

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	275	Parcel Number:	110186-960
Owner Name:	STANLEY KAREN L TRUSTEE				
Situs Address:	3039 NW LACAMAS DR CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.43	NBHD	
Mailing Address:	3039 NW LACAMAS DR CAMAS, WA 98607				

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 Ross <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Karen Stanley Robin Fonoti	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:04	11:26	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#82990-545 sold for \$1,450,000 in November 2023; #137138-000 sold for \$1,605,000 in July 2023; and #143317-000 sold for \$1,270,000 in May 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,968,213.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 450,550	\$ 450,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,822,546	\$ 1,517,213		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,273,096	\$ 1,968,213		
NOTES: Assessor revised 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 B. Wean</i>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	560	Parcel Number:	986064-570
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 4 ,				
Property Type:	ranch style residence	Acres:	0.12	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person		
Board:	<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	Taxpayer: <i>Max Lehman</i>	Assessor:	Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE:

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 220,680	\$ 220,680		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 220,680	\$ 220,680		
NOTES: <i>Appellant comparable sales support the assessed value</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>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	561	Parcel Number:	986064-578
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 12 ,				
Property Type:	ranch style residence	Acres:	0.14	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

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 Max Lehman		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#81480-000 sold for \$195,000 in April 2023; #87902-000 sold for \$190,000 in August 2024; and #80495-000 sold for \$185,000 in May 2024].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$ 50,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recommendation
IMPROVEMENTS	\$ 290,554	\$ 140,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 290,554	\$ 190,000		
NOTES: The appellant comparable sales support the total value of the property at \$190,000. The land value is based on the prior year assessed value of the land. The appellant made boundary line adjustments to separate each of the properties and will be segregating all the utility hook-ups for each property.			<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>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	562	Parcel Number:	986064-579
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 13 ,				
Property Type:	ranch style residence	Acres:	0.07	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

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	Max Lehman		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#81480-000 sold for \$195,000 in April 2023; #87902-000 sold for \$190,000 in August 2024; and #80495-000 sold for \$185,000 in May 2024].
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$ 50,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 188,526	\$ 140,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 188,526	\$ 190,000		
NOTES: The appellant comparable sales support the total value of the property at \$190,000. The land value is based on the prior year assessed value of the land. The appellant made boundary line adjustments to separate each of the properties and will be segregating all the utility hook-ups for each property.			<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>	4/3/23

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	563	Parcel Number:	986064-581
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 15 ,				
Property Type:	ranch style residence	Acres:	0.05	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

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	Max Lehman		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#81480-000 sold for \$195,000 in April 2023; #87902-000 sold for \$190,000 in August 2024; and #80495-000 sold for \$185,000 in May 2024].
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$ 50,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recommendation
IMPROVEMENTS	\$ 224,602	\$ 140,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 224,602	\$ 190,000		

NOTES: The appellant comparable sales support the total value of the property at \$190,000. The land value is based on the prior year assessed value of the land. The appellant made boundary line adjustments to separate each of the properties and will be segregating all the utility hook-ups for each property.

<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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	564	Parcel Number:	986064-584
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 ADJ UNIT 18 ,				
Property Type:	ranch style residence	Acres:	0.05	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	<input checked="" type="checkbox"/> Daniel Weaver	<input type="checkbox"/> John Rose	<input type="checkbox"/> Terry Hagberg
	<input checked="" type="checkbox"/> Lisa Bodner	<input type="checkbox"/> Gloria Gomez-Matthews	<input type="checkbox"/> Joel Cline
	<input checked="" type="checkbox"/> John Marks		
Taxpayer:	Max Lehman		
Assessor:			
Third Parties (if any):			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#81480-000 sold for \$195,000 in April 2023; #87902-000 sold for \$190,000 in August 2024; and #80495-000 sold for \$185,000 in May 2024].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$ 50,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 233,289	\$ 140,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 233,289	\$ 190,000		

NOTES: The appellant comparable sales support the total value of the property at \$190,000. The land value is based on the prior year assessed value of the land. The appellant made boundary line adjustments to separate each of the properties and will be segregating all the utility hook-ups for each property.

