	2024 Petitio	n No:	232		Parcel I	Number:	3577	1-418
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES							
Situs Address:	520 SE COLUMBIA RIVER					61		
Property Type:	ranch-style condominium				Acres:	0	N	BHD
Mailing Address:	520 SE COLUMBIA RIVER	20 SE COLUMBIA RIVER DR APT 116 VANCOUVER, WA 98661					1.5	5175
ATTENDANCE						_		
ATTENDANCE								
Held by:	∭ Video Conference		[] Phor	ne Confere	nce	[] In	-Persor	1
Board: Daniel Weaver	Gloria Gomez-			Assessor			Third	Parties (if ar
Tica Badana	Gloria Gomez- Matthews Joel Cline	Knu	dlan					
HEARING SESSION								
Hearing Held On:	Start Time:		End Time	e:		Recor	ding Na	ime:
July 16, 2025	9.06		9:	50				
TESTIMONY: (See atta	ched note sheet)							
TESTIMONY: (See atta APPELLANT EVIDENCE: T different locations within th 366 sold for \$625,000 in Fel #35771-304 sold for \$350,0 ASSESSOR EVIDENCE: The recommending no change t	The appellant's evidence included pose building. The appellant submitted bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for Assessor's evidence included for the assessed value.	sed seven \$610,000 ld for \$35 ur compa	comparable in Septemb 50,000 in Ma arable sales,	sales [#3577 er 2023; #35 arch 2023; ar	71-428 sold 771-392 so nd #35771-: iformation	for \$290,00 ld for \$850,0 362 sold for card, and a o	0 in Janua 000 in Fel \$435,000 cover lett	ary 2023; #357 oruary 2023; in July 2023].
TESTIMONY: (See atta APPELLANT EVIDENCE: T different locations within th 366 sold for \$625,000 in Fel #35771-304 sold for \$350,0 ASSESSOR EVIDENCE: Th recommending no change t	the appellant's evidence included pose building. The appellant submittee bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for the Assessor's evidence included for the assessed value. RD ASSESSOR VALUE:	BOE \	comparable in Septemb 50,000 in Ma arable sales,	sales [#3577 er 2023; #35 arch 2023; ar a property in	71-428 sold 771-392 so nd #35771-: iformation	for \$290,00 ld for \$850,0 362 sold for	0 in Janua 000 in Fel \$435,000 cover lett	ary 2023; #357 oruary 2023; in July 2023].
TESTIMONY: (See atta APPELLANT EVIDENCE: T different locations within th 366 sold for \$625,000 in Fel #35771-304 sold for \$350,0 ASSESSOR EVIDENCE: Th recommending no change t DECISION OF THE BOA LAND (ACRES)	The appellant's evidence included pose building. The appellant submitted bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for Assessor's evidence included for the assessed value.	BOE \	comparable in Septemb 50,000 in Ma arable sales,	sales [#3577 er 2023; #35 arch 2023; ar a property in	71-428 sold 771-392 so nd #35771-: information	for \$290,00 ld for \$850,0 362 sold for card, and a c	0 in Janua 000 in Fel \$435,000 cover lett	ary 2023; #357 oruary 2023; in July 2023]. er
APPELLANT EVIDENCE: T different locations within the 366 sold for \$625,000 in Fel #35771-304 sold for \$350,0	the appellant's evidence included per building. The appellant submitter bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for \$00 in August 2023; #	BOE \	comparable in Septemb 50,000 in Ma arable sales,	sales [#3577 er 2023; #35 arch 2023; ar a property in	71-428 sold 771-392 so nd #35771-: information	for \$290,00 ld for \$850,0 362 sold for card, and a c	0 in Janua 000 in Fel \$435,000 cover lett	ary 2023; #357 oruary 2023; in July 2023]. er
