

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	579	Parcel Number:	114783-177
Owner Name:	SOMERSET INVESTORS LLC				
Situs Address:	13305 SE 19TH ST VANCOUVER, WA 98683				
Property Type:	multi-family living residence with 95 rentable living units	Acres:	7.71	NBHD	
Mailing Address:	777 108TH AVE NE SUITE 825 BELLEVUE, WA 98004				

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	Michael Rynes	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
April 30, 2025	9:06	9:15	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an Income Analysis indicating a value of \$19,630,000, a rent comparable summary, an Income statement from January 2023 to December 2023, and a Rent Roll as of December 2023.	
ASSESSOR EVIDENCE: The Assessor's evidence included an Income approach indicating a value of \$20,173,700, three comparable sales, and a CoStar Market Analysis.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 3,707,758	\$ 3,707,758	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 16,465,942	\$ 16,465,942	<input type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recommendation
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 20,173,700	\$ 20,173,700		
NOTES: Appellant value approximates the assessed value. Agent agreed			<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	4/30/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SOMERSET INVESTORS LLC	114783177	579	777 108TH AVE NE SUITE 825	Michael Byrnes	The appellant's agent accepted the Assessor's value.