stained	Appellan	
IMPROVEMENTS	\$	11,512	\$ 16	5/2	25 (75) (25)		Analysis	
PERSONAL PROPERTY	, \$		\$		[]] Changed		
TOTAL	\$	378,561	\$ 378	,561 \$ well	1 1		Assessor	
NOTES: House	fornd prop	low but	shop:	of well		Appraisal	☐ Repairs ☐ Manfst Er ☐ Other	
AUTHORIZATION		λ						
Chairperson (or Auth		nee) Signature			Da	/	/	
Daniel C.	le leave					3/18/	25	

Cla	rk County	Board of Equal	izati	on - Boar	d Clerk's	Record o	of Hearin	g		
CASE BEING HEARD							5			
Assessment Year:	2024	Petition N	Vo:	435		Parcel N	lumber:	r: 197667-000		
Owner Name:	AHSAN MU	JHAMMAD & AH	ISAN	FAIZA						
Situs Address:	12308 NE 1	72ND AVE BRUS	SH P	RAIRIE, W	A 98606					
Property Type:	1.5-story re	esidence				Acres:	9.97	7 NBHD		
Mailing Address:	12308 NE 1	172ND AVE BRUS	H PI	RAIRIE, WA	98606	2424	NW d	des		
ATTENDANCE										
Held by:	[X Video (Conference		[] Phor	ne Confere	ence	[]1] In-Person		
Board:		Taxpayer:			Assesso	r:		Third Pa	arties (if any	
Daniel Weaver	hn Rose erry Hagberg oria Gomez- latthews el Cline	Muhan	an	a d	Niek.	de Ic Clai Death	n arege			
HEARING SESSION										
Hearing Held On:	Start Time	:		End Tim	e:		Reco	ording Nan	ne:	
March 18, 2025	105	32		10:	55					
ASSESSOR EVIDENCE: The statuses, correspondance with value.	e Assessor's ev ith a permit tec	idence included thre chnician, a property	ee cor inform	mparable sale mation card,	es, four aeria and a cover	al photos, a letter recor	list of build nmending r	ing permit ch no change to	necks and the assessed	
DECISION OF THE BOA	1	VALUE.	BO	E VALUE:			DETERMI	NATION:		
LAND (ACRES)	\$	440,359	\$	11272017 22201	,359	1		stained	□ Appella	
IMPROVEMENTS	\$	2,366,897	\$	2,361	.897		[] Ch	anged	Analysi	
PERSONAL PROPERTY	\$		\$				[] Asse			
TOTAL	\$	2,807,256	\$	2,80	7,254	,	-	Recon		
Support	ant ho	d Value	200	ute in	to +	he		Purchase Appraisal Comps	☐ Repairs ☐ Manfst I ☐ Other	
AUTHORIZATION	115-1	\ C!t					Dat	te		
Chairperson (or Author								3/18	/25	

	auric country b	odi u oi Equa	Minus San Park			Record	or meani	ъ		
CASE BEING HEARD						,				
Assessment Year:	2024	Petition	No:	436		Parcel N	lumber:	: 198941-000		0
Owner Name:	SWIFT KENI	NETH A & SWIF	T LIND	A E (C/B)					
Situs Address:	6219 NE 13	9TH ST VANCO	UVER,	WA 9868	36					
Property Type:	ranch style	ranch style mobile home Acres: 3.96						N	BHD	
Mailing Address:	10013 NE H	AZEL DELL AVE	вох з	33 VANC	OUVER, V	VA 98685				2
ATTENDANCE	[X] Video C			f 1 Dhan	o Contos		111	- Dorson		
Held by:	[x] video C	AND THE PARTY OF T		[] Phor	e Confer	111111111111111111111111111111111111111	111	n-Person		
Board:	John Rose	Taxpayer:	7.1		Assesso	or:		Inira	Parti	es (if any)
☐ Lisa Bodner ﴾	Terry Hagberg 'Gloria Gomez- Matthews Joel Cline	Lauren C	smr.	H		or Court of				
HEARING SESSION	Charle Times			F d Ti			D			
Hearing Held On:	Start Time:	The P	-	End Tim			Reco	ording Na	ame:	
March 18, 2025	/ (5	00		112	٥					
	ached note sheet)		4		h libba and di					- Davies
TESTIMONY: (See atto APPELLANT EVIDENCE: LLC, dated July 20, 2024, in	The appellant's evidicating a developed evidence also include the subject prop	oment-ready value uded a stipulation v erty at \$830,000.	of \$407	7,028. The	study by Jo	lma Design s	tated their	opinion of	value	as
TESTIMONY: (See atto APPELLANT EVIDENCE: LLC, dated July 20, 2024, in \$500,000. The appellant's dated May 20, 2024 valuin	The appellant's evidicating a developed also included the subject proposition of the subject propositi	oment-ready value uded a stipulation v erty at \$830,000. DENCE)	of \$407 with the	7,028. The Clark Cour	study by Jo	lma Design s	tated their hington Sta	opinion of te Board o	value	as
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TESTIMONY: (See atto APPELLANT EVIDENCE: LLC, dated July 20, 2024, in \$500,000. The appellant's of dated May 20, 2024 valuin ASSESSOR EVIDENCE: (I) DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Sagan AUTHORIZATION	The appellant's evidicating a developeration of the subject proposed in the su	VALUE: 830,000 0 830,000	BOE \ \$	VALUE:	Study by Jo nty Assesso	Ima Design s	DETERMINE Sus Char Pr A	NATION: atained anged urchase ppraisal pmps	Value fTax a	Appellant Analysis Assessor Recomdt Repairs
TESTIMONY: (See atto APPELLANT EVIDENCE: LLC, dated July 20, 2024, in \$500,000. The appellant's of dated May 20, 2024 valuin ASSESSOR EVIDENCE: (I) DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Sargen Value	The appellant's evidicating a developeration of the subject proposed in the su	VALUE: 830,000 0 830,000	BOE \ \$	VALUE:	Study by Jo nty Assesso	Ima Design s	DETERMINE [] Sus [] Cha	NATION: atained anged urchase ppraisal pmps	Value fTax a	Appellant Analysis Assessor Recomdt