TESTIMONY: (See atta APPELLANT EVIDENCE: T different locations within th 366 sold for \$625,000 in Fe! #35771-304 sold for \$350,0 ASSESSOR EVIDENCE: Th recommending no change t DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	the appellant's evidence included per building. The appellant submittee bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for \$00 in August 2023; #	BOE V	comparable of in Septemb 50,000 in Marable sales, water 395,000	sales [#357; er 2023; #35 arch 2023; ar a property ir	71-428 sold 771-392 so nd #35771-: information DE	for \$290,00 ld for \$850,0 362 sold for card, and a c	0 in Janua 000 in Fel \$435,000 cover lett	ary 2023; #357 pruary 2023; in July 2023]. er Appellar Analysis
TESTIMONY: (See atta APPELLANT EVIDENCE: T different locations within th 366 sold for \$625,000 in Fe! #35771-304 sold for \$350,0 ASSESSOR EVIDENCE: Th recommending no change t DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: LOCAL LOCAL	the appellant's evidence included per building. The appellant submitter bruary 2023; #35771-390 sold for \$ 00 in August 2023; #35771-490 sold for \$ 00 in August	BOE V	comparable of in Septemb 50,000 in Marable sales, water 395,000	sales [#357; er 2023; #35 arch 2023; ar a property ir	71-428 sold 771-392 so nd #35771-: information DE	for \$290,00 ld for \$850,0 362 sold for card, and a c	o in Janua 000 in Fel \$435,000 cover lett ained aged	ory 2023; #357 oruary 2023; in July 2023]. er Appellar Analysis
APPELLANT EVIDENCE: TO different locations within the 366 sold for \$625,000 in Fel #35771-304 sold for \$350,000 ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	the appellant's evidence included per building. The appellant submittee bruary 2023; #35771-390 sold for \$00 in August 2023; #35771-490 sold for \$00 in August 2023; #	BOE V	comparable of in Septemb 50,000 in Marable sales, water 395,000	sales [#357; er 2023; #35 arch 2023; ar a property ir	71-428 sold 771-392 so nd #35771-: information DE	FTERMINA Susta Chan Pure	o in Janua 000 in Fel \$435,000 cover lett ained aged	ary 2023; #357 pruary 2023; in July 2023]. er Appellar Analysis Assesson Recomd Repairs Manfst Er

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

CASE BEING HEARD

C - 10 (A C 10 10 10 10 10 10 10 10 10 10 10 10 10	2024 Petition I		11 140.	594		Parcel Number:		252663	-000
Owner Name:	SWANSO	N DELTON & SV	VANSO	N SHARON	TRUSTE				-
Situs Address:		LLS GARDNER							
Property Type:	n/a					Acres:	5.21	NB	HD
Mailing Address:	906 NE CC	OTTONWOOD D	R WOO	DDLAND, W	A 98674	7,01,00	3.2.2	140	
ATTENDANCE									
Held by:	₩1 Video	Conference		[] Dhana	C	8711007	7.7.7	0200000	
Board:	AQ VIGEO	Taxpayer:	_	[] Phone	Assessor		[] In	n-Person	
Et Lies Bodoss	Gloria Gomez- Matthews Joel Cline	Patrick	& Fi		A3363301	•		Inira Pa	arties (if any)
HEARING SESSION									
Hearing Held On:	Start Time	:		End Time:			Recor	ding Nan	ne:
July 16, 2025	9:5	6		10:1	8				
