

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	2	Parcel Number:	231373-000
Owner Name:	SCHELB RICHARD & SCHELB MARTHA				
Situs Address:	31000 NE 247TH AVE				
Property Type:	N/A	Acres:	15	NBHD:	
Mailing Address:	PO BOX 53				

ATTENDANCE

Held by:	☒ Video Conference			☐ Phone Conference		☐ In-Person	
Board:	Taxpayer:		Assessor:		Third Parties (if any):		
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez-Matthews ☐ Joel Cline						

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 7, 2025	9:10	9:10	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
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)	\$ 345,592	\$ 345,592	☒ Sustained ☐ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 345,592	\$ 345,592		
NOTES: No Appellant Info			☐ Purchase ☐ Appraisal ☐ Comps ☐ Repairs ☐ Manifest Error ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/7/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	5	Parcel Number:	231396-000
Owner Name:	SCHELB RICHARD & SCHELB MARTHA				
Situs Address:	31000 NE 247TH AVE				
Property Type:	ranch style mobile home	Acres:	5	NBHD	
Mailing Address:	PO BOX 53				

ATTENDANCE

Held by:	☒ Video Conference			☐ Phone Conference		☐ In-Person	
Board:	Taxpayer:	Assessor:	Third Parties (if any):				
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez-Matthews ☐ Joel Cline	—	—				

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 7, 2025	9:12	9:13	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
ASSESSOR EVIDENCE: The Assessor's evidence included five 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)	\$ 283,748	\$ 283,748	☒ Sustained ☐ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 69,046	\$ 69,046		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 352,794	\$ 352,794		
NOTES: <i>No Appellant Info</i>			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manfst Err. ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/7/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	9	Parcel Number:	986039-781
Owner Name:	LAUBERND'S WILLIAM & LAUBERND'S KATE				
Situs Address:	1618 NE 35TH CIR				
Property Type:	1.5-story residence	Acres:	0.18	NBHD	
Mailing Address:	1618 NE 35TH CIR				

ATTENDANCE

Held by:	☒ Video Conference	☐ Phone Conference	☐ In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez ☐ Matthews ☐ Joel Cline		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 7, 2025	9:52	9:53	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted three comparable sales [#86975-220 sold for \$638,000 in August 2024; #986061-925 sold for \$799,658 in April 2025; and #125846-056 sold for \$509,000 in May 2025].	
ASSESSOR EVIDENCE: The Assessor's evidence included five 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)	\$ 310,000	\$ 310,000	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 480,155	\$ 440,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 790,155	\$ 750,000		
NOTES: Appellant comps support a value and some of assessor comps closer to 327/sq ft			☐ Purchase ☐ Appraisal ☒ Comps ☐ Repairs ☐ Manifest Error ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	10/7/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	10	Parcel Number:	87350-005
Owner Name:	HUBBARD BRANT				
Situs Address:	1180 SE POLK ST				
Property Type:	2-story residence	Acres:	0.29	NBHD	
Mailing Address:	1180 SE POLK ST				

ATTENDANCE

Held by:	☒ Video Conference			☐ Phone Conference		☐ In-Person	
Board:	Taxpayer:		Assessor:		Third Parties (if any):		
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez-Matthews ☐ Joel Cline		Christain Wolfe Reena Hunter		-		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 7, 2025	10:04	10:25	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a letter detailing detriments to the property including the adjacent location to a sewage treatment plant.	
ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 750,000	\$ 750,000	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 510,095	\$ 426,689		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,260,095	\$ 1,176,089		
NOTES: Assessor Comps have extremely wide variation - Land consistent with others - Reduction to LY Value based on condition			☐ Purchase ☐ Appraisal ☒ Comps ☐ Repairs ☐ Manfst Err. ☒ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C Weaver	10/7/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	16	Parcel Number:	97310-050
Owner Name:	TSIKHANOVICH MAKSIM & SAMUEL GILNA K R				
Situs Address:	3903 NE 95TH CIR				
Property Type:	ranch style residence	Acres:	0.2	NBHD	
Mailing Address:	3903 NE 95TH CIR				

ATTENDANCE

Held by:	☒ Video Conference ☐ Phone Conference ☐ In-Person			
Board:	Taxpayer:	Assessor:	Third Parties (if any):	
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez-Matthews ☐ Joel Cline <i>Maksim & Gilna Tikhonovich</i>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 7, 2025	10:33	10:51	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included an analysis of Python code to appraise properties.	
ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 177,600	\$ 177,600	☒ Sustained ☐ Changed ☐ _____ ☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 329,207	\$ 329,207	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 506,807	\$ 506,807	
NOTES: <i>Assessor comparables support the assessed value</i>			☐ Purchase ☐ Appraisal ☒ Comps ☐ Repairs ☐ Manfst Err. ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/7/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SCHELB RICHARD & SCHELB MARTHA	231373000	2	PO BOX 53	No attendance	No attendance
SCHELB RICHARD & SCHELB MARTHA	231396000	5	PO BOX 53	No attendance	No attendance
LAUBERND WILLIAM & LAUBERND KATE	986039781	9	1618 NE 35TH CIR	No attendance	No attendance
HUBBARD BRANT	87350005	10	1180 SE POLK ST	Christian Wolfe Reena Hunter	The appellant's representative stated that he reviewed land values in the subject property's immediate area and most properties including the subject property are valued at \$750,000. The subject property is close to the sewage plant so should not have the same land value as other properties further from the sewage plant. Reena Hunter stated that there are other detracting factors from the property such as a nearby industrial marine factory that causes noise and other disturbances. The sewage plant tests an emergency procedure every week, emitting diesel smoke. There are restrictive covenants on the property from the original landowner that restrict certain plants and structures that would obstruct a neighboring property's views.
TSIKHANOVICH MAKSIM & SAMUEL GILNA K R	97310050	16	3903 NE 95TH CIR	Maksim Tsikhanovich and Gil Samuel	The appellant stated that the Assessor's methodology isn't publicly available, and it appears to be problematic. The appellant proposed a methodology that would be less biased with publicly available knowledge. The appellant used the bulk sales data from the Assessor's webpage. The appellant mentioned the Assessor's data did not list bedrooms and bathrooms. The appellant's methodology generated a value of \$515,000.