Purchase Repairs
 Appraisal Manfst Err.
 Comps Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	565	Parcel Number:	986064-585
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 19 ,				
Property Type:	2-story residence	Acres:	0.05	NBHD	
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

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	Max Lehman		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#177663-054 sold for \$464,000 in January 2023; #986048-832 sold for \$630,000 in May 2023; and #125853-090 sold for \$515,000 in April 2023].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 790,229	\$ 790,229		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 790,229	\$ 790,229		
NOTES: Appellant comparable properties are not comparable			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Mantst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/3/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	566	Parcel Number:	986064-586
Owner Name:	CAMAS VIEW CONDOS LLC				
Situs Address:	CAMAS VIEW CONDOS 1ST AMEND 700156 UNIT 20,				
Property Type:	2-story residence			Acres:	0.03
Mailing Address:	7625 NW SKYLINE BLVD PORTLAND, OR 97229				

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	Max Lehman		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 3, 2025	11:35	12:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986064-571 sold for \$165,000 in January 2024; #986064-572 sold for \$235,000 in December 2024; and #986064-573 sold for \$275,000 in November 2023].

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recommendation
IMPROVEMENTS	\$ 267,502	\$ 267,502		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 267,502	\$ 267,502	<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manifest Err. <input type="checkbox"/> Other

NOTES: Comparable sales were all sales by the appellant and comp # 3 - 986064-573 was the best comp in size & an end condotype building sold for \$270,000

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	4/3/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
STANLEY KAREN L TRUSTEE	110186960	275	3039 NW LACAMAS DR	Karen Stanley Robyn Fonoti	<p>The appellant stated the subject property is difficult to sell, and a recent appraisal supported her opinion of value. She has stipulated with the Assessor at the state level for 2022 and 2023. The appellant stated her home measures 9,000 square feet and does not compare to the Assessor's 4,000-5,000 square foot comparable sales. The appellant is concerned with a list of deferred maintenance. She believes these repairs would affect a potential buyer's opinion of value because they would not want to take on project costs. The appellant believes their accessory dwelling unit makes the subject property less desirable on the market.</p> <p>The Assessor's Office stated bids are necessary to reduce the value of the home, and they could consider a reduction for the cost to replace the sewer line with supporting documentation. The Assessor's Office does not believe deferred maintenance items such as deck painting and sound system repairs would warrant reductions in value. The Assessor's Office noted the appellant's comparable properties' basement square footages are recorded in their livable square footage entries on the comparable sales chart. The Assessor adjusted the value for a swim spa that was incorrectly valued as an indoor pool. This adjustment has been applied to prior years as well.</p>
CAMAS VIEW CONDOS LLC	986064570	560	7625 NW SKYLINE BLVD	Max Lehman	<p>The appellant stated his investment group purchased one large property that was platted and divided into multiple smaller properties with 20 single family and multifamily dwellings. They are remodeling these badly worn properties to make them comparable to neighborhood homes. The investment group is selling each individual property, which after purchase, will be part of the condo association. The company is investing \$1.5 million into the property in addition to the purchase price.</p> <p>The appellant does not wish to pursue a value change on case 560 (unit 4).</p> <p>The subject properties have the original electrical and plumbing. These properties need to be brought back down to the studs for renovation. The photos of the current condition of the properties are from two months ago.</p> <p>Unit 19 is a mixed-use property for commercial and residential use. The bottom floor of the</p>
CAMAS VIEW CONDOS LLC	986064578	561	7625 NW SKYLINE BLVD		
CAMAS VIEW CONDOS LLC	986064579	562	7625 NW SKYLINE BLVD		
CAMAS VIEW CONDOS LLC	986064581	563	7625 NW SKYLINE BLVD		
CAMAS VIEW CONDOS LLC	986064584	564	7625 NW SKYLINE BLVD		
CAMAS VIEW CONDOS LLC	986064585	565	7625 NW SKYLINE BLVD		
CAMAS VIEW CONDOS LLC	986064586	566	7625 NW SKYLINE BLVD		

				<p>property is completely unfinished and resembles a garage. The top of the unit is a finished living space, but at the time of assessment, it was in shambles from a fire.</p>
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