TESTIMONY: (See atta APPELLANT EVIDENCE:	ached note sheet, The appellant's e Assessor's Office.	vidence included a	letter d	escribing the I	imitations	of the subje	ect property,	, photots of	the land, and
ASSESSOR EVIDENCE: Tassessed value be reduced	The appellant's e Assessor's Office. he Assessor's evi to \$313,456.	vidence included a							
ASSESSOR EVIDENCE: Tassessed value be reduced	The appellant's e Assessor's Office. he Assessor's evi to \$313,456.	vidence included a	o aerial į			nation card,		r letter reco	
APPELLANT EVIDENCE: Communications with the A ASSESSOR EVIDENCE: Tossessed value be reduced DECISION OF THE BOA	The appellant's e Assessor's Office. The Assessor's evi- to \$313,456.	vidence included a	o aerial p	photos, a prop	erty inforn	nation card,	and a cover	r letter reco	
ASSESSOR EVIDENCE: Tissessed value be reduced DECISION OF THE BOX AND (ACRES)	The appellant's e Assessor's Office. The Assessor's evito \$313,456.	vidence included a dence included two	o aerial p	photos, a prop	erty inform	DE	TERMINA	TION:	mmending the
ASSESSOR EVIDENCE: Tassessed value be reduced AND (ACRES) MPROVEMENTS	The appellant's e Assessor's Office. The Assessor's evito \$313,456. ARD ASSESSOR \$	vidence included a dence included two VALUE: 270,524	BOE 1	value:	erty inform	DE	and a cover	TION:	mmending the
ASSESSOR EVIDENCE: Tossessed value be reduced AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL	The appellant's e Assessor's Office. The Assessor's Office. The Assessor's evitor \$313,456. ARD ASSESSOR \$ \$ \$	VALUE: 270,524 65,090	BOE 1	VALUE: 140,00 42,93	to 32	DE	TERMINA	TION:	Appellant Analysis
ASSESSOR EVIDENCE: Tassessed value be reduced DECISION OF THE BOX AND (ACRES) MPROVEMENTS PERSONAL PROPERTY	The appellant's e Assessor's Office. The Assessor's Office. The Assessor's evitor \$313,456. ARD ASSESSOR \$ \$ \$	VALUE: 270,524 65,090	BOE 1	VALUE: 140,00 42,93	to 32	DE	TERMINA	ained chase craisal	Appellant Analysis Assessor
ASSESSOR EVIDENCE: Tossessed value be reduced DECISION OF THE BOX AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: No acceute of the policy of t	The appellant's ensessor's Office. Assessor's Office. The Assessor's evitor \$313,456. ARD ASSESSOR \$ \$ \$ \$ \$ ASSESSOR	VALUE: 270,524 65,090 335,614	BOE 1	VALUE: 140,00 42,93	to 32	DE	TERMINA] Susta [] Chan]	ained chase craisal	Appellant Analysis Assessor Recomdtn
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: Communications with the A ASSESSOR EVIDENCE: To assessed value be reduced DECISION OF THE BOA AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: No acce where for a communication and the communications with the A AND (ACRES) AUTHORIZATION Chairperson (or Authorization) Chairperson (or Authorization)	The appellant's ensessor's Office. Assessor's Office. The Assessor's Office.	VALUE: 270,524 65,090 335,614 Lang Land	BOE 1	VALUE: 140,00 42,93	to 32	DE	TERMINA] Susta [] Chan]	ained chase craisal	Appellant Analysis Assessor Recomdtn

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

- ark county	Board of E	qualizat	ion - Board Clerk	c's Posord	-611 .		
			Dou'd Cieff	s necora	of Hearin	g	
2024	Peti	tion No:	466	10	v. n	1	
THE NEIL JO			1	Parcel N	lumber:	9860	004-016
		COMPA	VI.				
