

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	157	Parcel Number:	181268-000
Owner Name:	C AERO LLC				
Situs Address:	2224 NE 179TH ST RIDGEFIELD, WA 98642				
Property Type:	ranch style mobile home	Acres:	6.4	NBHD	
Mailing Address:	1216 E MAIN ST MEDFORD, OR 97504				

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	Dennis Ingram		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	9:04	9:33	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Sarkien Ground Works to construct an access road for \$813,875 as of May 2023 and a technical memorandum by Cascadia Ecological Services as of March 2023. The appellant's evidence also included a lease agreement from C Aero for a monthly of \$3,450 as of September 2022 and a Development Feasibility Findings Study from Sterling Design as of May 2023. The appellant submitted three comparable sales [#181257-000 sold for \$925,000 in August 2023; #181319-000 sold for \$1,460,000 in August 2024; and #181933-000 sold for \$275,000 in February 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a survey of the subject property, GIS maps of the subject property, a road construction covenant, a boundary line adjustment, sales lists and scatter charts, a property information card, and a cover letter recommending the assessed value be reduced to \$1,173,280.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,653,800	\$ 620,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,653,800	\$ 620,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Based on appellant comparable sales				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	3/20/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	166	Parcel Number:	188315-000
Owner Name:	SNOEY ROGER B & SNOEY BARBARA J TRUSTEES				
Situs Address:	#123 CHRISTIAN POWLEY DLC 5A ,				
Property Type:	bare-land parcel	Acres:	5	NBHD	
Mailing Address:	3711 NW 110TH CIRCLE 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	Roger Snoey	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	9:35	9:50	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a geotechnical report from True North Geotechnical as of January 2025. The appellant submitted three comparable sales [#181466-000 sold for \$806,542 in April 2023; #181701-000 and 181702-000 sold for a combined \$1,966,667 in October 2022; and #181548-000 sold for \$2,344,635 in April 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included information showing the value breakdown for the effective acres group, sales lists and scatter charts, GIS maps of the subject property, 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)	\$ 1,026,855	\$ 354,729	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,026,855	\$ 354,729		
NOTES:	Appellant comparable sales & analysis		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" 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>	3/20/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	201	Parcel Number:	257608-000
Owner Name:	BENCE CHRISTOPHER J & BENCE WENDY L				
Situs Address:	2605 NW 374TH CIR LA CENTER, WA 98629				
Property Type:	1.5-story residence	Acres:	5	NBHD	
Mailing Address:	2605 NW 374TH CIR LA CENTER, WA 98629				

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	Christopher & Wendy Bence	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	9:51	10:04	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted two comparable sales [#258977-000 sold for \$988,000 in December 2024; and #214477-000 sold for \$1,150,000 in September 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, 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)	\$ 309,500	\$ 309,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,014,117	\$ 1,014,117		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,323,617	\$ 1,323,617		
NOTES: Appellant have weak comps. Assessor comps are better			<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>	3/20/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	268	Parcel Number:	145094-012
Owner Name:	MORAN MICHAEL J				
Situs Address:	2316 NE 80TH ST VANCOUVER, WA 98665				
Property Type:	2 STORY	Acres:	0.06	NBHD	
Mailing Address:	2316 NE 80TH 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	Michael Moran	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	10:11	10:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#110088-710 sold for \$309,000 in April 2023; #30240-346 sold for \$310,000 in November 2023; and #148511-036 sold for \$310,000 in April 2023]. The appellant's evidence included a bid by TerraFirm Foundation Systems to perform work on the foundation and crawlspace for \$19,468 as of July 2024, a bid by Smart Choice Heatin & Cooling to install a Heat Pump system for \$23,220 as of June 2024, a bid by Performance Building Products to replace a garage door for \$4,475 as of April 2023, and a bid by Cherry Roofing to replace the roofing for \$12,634 as of June 2023. The appellant's evidence also included a cost analysis for house work from Home Depot and photos of the subject property.

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, an analysis of cost to cure adjustments, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 168,000	\$ 168,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 146,968	\$ 146,968		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 314,968	\$ 314,968		
NOTES: Assessor Comp's. Support low 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>Daniel C. Weam</i>	3/20/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	230	Parcel Number:	167079-000
Owner Name:	POPE DARLENE L				
Situs Address:	1915 SE IMAGE RD VANCOUVER, WA 98664				
Property Type:	1.5-story residence	Acres:	0.41	NBHD	
Mailing Address:	1915 SE IMAGE RD VANCOUVER, WA 98664				

