

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	232	Parcel Number:	35771-418
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES				
Situs Address:	520 SE COLUMBIA RIVER DR APT 116 VANCOUVER, WA 98661				
Property Type:	ranch-style condominium residence	Acres:	0	NBHD	
Mailing Address:	520 SE COLUMBIA RIVER DR APT 116 VANCOUVER, WA 98661				

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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>David Knudtson</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	9:06	9:50	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included photos of the subject property, the condominium complex, and views from different locations within the building. The appellant submitted seven comparable sales [#35771-428 sold for \$290,000 in January 2023; #35771-366 sold for \$625,000 in February 2023; #35771-390 sold for \$610,000 in September 2023; #35771-392 sold for \$850,000 in February 2023; #35771-304 sold for \$350,000 in August 2023; #35771-490 sold for \$350,000 in March 2023; and #35771-362 sold for \$435,000 in July 2023].	
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)	\$ 490,707	\$ 395,000	<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	\$ 490,707	\$ 395,000		
NOTES: <i>all of assessor comps were for 3 plus floor.</i>			<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>	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	594	Parcel Number:	252663-000
Owner Name:	SWANSON DELTON & SWANSON SHARON TRUSTEE 1/3 INT				
Situs Address:	#28 D WELLS GARDNER DLC 5.21A ,				
Property Type:	n/a	Acres:	5.21	NBHD	
Mailing Address:	906 NE COTTONWOOD DR WOODLAND, WA 98674				

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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>Patrick Files</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	9:56	10:18	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a letter describing the limitations of the subject property, photos of the land, and communications with the Assessor's Office.	
ASSESSOR EVIDENCE: The Assessor's evidence included two aerial photos, a property information card, and a cover letter recommending the assessed value be reduced to \$313,456.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 270,524	\$ 140,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 65,090	\$ 42,932		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 335,614	\$ 182,932		
NOTES: <i>No access, swamp land, no other uses for land.</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>	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	466	Parcel Number:	986004-016
Owner Name:	THE NEIL JONES FOOD COMPANY				
Situs Address:					
Property Type:	food processing equipment (personal property)	Acres:		NBHD	
Mailing Address:	20 WIGHT AVE #200 HUNT VALLEY, MD 21030				

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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline		—				

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	10:25	10:27	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a schedule of the investment in machinery and equipment, mobile equipment, small tools, furniture, buildings, structures, land improvements, laboratory equipment, pollution control, non-attached personal property, materials, supplies, and leased furnishings.	
ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 0	\$	<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	\$ 5,857,365	\$ 5,144,793	
NOTES: Appellant detail listing of values			<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>	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	598	Parcel Number:	259130-005
Owner Name:	CHASE RICHARD & CHASE AMY				
Situs Address:	35216 NE 23RD AVE LA CENTER, WA 98629				
Property Type:	ranch style residence	Acres:	11	NBHD	
Mailing Address:	219 EAST 4TH ST LACENTER, 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"/> Gloria Gomez-Matthews	Amy Chase					
<input checked="" type="checkbox"/> Lisa Bodner	<input type="checkbox"/> Joel Cline						
<input checked="" type="checkbox"/> Terry Hagberg							

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	10:40	10:50	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Kitty Hardy of Kitty Appraisal Group indicating a value of \$685,000 as of May 2025.	
ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$800,000.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 768,154	\$ 505,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 273,808	\$ 180,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,041,962	\$ 685,000		
NOTES: Appellant fee appraisal			<input type="checkbox"/> Purchase <input checked="" 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. Wilson	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	597	Parcel Number:	178931-000
Owner Name:	ZEINER THOMAS & ZEINER LISA TRUSTEES				
Situs Address:	#96 SEC 1 T3N R1EWM 4A ,				
Property Type:	bare-land parcel	Acres:	4	NBHD	
Mailing Address:	20434 NE 50TH 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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>Thomas Zeiner</i>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	10:55	11:10	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a letter indicating that the subject property is not considered a legal lot.	
ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 245,956	\$ 245,956	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 245,956	\$ 245,956		
NOTES: <i>No exact details to support unbuildable status</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. Wason</i>	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	599	Parcel Number:	206685-228
Owner Name:	LUM JOSEPH				
Situs Address:	12205 NE 241ST CT BRUSH PRAIRIE, WA 98606				
Property Type:	2-story residence	Acres:	0.84	NBHD	
Mailing Address:	1439 E RIALTO AVE FRESNO, CA 93707				

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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>Joseph Lum</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	11:15	11:26	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant provided a Clark County Sheriff's report describing the suicide of the subject property's previous owner within the home. The appellant's evidence included an appraisal performed by Nathan Gause of Ark Valuations indicating a value of \$1,225,000 as of February 2024. The appellant's evidence included a bid by Soto & Brothers Roofing to replace the roof for \$43,000 as of October 2024 and a bid by Clearview Painting to perform interior painting for \$16,300 as of March 2024.	
ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 228,000	\$ 228,000	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 1,148,517	\$ 997,000	<input checked="" type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,376,517	\$ 1,225,000		
NOTES:			<input type="checkbox"/> Purchase <input checked="" 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>	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	600	Parcel Number:	194125-000
Owner Name:	THOMPSON CHRISTINA				
Situs Address:	11708 NE 189TH ST BATTLE GROUND, WA 98604				
Property Type:	ranch style mobile home	Acres:	0.28	NBHD	
Mailing Address:	29142 TAMAYO DR PUNTA GORDA, FL 33982				

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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline		Christina Thompson				

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	11:29	11:39	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	(NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 153,590	\$ 78,339	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 21,915	\$ 21,915		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 175,505	\$ 100,254		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	
Land value is substantially reduced by easement for driveway to properties behind			<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	7/16/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	601	Parcel Number:	175962-000
Owner Name:	CHEN MENG-FEI & TSAI YU-CHEN				
Situs Address:	5820 NW NIGHTSHADE ST CAMAS, WA 98607				
Property Type:	ranch style mobile home	Acres:	0.89	NBHD	
Mailing Address:	5820 NW NIGHTSHADE ST 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"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline <i>MengFeng Chen</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
July 16, 2025	11:53	12:05	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included two property pages from Zillow.	
ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 369,520	\$ 369,520	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 162,548	\$ 65,480	<input checked="" type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 532,068	\$ 435,000		
NOTES: <i>Appellant Comps</i>			<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>	7/16/25

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.