

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	460	Parcel Number:	194789-000
Owner Name:	SPAFFORD CHRISTOPHER M & MORRIS MELINDA C				
Situs Address:	17413 NE 167TH AVE BRUSH PRAIRIE, WA 98606				
Property Type:	ranch style residence	Acres:	10.12	NBHD	
Mailing Address:	17413 NE 167TH AVE BRUSH PRAIRIE, WA 98606				

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 <input type="checkbox"/> Matthews <input type="checkbox"/> Joel Cline	Christopher Spafford		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	9:01	9:09	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Justin Crowder of Mueller Services indicating a value of \$700,000 as of November 2020. The appellant submitted three comparable sales (#201887-000 sold for \$800,000 in August 2023; #195324-000 sold for \$835,000 in February 2023; and #191970-000 sold for \$770,000 in June 2023).	
ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales and an analysis of the appellant's comparable sales.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 493,483	\$ 493,483	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 510,060	\$ 441,517		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,003,543	\$ 935,000		
NOTES: Appellant's comps + assessor comps approx 2901 sq-foot			<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
Daniel C. Weaver	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	461	Parcel Number:	195379-000
Owner Name:	MOON AUSTIN LEO & MOON LEE				
Situs Address:	11814 NE 177TH CIR BATTLE GROUND, WA 98604				
Property Type:	ranch style residence	Acres:	1.19	NBHD	
Mailing Address:	11814 NE 177TH CIR 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 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 Lee Moon		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	9:16	9:33	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a letter discussing the increased development and traffic around their properties and photos demonstrating the situation. The appellant submitted three comparable sales [#194072-072 sold for \$639,900 in February 2023; #192193-014 sold for \$475,000 in May 2023; and #199623-002 sold for \$680,000 in August 2023].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 208,434	\$ 208,434	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 476,155	\$ 476,155		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 684,589	\$ 684,589		
NOTES: Reduced from Prior Year			<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>	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	462	Parcel Number:	224305-000
Owner Name:	HUTANI TINA & JELER NELLO TRUSTEES				
Situs Address:	28104 NE 122ND AVE BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	2.5	NBHD	
Mailing Address:	28016 NE 122ND AVE 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 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:
April 1, 2025	8:58	8:59	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a map of property listings from a local neighborhood.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 290,716	\$ 290,716	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 601,770	\$ 601,770		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 892,486	\$ 892,486		
NOTES: No info			<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>	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	463	Parcel Number:	226270-000
Owner Name:	MARTIN WENDY B				
Situs Address:	27233 NE 157TH AVE BATTLE GROUND, WA 98604				
Property Type:	2-story residence	Acres:	7.04	NBHD	
Mailing Address:	27233 NE 157TH AVE 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 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 <input type="checkbox"/> Matthews <input type="checkbox"/> Joel Cline	Wendy H Warren Martin Julian Standaert		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	9:47	10:00	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included information about a landslide that affected the subject property.

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 178,182	\$ 178,182	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 411,086	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 589,268	\$ 178,182		
NOTES:	House on cliff of slide area.		<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. Warren</i>	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	464	Parcel Number:	266402-000
Owner Name:	ECKERT KAREN E				
Situs Address:	34204 NE 79TH AVE LA CENTER, WA 98629				
Property Type:	ranch style mobile home	Acres:	1	NBHD	
Mailing Address:	34204 NE 79TH AVE 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 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 <input type="checkbox"/> Matthews <input type="checkbox"/> Joel Cline		Karen Ekert Sandra Haycock			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	10:10	10:20	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted photos of the damage to the subject property.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 52,621	\$ 56,631	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 172,491	\$ 45,369	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 225,112	\$ 102,000		
NOTES:	Property value from lender		<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. Wilson</i>	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	567	Parcel Number:	198836-005
Owner Name:	HOFFMAN MATTHEW R & HOFFMAN KIMBERLY R				
Situs Address:	LOT 2 SP2-645 2.50A ,				
Property Type:	bare-land parcel	Acres:	2.5	NBHD	
Mailing Address:	6017 NE 129TH ST VANCOUVER, WA 98686				

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	<i>Matthew Hoffman</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	10:24	10:33	