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	Darlene Pope	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	10:33	10:56	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Brian Brooks of Brooks Appraisal Services, LLC indicating a value of \$720,000 as of July 2022. The appellant's evidence included a bid from Nissi-Z-A Lawn & Construction to level the driveway, replace the deck and rails, and to instal a french drain for \$11,674 as of September 2023, a bid from Jacobs Heating and & Air to instal an air conditioner for \$13,993 and to instal a tankless water heater for \$19,271 as of February 2024, and a bid by Anderson Glass Company to replace 8 windows for \$16,098 as of August 2023. The appellant's evidence also included a bid from Viewrail to replace a stair case for \$22,000 as of September 2023, a bid from Vixon Custom Cabinets to instal kitchen and bathroom cabinets for \$26,456, and three bids by Fineline Construction to replace a kitchen for \$51,614 as of March 2024, to replace a bathroom for \$61,368 as of August 2023, and to replace one more bathroom for \$39,127 as of August 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, an aerial photo, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 330,180	\$ 330,180	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 673,621	\$ 524,826		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,003,801	\$ 855,006		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
Independent appraisal			<input checked="" type="checkbox"/> Appraisal	<input type="checkbox"/> Manfst Err.
			<input type="checkbox"/> Comps	<input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	3/26/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	270	Parcel Number:	215882-140
Owner Name:	BRUNO DONALD & BRUNO SHERYL				
Situs Address:	2175 S 31ST CT RIDGEFIELD, WA 98642				
Property Type:	2-story residence	Acres:	0.72	NBHD	
Mailing Address:	2175 S 31ST CT RIDGEFIELD, WA 98642				

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						

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
March 20, 2025	11:01	11:02	

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 two comparable sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 257,500	\$ 257,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 470,088	\$ 470,088		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 727,588	\$ 727,588		
NOTES: <i>No appellant info</i>			<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
<i>Daniel C. Weaver</i>	3/20/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
C AERO LLC	181268000	157	1216 E MAIN ST	Dennis Ingram	The appellant stated there is narrow road access from the subject property to 179 th ST, but a new road would need to be constructed for public access if the property was developed into multiple residences. When the wetland setback and the road area are removed, there is limited developable land. There is a Class 2 stream on the property. The property is zoned to be split into individual residential properties, but the appellant believes the space is better suited for a multiple family residence. There were plans for a roundabout outside of the property which influenced the appellant's decision to purchase the property, but the county is no longer constructing this roundabout, decreasing the appeal of the property. An adjacent 10-acre parcel (#181257-000) sold for \$925,000 in 2023 and a nearby 14-acre property (#181319-000) sold for \$1.4 million in 2024. The appellant updated their opinion of value to \$620,000 in additional evidence.
SNOEY ROGER B & SNOEY BARBARA J TRUSTEES	188315000	166	3711 NW 110TH CIRCLE	Roger Snoey	The appellant stated one property the Assessor used as a comparable sale is zoned as commercial and was purchased by the Ridgefield School district. The other sale provided by the Assessor was purchased as a combination sale of three properties and sold twice within 6 months. The first sale was for the raw land at \$146,000 per acre, and the second sale that the Assessor provided was development ready land priced at \$300,000 per acre. According to the geotechnical study, only 1.9 acres are considered buildable on the subject property, and there would be a total of 2.48 usable land. The average value of comparable sales is \$143,000 per acre, which the appellant applied to his 2.48 acres to form his opinion of value.
BENCE CHRISTOPHER J & BENCE WENDY L	257608000	201	2605 NW 374TH CIR	Christopher Bence Wendy Bence	The appellants stated the percent of increase of 18% was high. Twenty-five percent of the basement is unfinished and contains two storerooms and a mechanical room. The appellant believes the Assessor's comparable properties have additional outbuildings, and that their own comparable properties are more similar to the subject property.
POPE DARLENE L	167079000	230	1915 SE IMAGE RD	Darlene Pope	The appellant provided an updated 2024 appraisal that shows a value of \$855,000 which she believes might be high because of wear and tear on the subject property. The total bids for this property include \$250,347. She believes the kitchen and bathroom would need to be updated for the property to be marketable. There is a very limited view to the subject property. The appellant disagrees with the good construction quality of the property listed by the Assessor.

MORAN MICHAEL J	145094012	268	2316 NE 80TH ST	Mike Moran	The appellant believes the Assessor's response is inaccurate with many errors. The appellant is concerned with the location and the list of cost to cure items. The appellant believes the subject property should be categorized as fair minus construction quality because it is in poor condition due to the many needed repairs. The crawl space is not finished on the subject property and the insulation was not correctly installed. The subject property is confined by surrounding large apartment buildings reducing the curb appeal of the subject property. The Assessor's comparable sales are considered newer, have better views, in better condition and have nicer locations.
BRUNO DONALD & BRUNO SHERYL	215882140	270	2175 S 31ST CT	no	NO ATTENDANCE