food proces	sing equipr	nont (a.	22222				
20 WIGHT A	VE #200 ···	nent (per	sonal property)	Acres:		N	IBHD
20 WIGHT A	VE #200 HU	JNTVALL	EY, MD 21030				
M Video Co	nference		[] Phone Confer	ence	[] In-	Dorsor	
1	Taxpayer:				551,201		
Gloria Gomez- Matthews Joel Cline	١			10		Ihird	Parties (if an
Start Time:			- 1-				
	off-cond				Record	ing Na	me:
10:2	5		10:27				
thed note sheet) ne appellant's evider ngs, structures, land	nce included i	a schedule ts, laborato	of the investment in m	nachinery and e	equipment,	mobile (equipment,
		a schedule ts, laborato	of the investment in mory equipment, pollution	nachinery and e	equipment, i-attached p	mobile (ersonal	equipment, property,
ne appellant's evider ngs, structures, land ed furnishings. O ASSESSOR EVIDENC		a schedule ts, laborato	of the investment in m	nachinery and e	equipment, n-attached p	mobile ersonal	equipment, property,
ne appellant's evider legs, structures, land ed furnishings. D ASSESSOR EVIDENCE	CE)			on control, non	-attached p	ersonal	equipment, property,
ne appellant's evider ngs, structures, land ed furnishings. O ASSESSOR EVIDENC	CE)	BOE VA		on control, non	equipment, in-attached p	ersonal	equipment, property,
ne appellant's evider legs, structures, land ed furnishings. DASSESSOR EVIDENCE DASSESSOR VALUE	CE)			DETE	-attached p	ON:	property,
ne appellant's evider ngs, structures, land ed furnishings. D ASSESSOR EVIDENCE ASSESSOR VALI	UE:	BOE VA		DETE	RMINATIO	ON:	Appellant Analysis
ne appellant's evider ngs, structures, land ed furnishings. D ASSESSOR EVIDENCE ASSESSOR VALI \$ \$	UE:	BOE VA	LUE:	DETE	RMINATIO	ON:	Appellant
ne appellant's evider ngs, structures, land ed furnishings. D ASSESSOR EVIDENCE ASSESSOR VALI \$ \$	UE: 0 0	BOE VA \$ \$ \$ \$	LUE: 44,793	DETE [] []	RMINATIO Sustain Change	ON: ed	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.
ne appellant's evider ngs, structures, land ed furnishings. D ASSESSOR EVIDENCE ASSESSOR VALUE \$ \$ \$ \$ Color of the	UE: 0 0 5,857,365	BOE VA \$ \$ \$ \$	LUE: 44,793	DETE [] []	RMINATIO Sustain Change	ON: ed	Appellant Analysis Assessor Recomdtn Repairs
ne appellant's evider ngs, structures, land ed furnishings. D ASSESSOR EVIDENCE ASSESSOR VALI \$ \$ \$ \$	UE: 0 0 5,857,365	BOE VA \$ \$ \$ \$	LUE: 44,793	DETE [] []	RMINATIO Sustain Change	ON: ed	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.
	food process 20 WIGHT A Video Co Gloria Gomez- Matthews Joel Cline Start Time:	THE NEIL JONES FOOD food processing equipm 20 WIGHT AVE #200 HL Video Conference Taxpayer: Gloria Gomez- Matthews Joel Cline Start Time:	2024 Petition No: THE NEIL JONES FOOD COMPAN food processing equipment (per 20 WIGHT AVE #200 HUNT VALL Video Conference Taxpayer: Gloria Gomez- Matthews Joel Cline Start Time:	2024 Petition No: 466 THE NEIL JONES FOOD COMPANY food processing equipment (personal property) 20 WIGHT AVE #200 HUNT VALLEY, MD 21030 Video Conference Phone Conference Assessed	2024 Petition No: 466 Parcel N THE NEIL JONES FOOD COMPANY food processing equipment (personal property) Acres: 20 WIGHT AVE #200 HUNT VALLEY, MD 21030 Video Conference Phone Conference Taxpayer: Assessor: Gloria Gomez-Matthews Joel Cline Start Time: End Time:	2024 Petition No: 466 Parcel Number: THE NEIL JONES FOOD COMPANY food processing equipment (personal property) Acres: 20 WIGHT AVE #200 HUNT VALLEY, MD 21030 Video Conference Phone Conference Infantations Gorial Gomez-Matthews Joel Cline Start Time: End Time: Record	THE NEIL JONES FOOD COMPANY food processing equipment (personal property) Acres: N 20 WIGHT AVE #200 HUNT VALLEY, MD 21030 Video Conference Taxpayer: Assessor: Third Gloria Gomez- Matthews Joel Cline Start Time: End Time: Recording Na

	clark county boar	d of Equalizat	tion - Board Clerk	's Record	of Hearin	פר	
CASE BEING HEARD			-			·6	
Assessment Year:	2024	Petition No:	598	Parcel I	Number:	259130-	-005
Owner Name:	CHASE RICHARD	& CHASE AM				100200	003
Situs Address:	35216 NE 23RD	AVE LA CENTE	R, WA 98629				
Property Type:	ranch style resid			Acres:	11	MDU	ID.