CASE BEING HEARD				s Record			
Assessment Year:	2024	Petition No:	455	Parcel N	lumber:	104636-00	0
		reddon 140.	433	Turcer		204030 000	
Owner Name:	CARR MIKALAI	TVANCOUNT	WA 00553				
Situs Address:	9508 NE 65TH S	3-101-10-0-0-0	, WA 98662	1.	0.74	NIDUID	T
Property Type:	ranch style mob			Acres:	0.71	NBHD	
Mailing Address:	312 SW 2ND CT	BATTLE GROU	ND, WA 98604				-
ATTENDANCE							
Held by:	✓ Video Confe	rence	[] Phone Conf	erence	[] li	n-Person	
Board:		payer:	Asses	sor:		Third Part	ies (if any)
☐ Lisa Bodner ☐ Kohn Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Carr					
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:	5
March 18, 2025	11:24		11:45				
CASE DETAILS TESTIMONY: (See att APPELLANT EVIDENCE:	tached nate sheet) No detailed quantitativ	e information wa	s provided by the appe	llant for Board	I review.		
TESTIMONY: (See att APPELLANT EVIDENCE:	No detailed quantitativ		is provided by the appe	llant for Board	I review.		
TESTIMONY: (See att APPELLANT EVIDENCE:	No detailed quantitativ (NO ASSESSOR EVIDENC	E)				IATION:	
TESTIMONY: (See att APPELLANT EVIDENCE: ASSESSOR EVIDENCE: DECISION OF THE BO	No detailed quantitative (NO ASSESSOR EVIDENCE) OARD ASSESSOR VALUE ASSESSOR VALUE OARD	UE: BC	DE VALUE:		DETERMIN		
TESTIMONY: (See att APPELLANT EVIDENCE: ASSESSOR EVIDENCE: DECISION OF THE BO LAND (ACRES)	No detailed quantitative (NO ASSESSOR EVIDENCE) ARD ASSESSOR VALUE \$	UE: BC 251,769 \$	DE VALUE:		DETERMIN	tained	
TESTIMONY: (See att APPELLANT EVIDENCE: ASSESSOR EVIDENCE:	No detailed quantitative (NO ASSESSOR EVIDENCE DARD ASSESSOR VALI \$	UE: BC 251,769 \$	DE VALUE:		DETERMIN		Appellar Analysis
TESTIMONY: (See att APPELLANT EVIDENCE: ASSESSOR EVIDENCE: DECISION OF THE BO LAND (ACRES) IMPROVEMENTS	No detailed quantitative (NO ASSESSOR EVIDENCE ASSESSOR VALUES \$	UE: BC 251,769 \$	DE VALUE:		DETERMIN	tained	Appellar Analysis
ASSESSOR EVIDENCE: DECISION OF THE BO LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	No detailed quantitative (NO ASSESSOR EVIDENCE DARD ASSESSOR VALUE \$ \$ \$ \$	UE: BC 251,769 \$ 0 \$ 251,769 \$	DE VALUE:		DETERMIN	anged urchase ppraisal	Appellar Analysis Assessor
TESTIMONY: (See att APPELLANT EVIDENCE: ASSESSOR EVIDENCE: DECISION OF THE BO LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	No detailed quantitative (NO ASSESSOR EVIDENCE DARD ASSESSOR VALUE \$ \$ \$ \$	UE: BC 251,769 \$ 0 \$ 251,769 \$	175,000		DETERMIN	anged urchase ppraisal	Appellar Analysis Assessor Recomd Repairs Manfst Er

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
VAN RIPER RICHARD DEAN	207361000	448	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 &	986058892	429	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	430	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	435	2424 NW IRIS CT CAMAS WA 98607	Muhammad Ahsan Linda McClain Nick Deatherage	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. 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.
SWIFT KENNETH A & SWIFT LINDA E (C/B)	198941000	436	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.