

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	28	Parcel Number:	201870-000
Owner Name:	RIBARY RYAN & RIBARY TJA				
Situs Address:	19607 NE 173RD CT				
Property Type:	ranch style residence	Acres:	4.82	NBHD	
Mailing Address:	19607 NE 173RD CT				

ATTENDANCE

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 8, 2025	9:40	9:49	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
The appellant submitted ten comparable sales [#137113-000 sold for \$1,130,000 in eviarch 2025; #137119-000 sold for \$1,200,000 in eviay 2024; #223393-015 sold for \$835,000 in November 2024; #228954-000 sold for \$838,950 in August 2024; #201478-000 sold for \$850,000 in eviarch 2024; #137119-000 sold for \$1,200,000 in eviay 2024; #236998-000 sold for \$1,090,000 in July 2023; #235903-000 sold for \$1,275,000 in July 2024; #203829-000 sold for \$1,254,000 in eviay 2024; and #237048-000 sold for \$965,000 in eviay 2024].	
ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, an analysis of the appellant's 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)	\$ 411,802	\$ 411,802	☐ Sustained ☒ Changed ☐ _____ ☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 968,555	\$ 746,263	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 1,380,357	\$ 1,158,065	
NOTES: <i>Assessor comps. not good (Sized)</i> <i>3 Appellant comps support the value requested</i> <i>(1,274,000) # 13711300 - \$1,130,000 # 137119000 - \$1,200,000 # 237048000 - \$965,000</i>			☐ Purchase ☐ Appraisal ☐ Comps ☐ Repairs ☐ Manfst Err. ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/8/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	22	Parcel Number:	99776-200
Owner Name:	SLUIS GABRIEL				
Situs Address:	2813 NE 59TH ST				
Property Type:	1.5-story residence	Acres:	0.23	NBHD	
Mailing Address:	2813 NE 59TH 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	<i>Gabe Sluis</i>	<i>Nicholas Perano</i>

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 8, 2025	9:57	10:07	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a letter and map presenting the negative effects of a sewer line on the property.	
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 \$269,000.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 185,649	\$ 176,618	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☒ Assessor Recomdtn
IMPROVEMENTS	\$ 92,382	\$ 92,382		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 278,031	\$ 269,000		
NOTES: <i>Assessed suggested value</i>			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manfst Err. ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel A. Weaver</i>	10/8/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	20	Parcel Number:	185667-038
Owner Name:	LEE LANCE & LEE SEUNGAH				
Situs Address:	14803 NE 23RD AVE				
Property Type:	2-story residence	Acres:	0.08	NBHD	
Mailing Address:	14803 NE 23RD AVE				

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 8, 2025	10:14		

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)	\$ 173,250	\$ 173,250	☒ Sustained ☐ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 436,712	\$ 436,712		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 609,962	\$ 609,962		
NOTES: Assessor Comps			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manfst Err. ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/8/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	23	Parcel Number:	219380-010		
Owner Name:	FAIR MARTIN R						
Situs Address:	1120 N 1ST AVE						
Property Type:	2-story residence			Acres:	0.13	NBHD	
Mailing Address:	1120 N 1ST AVE						

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>Martin Fair</i>				

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 8, 2025	10:16	10:27	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Bobi Jo Wakefield of Reality One Group indicating a value of \$585,000 as of February 2025. The appellant submitted three comparable sales [#213808-154 sold for \$530,000 in November 2024; #986040-485 sold for \$540,000 in November 2024; and #213808-028 sold for \$564,900 in November 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales, an analysis of the comparable sales, photos of comparable sales a property information card, and a cover letter recommending the assessed value be reduced to \$590,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 142,800	\$ 142,800	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 475,208	\$ 422,200		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 618,008	\$ 565,000		
NOTES: <i>Combination of appellant & assessor comps</i>			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manfst Err. ☒ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/8/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	24	Parcel Number:	92009-256
Owner Name:	ELTZ SVETLANA				
Situs Address:	17219 SE 31ST ST				
Property Type:	ranch style residence	Acres:	0.17	NBHD	
Mailing Address:	17219 SE 31ST 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	Svetlana Eltz					