Mailing Address:	219 EAST 4TH ST	LACENTER. W	Δ 98629	nores.	11	NBH	IU
ATTENDANCE							
Held by:	1/4 Vol 0 - 1						-
Board:	[ଐ Video Confer		[] Phone Confer	rence	[] In	-Person	
		ayer:	Assess	or:		Third Pa	rties (if any)
D Lies Bodess	Matthews Joel Cline	ry Chasi					
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	ding Nam	e:
July 16, 2025	10:40		10:50				
685,000 as of May 2025.	ne appellant's evidence	included an appra	isal performed by Kitty	Hardy of Kitty	Appraisal (Group indicat	ting a value o
\$685,000 as of May 2025. ASSESSOR EVIDENCE: The assessed value be reduced.	ne Assessor's evidence in						
ASSESSOR EVIDENCE: Th	ne Assessor's evidence in ed to \$800,000.						
ASSESSOR EVIDENCE: The description of the BOA	ne Assessor's evidence in ed to \$800,000.	cluded six compar		nformation ca		ver letter red	
ASSESSOR EVIDENCE: The description of the BOA	ne Assessor's evidence in ced to \$800,000.	cluded six compar	able sales, a property in	nformation ca	rd, and a co	ver letter red	commending
ASSESSOR EVIDENCE: The assessed value be reduced	ne Assessor's evidence in ced to \$800,000. ARD ASSESSOR VALUE \$ 7	cluded six compar	value:	DE	rd, and a co	TION:	commending D Appellant
ASSESSOR EVIDENCE: The he assessed value be reduced by the assessed value by	ne Assessor's evidence in ced to \$800,000. ARD ASSESSOR VALUE \$ 7	cluded six compare: BOE 68,154 \$	able sales, a property in	DE	rd, and a co	TION:	commending
ASSESSOR EVIDENCE: The beassessed value be reduced by the assessed value by t	ASSESSOR VALUE \$ 7	: BOE \$ 273,808 \$	value:	DE	rd, and a co	TION:	□ Appellant Analysis □ Assessor
ASSESSOR EVIDENCE: The che assessed value be reduced by the assessed value by	ASSESSOR VALUE \$ 7	cluded six compares: BOE 68,154 \$ 73,808 \$ \$ 41,962 \$	VALUE: SOS, ODO 180, 000	DE	rd, and a co	TION: ained ged hase	□ Appellant Analysis □ Assessor
ASSESSOR EVIDENCE: The he assessed value be reduced by the assessed value by	ASSESSOR VALUE \$ 7 \$ 2 \$ 1,0	: BOE \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	VALUE: SOS, ODO 180, 000	DE	TERMINA] Susta () Chan] Purc	TION: ained ged hase	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.
ASSESSOR EVIDENCE: The he assessed value be reduced by the assessed value by	ASSESSOR VALUE \$ 7 \$ 2 \$ 1,0	: BOE \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	VALUE: SOS, ODO 180, 000	DE	TERMINA] Susta () Chan] Purc	TION: ained ged hase	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.

HAVE BEEN AND ARTHUR STATE OF A S		Lugue				
CASE BEING HEARD				rd Clerk's Record	or Hearin	ng
Assessment Year:	2024	Petition N	lo: 597	Parcel	Number:	170021 000
Owner Name:	ZEINER THOM	AS & ZEINER	LISA TRUSTEE	1000000000	wamber.	178931-000
Situs Address:	#96 SEC 1 T3N					
Property Type:	bare-land parce				Ι.	