CASE DETAILS

TESTIMONY:	<i>(See attached note sheet)</i>
APPELLANT EVIDENCE:	The appellant's evidence included a purchase offer from ZNZ Top Properties for \$268,711 as of April 2024. The appellant submitted three comparable sales [#98605-610 sold for \$205,000 in March 2022; #267070-000 sold for \$270,000 in July 2023; and #237033-000 sold for \$251,000 in May 2022].
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 899,000	\$ 273,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 899,000	\$ 273,000		
NOTES:	<i>Not kind shales because of sewer</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/1/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	568	Parcel Number:	92150-000
Owner Name:	MIRONENKO NADEZHDA S & MIRONENKO YURY Y TRUSTEES				
Situs Address:	4011 SE 168TH AVE VANCOUVER, WA 98683				
Property Type:	ranch style residence	Acres:	0.29	NBHD	
Mailing Address:	23801 NW 1ST AVE 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 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 Clime	Nadia Mironenka		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 1, 2025	10:39	10:43	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Vladislav Grebyonkin of VG Appraisals indicating a value of \$480,000 as of December 2022. The appellant's evidence included a bid by Superior Exterior Systems to replace the roof and siding for \$61,996 as of April 2020, a bid by Lifetime Exteriors to also replace the roof for \$26,966 as of August 2020, a bid by Comfort Air to provide a ductless air system for \$9,350 as of October 2021, and a bid by Wolfer Heating and Air Conditioning to also install a ductless air system for \$10,206 as of February 2018.	
ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 227,141	\$ 227,141	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 424,492	\$ 352,859		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 651,633	\$ 580,000		
NOTES: Allowance for roof & other repairs			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Mantst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/1/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SPAFFORD CHRISTOPHER M & MORRIS MELINDA C	194789000	460	17413 NE 167TH AVE	Chris Spafford	The appellant referred to their comparable sales and commented that sales have stagnated in recent years. There is a creek at the back of the property. The property is zoned as Agriculture-20.
MOON AUSTIN LEO & MOON LEE	195379000	461	11814 NE 177TH CIR	Lee Moon	The appellant updated their opinion of the land value to \$180,212. The appellant deducted their improvement value by 15% to account for the negative impact from the commercial properties. There are seven surveillance cameras from neighboring properties, two of which, point to the subject property. The appellant expressed concerns about increased traffic on the weekends from the local Saddle Club. She believes the growing commercial presence will continue to negatively affect her property and its value.
HUTANI TINA & JELER NELLO TRUSTEES	224305000	462	28016 NE 122ND AVE	NO ATTENDANCE	No attendance
MARTIN WENDY B	226270000	463	27233 NE 157TH AVE	Warren Martin Jillian Stansbury	The appellants stated the improvement was valued at \$0 due to a landslide, but the assessment included an improvements value suddenly for 2024 with no explanation. The appellants live in the property. They believe no bank would give a buyer a loan on the property, and they must disclose all of the details of the property so the landslide would deter any possible interested parties. The owners cannot get landslide insurance on the property. They could not get approval on building permits to provide support to mitigate the landslide because no engineer could guarantee to the County that a retaining wall would solve the problem. The landslide initially occurred in January 1997 and created a deep ravine. The majority of the land on the property is hilled and would not be ideal for development. The structure cannot be moved.
ECKERT KAREN E	266402000	464	34204 NE 79TH AVE	Karen Eckert Sandra Laycock	Po box 428 La Center 98629 The appellant stated the value and condition of a manufactured home depreciate differently than a stick-built home. It is hard to get loans or insurance for manufactured homes that are aged past 10 years. The property needs many repairs including subflooring replacements, plumbing repairs, and other major cost repairs. The appellant updated their opinion of value to a total of \$102,000 based on the value placed on the property during the Mediation Process with the mortgage company.
HOFFMAN MATTHEW R & HOFFMAN KIMBERLY R	198836005	567	6017 NE 129TH ST	Matthew Hoffman	The appellant presented information from Earthworks Excavating that the sewer was at capacity and could not connect to the subject property due to pressure and elevation. The engineer estimated that it would cost \$1.7 million

					to connect the property to the sewer. The appellant referred to two recent purchase offers from 2024 that were included in the evidence. The two comparable properties are located 10 miles to the north and are vacant lots. The subject property is adjacent to the owner's home site.
MIRONENKO NADEZHDA S & MIRONENKO YURY Y TRUSTEES	92150000	568	23801 NW 1ST AVE	Nadia Mironenko	The appellant stated the original structure was built in 1962 with an add on built in 1972. Part of the home has no air conditioning or heating. The property has no upgrades or remodels and bids were provided to quantify the necessary major repairs that have not yet been completed.