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 8, 2025	10:34	10:41	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included property listings from Zillow.	
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.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 263,200	\$ 263,200	☒ Sustained ☐ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 430,679	\$ 430,679		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 693,879	\$ 693,879		
NOTES: Assessor Corps. Appellant used listings - much later data			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manfst Err. ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/8/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	27	Parcel Number:	81958-344
Owner Name:	ZHU GAOFENG				
Situs Address:	720 NW 30TH AVE				
Property Type:	ranch style residence	Acres:	0.31	NBHD	
Mailing Address:	720 NW 30TH AVE				

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 Gao Feng Zhu	Alex Van Renteria		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 8, 2025	11:05	11:12	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a copy of the list of all of the sales from the Assessor's Office's report.	
ASSESSOR EVIDENCE: The Assessor's evidence included two 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)	\$ 335,000	\$ 335,000	☒ Sustained ☐ Changed ☐ _____ ☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 398,579	\$ 398,579	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 733,579	\$ 733,579	
NOTES: Appellant comps not provided to Board Assessor comps support assessed value			☐ Purchase ☐ Appraisal ☒ Comps ☐ Repairs ☐ Manifest Error ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/8/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
LEE LANCE & LEE SEUNGAH	185667038	20	14803 NE 23RD AVE	No attendance	No attendance
SLUIS GABRIEL	99776200	22	2813 NE 59TH ST	Gabriel Sluis Nicholas Paisono	The appellant acknowledged that the Assessor made an adjustment for an easement for the discovered sewer line. However, he pointed out that he believed there should be a value reduction for old growth trees on the property. Tree removal would cost between \$5,000-\$7,000; these trees restrict construction on the property. He believes the trees could also fall to cause damage or increase insurance costs for the subject property. The Assessor's Office agreed that there is now an adjustment to allow for an easement for the sewer line, and this land will be valued at \$0 moving forward. Trees are viewed as a positive feature in Clark County, so they likely would not warrant a negative value adjustment. These trees were also present at the time of purchase so would have been considered in the purchase price.
FAIR MARTIN R	219380010	23	1120 N 1ST AVE	Martin Fair	The appellant stated that the exact floor plan of the subject property has been built multiple times in Ridgefield. These houses sell between \$530,000 - \$560,000. He stated no house has been sold for over \$600,000. The appellant stated the subject property is near the railroad, and a less desirable location than the Assessor's comparable sales near Pioneer St and the high school. The appellant updated his opinion of value to \$565,000.
ELTZ SVETLANA	92009256	24	17219 SE 31ST ST	Svetlana Eltz	The appellant stated the subject property was purchased a few years ago and there were no modern updates to the property. The appellant spoke to real estate agents who suggested values of \$665,000 to \$680,000 for a possible listing price. She also stated that she has a two-car garage, but the Assessor lists the home as having a three-car garage. A house across the street sold for \$685,000 with four bedrooms and two stories. The appellant referred to properties that are currently on the market.
ZHU GAOFENG	81958344	27	720 NW 30TH AVE	Gaofeng Zhu Alex VanDinter	The appellant referred to a Zillow estimate of \$708,000. The appellant referred to three comparable sales that range from \$505,000 - \$665,000 which were not submitted to the Board before the hearing.

					The Assessor's Office believes their first sale is the most comparable to the subject property. It is close to the subject property, has similar square footage, and a similar construction date.
RIBARY RYAN & RIBARY TIA	201870000	28	19607 NE 173RD CT	Ryan Ribary	The appellant stated that he determined their value with a comparative market analysis, resulting in a value of \$1,158,065 with an average square foot price of \$227. The structure still needs remodeling. The appellant believed some of the Assessor's Office's sales were single level homes differing from his two-story home and thus less comparable.