Mailing Address:	20434 NE 50TH	36,	ELD WA OOG	Acres:	4	NBHD
	20434 NE 3011	AVE NIDGER	ELD, WA 9864	42		
ATTENDANCE						
Held by:	✓ Video Confe	erence	[] Phon	e Conference	[] In	-Person
Board: Daniel Weaver	Gloria Gomez-	cpayer:		Assessor:		Third Parties (if any
É Lisa Bodner ロ 立 Terry Hagberg	Matthews Joel Cline	homas \$ Ze	iner			
HEARING SESSION Hearing Held On:	Start Time:		-T			
			End Time	::	Recor	ding Name:
July 16, 2025	10:55		11:	.10		
TESTIMONY: (See atta	ched note sheet) he appellant's evidence	e included a lett	er indicating that	the subject property is	s not conside	red a legal lot.
TESTIMONY: (See atta APPELLANT EVIDENCE: T	he appellant's evidence		er indicating that	the subject property is	s not conside	red a legal lot.
ASSESSOR EVIDENCE: (N	he appellant's evidence		er indicating that	the subject property is	s not conside	red a legal lot.
TESTIMONY: (See atta APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N DECISION OF THE BOA	he appellant's evidence	=)	er indicating that		s not conside	
APPELLANT EVIDENCE: T ASSESSOR EVIDENCE: (N	O ASSESSOR EVIDENCE RD ASSESSOR VALU	=)	DE VALUE:	DE	TERMINA	TION:
ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES)	O ASSESSOR EVIDENCE RD ASSESSOR VALU	E: BC		DE		TION: ined
ASSESSOR EVIDENCE: (NO.) DECISION OF THE BOA AND (ACRES) MPROVEMENTS	O ASSESSOR EVIDENCE RD ASSESSOR VALU	E: BC 245,956 \$ 0 \$	DE VALUE:	DE	TERMINA	ined Appellant Analysis
ASSESSOR EVIDENCE: (NO.) ASSESSOR EVIDENCE: (NO.) DECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL	nhe appellant's evidence O ASSESSOR EVIDENCE RD ASSESSOR VALU \$ \$ \$	E: BC 245,956 \$ 0 \$ 245,956 \$	DE VALUE: 245,9	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Susta Chan	ined Appellant Analysis Character Assessor
ASSESSOR EVIDENCE: TO ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL AND (ACRES) MPROVEMENTS PERSONAL PROPERTY OTAL	nhe appellant's evidence O ASSESSOR EVIDENCE RD ASSESSOR VALU \$ \$ \$	E: BC 245,956 \$ 0 \$ 245,956 \$	DE VALUE: 245,9	Z	Susta Chan	ined Appellant Analysis Assessor Recomdtr hase Repairs aisal Manfst Err.
ASSESSOR EVIDENCE: (N DECISION OF THE BOA AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES:	O ASSESSOR EVIDENCE RD ASSESSOR VALU \$ \$ \$	E: BC 245,956 \$ 0 \$ 245,956 \$	DE VALUE: 245,9	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Susta Chang Purch	ined Appellant Analysis Assessor Recomdtr hase Repairs aisal Manfst Err.
ASSESSOR EVIDENCE: TO ASSESSOR EVIDENCE: TO ASSESSOR EVIDENCE: (NO DECISION OF THE BOAD AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES:	o ASSESSOR EVIDENCE RD ASSESSOR VALU \$ \$ \$ \$ ALlend ized Designee) Sign	E: BC 245,956 \$ 0 \$ 245,956 \$	DE VALUE: 245,9	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Susta Chang Purch	ined Appellant Analysis Assessor Recomdtr hase Repairs aisal Manfst Err.

	ciark county board	of Equalizat	ion - Board Clerk	's Record	of Hearin	10	
CASE BEING HEARD						ъ	
Assessment Year:	2024	Petition No:	599	Parcel N	lumber:	206685	5-228
Owner Name:	LUM JOSEPH				200005 220		
Situs Address:	12205 NE 241ST CT	T BRUSH PRA	IRIE, WA 98606				
Property Type:	2-story residence			Acres:	0.84	ND	HD
Mailing Address:	1439 E RIALTO AVE	FRESNO CA	93707	Acres.	0.04	IND	חט
	12.00 2.00 2.00	. rnesivo, ca	33707				
ATTENDANCE							
Held by:	✓ Video Conferen	nce	[] Phone Confe	rence	[] ir	n-Person	
Board:	Тахрау	yer:	Assess	or:		Third P	arties (if an
M Lies Radass	Matthews Joel Cline	iph Fu	m				
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	rding Nar	ne:
July 16, 2025	11:15		11:26				
APPELLANT EVIDENCE: T within the home. The appell as of February 2024. The ap	arit s evidence included an	appraisal perto	med by Nathan Gauss	of Ark Walnut	one indicat	Course on many to the	- F 6 - OFF F
a old by clearview Painting	to perform interior painting	d a bid by Soto a	& Brothers Roofing to	replace the roo	of for \$43,0	00 as of Oc	of \$1,225,00 tober 2024 a
ASSESSOR EVIDENCE: (N	to perform interior painting	d a bid by Soto a	& Brothers Roofing to	replace the roo	of for \$43,0	00 as of Oc	of \$1,225,00 tober 2024 a
ASSESSOR EVIDENCE: (N	to perform interior painting	g for \$16,300 as	& Brothers Roofing to	replace the roo	of for \$43,0	00 as of Oc	of \$1,225,00 tober 2024 a
ASSESSOR EVIDENCE: (N	TO ASSESSOR EVIDENCE) RD ASSESSOR VALUE:	g for \$16,300 as	& Brothers Roofing to of March 2024.	replace the roo	of for \$43,0	00 as of Oc	tober 2024 a
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	RD ASSESSOR VALUE:	BOE 38,000 \$	& Brothers Roofing to of March 2024.	DE	TERMINA	ATION:	tober 2024 a
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	RD ASSESSOR VALUE:	BOE 38,000 \$	VALUE:	DE	of for \$43,0	ATION:	D Appellar
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	RD ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 228 \$ 1,148	BOE 38,000 \$ \$	VALUE: 2.28,000	DE	TERMINA	ATION:	D Appellar Analysis
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY FOTAL NOTES:	RD ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 228 \$ 1,148	BOE 38,000 \$ \$	VALUE:	DE	TERMINA	ATION: ained aged thase	D Appellar Analysis
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	RD ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 228 \$ 1,148	BOE 38,000 \$ \$	VALUE: 2.28,000	DE	TERMINA] Susta [] Chan] App	ATION: ained aged thase	Appellar Analysis Assessor Recomd

	Clark County Board	or Equalizat	ion - Board Cleri	s Record	of Hearin	ıσ	
CASE BEING HEARD					o, ricarii	6	
Assessment Year:	2024	Petition No:	600	Parcel I	Number:	194125	-000
Owner Name:	THOMPSON CHRI	ISTINA				251225	000
Situs Address:	11708 NE 189TH :	ST BATTLE GR	OUND, WA 98604				
Property Type:	ranch style mobile	10		Acres:	0.30	Mari	
Mailing Address:	29142 TAMAYO D		DV E1 55065	Acres.	0.28	NBI	HD
		MITONIA GOI	IDA, FL 33362				
ATTENDANCE	• • • • • • • • • • • • • • • • • • • •						
Held by:	Video Confere		[] Phone Confe	rence	[] In	-Person	
Board:	Gloria Gomez-	ayer:	Assess	or:		Third Pa	irties (if any
M Lica Dadasa	Matthews Joel Cline 7	stina Thoupson	_				
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	ding Nam	ie:
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CASE BEING HEARD					o, meanin	ъ	
Assessment Year:	2024	Petition No:	601	Parcel I	Number:	175962-0	000
Owner Name:	CHEN MENG-FE	1 & TSAI YU-CH	EN	10 100000000000000000000000000000000000			
Situs Address:	5820 NW NIGHT	TSHADE ST CAN	AS, WA 98607		-		
Property Type:	ranch style mobi			Acres:	0.89	NBHI	T
Mailing Address:	5820 NW NIGHT	Well-then with the t	AS WA 98607	rici es.	0.03	NOTIL	
		511110E 51 C/W	A3, WA 30007				
ATTENDANCE	λ/						
Held by:	Video Confer	22.25.25	[] Phone Confe	rence	[] In	-Person	
Board: Daniel Weaver	Tukpayer.		Assess	or:		Third Par	ties (if any)
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HEARING SESSION Hearing Held On:	Start Time:		T= 1=				
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July 16, 2025	11:53		12:05				
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Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES	35771418	232	520 SE COLUMBIA RIVER DR APT 116	David Knudtson	The appellant described the subject property as a first-floor unit with limited shade facing the freeway, railway, and parking lot. It was purchased with unpermitted work, which the appellant is replacing with legal cheaper features. He believes the subject property is the least desirable unit in the condominium complex and thus inferior to all comparable sales, so there would be a noticeable reduction in its market value. The appellant's comparable sales included better views, garages, significant shade, and higher locations.
THE NEIL JONES FOOD COMPANY	986004016	466	20 WIGHT AVE #200	No attendance	No attendance
SWANSON DELTON & SWANSON SHARON TRUSTEE 1/3 INT	252663000	594	906 NE COTTONWOOD DR	Patrick Files	The appellant constructed an outbuilding in 2017, which County Planning told him would not be taxed because it was not built to code. In 2023, because of a law change, the building was included in the tax assessment. The appellant stated there was an increase of \$20,000 in the value of his structures in the past year. The appellant believes that one structure, a dilapidated woodshed, should be subtracted from the Assessor's revised structure total of \$40,000. This would be a subtraction of around \$12,000. The subject property is only accessible by private roads, and the only access by public road is from a steep cliff with a guard rail. There are streams and swamps that are present on the property most of the year. The appellant's estimate of value for the structures was sourced from information for constructing similar outbuildings in Clark County.
ZEINER THOMAS & ZEINER LISA TRUSTEES	178931000	597	20434 NE 50TH AVE	Thomas Zeiner	The appellant stated the subject property is not a legal lot; it is land locked with zero public road access. The appellant believes the property is being taxed as if the lot is buildable. The appellant stated that Clark County will not provide a legal lot determination. The subject property is currently only used as walking trails. The appellant does own an adjacent 3-acre property made up of three parcels.
CHASE RICHARD & CHASE AMY	259130005	598	219 EAST 4TH ST	Amy Chase	The appellant provided an appraisal which was purchased for the purpose of this appeal before the Assessor offered a stipulation agreement. The appellant found collecting comparable sales challenging. The appellant updated their opinion of value to \$685,000 based on their independent appraisal.
LUM JOSEPH	206685228	599	1439 E RIALTO AVE	Joseph Lum	The appellant stated the subject property needed repairs and a new roof after his purchase. He did receive an inspection at the time of purchase and appraisal.
THOMPSON CHRISTINA	194125000	600	29142 TAMAYO DR	Christina Thompson	The appellant stated the property is a dated manufactured home. The majority of the land is an easement used as a driveway and the only access

					road to other properties. The appellant could only find comparable sales of mobile homes that are in mobile home parks that do not own their own land. Despite owning land, the appellant cannot use the property due to the concrete road that dominates the property.
CHEN MENG-FEI & TSAI YU-CHEN	175962000	601	5820 NW NIGHTSHADE ST	MengFeng Chen	The appellant stated that no house sales with similar square footage near the subject property sold for a value near the assessment. He presented a comparable grid of local sales.