C	ark County B	oard of Equa	lization - Boa	ord Clerk's Reco	ord of Heari	ng			
CASE BEING HEARD						to me state			
Assessment Year:	2025	2025 Petition No: 28 Parcel Nur				nher: 201870-000			
Owner Name:	RJBARY RYA	N & RIBARY TI							
Situs Address:	19607 NE 17	3RD CT							
Property Type:	ranch style r	esidence		Acre	es: 4.82	NBH	p]		
Mailing Address:	19607 NE 17	3RD CT				1 20000			
ATTENDANCE									
Held by:	₩ Video Co	inference	I 1 Pho	ne Conference	111	n-Person			
Board:		Táxpayer:		Assessor:		1000	rties (if any):		
M ties Dedese	Slovie Gornez Verthews Gel Cline	Ryan Ril	berg						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tin	ne:	Reo	ording Nam	e:		
October 8, 2025	9:4	6	9	:49					
for \$850.000 in evicarch 20 #235903-000 s old for \$1.1 in evicary 2024]. ASSESSOR EVIDENCE: The information card, and a cover-	275.000 in July 20 le Assessor's evide er Intterrecomme	24; #203829-000	sold for \$1.250 comparable se	6.000 in evikaly 2024 les, an analysis of the	; and #23704B	-000 sold for	\$965.000		
DECISION OF THE BOA	ASSESSOR V	ALUF:	BOE VALUE:		DETERMIN	NATION:	-		
LAND (ACRES)	s	411,802	\$ = 41	(.802	Line Valveland				
IMPROVEMENTS	\$	968,555		6, 263		[] Sustained Ap			
PERSONAL PROPERTY	s		S			[X] Changed			
TOTAL	s	1,380,357	\$ 1,15	8,065	1.]		Assessor Recomdtn		
NOTES: Consum	Congr.	/		121-12) 121m- Neg	mertin a	ppraisal C	Repairs Manfst Err. Other		
AUTHORIZATION	STATES A		3111 4600	- 1,200,616	F # 23	10,6000	F965100		
Chaleperson (or Autho					Date	e			
(Warel C.	. Wear	·			1	0/8/2	8		

CASE BEING HEARD		Dogs a of Ede	Jalizat	ion - Board Clerk	s Record	of Hearin	ø	
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Assessment Year:	2025	Petitio	n No:	22	Parcel N	lumber:	99776-	200
Owner Name:	SLUIS GAR	BRIEL					33770	200
Situs Address;	2813 NE 5	9TH ST			-			
Property Type:	1.5-story residence Acres: 0.23							HD
Mailing Address:	2813 NE 5	GENERAL SERVICES	-		HOICS.	0.23	IND	חט
ATTENDANCE	تند سنات						/	
Held by:	IX Video	Conference	-	[] Phone Confe				
Board:	1.3	STATE OF THE PARTY		Assess	7.70G7X3V	[] In	-Person	
W Lica Boduna	Daniel Weaver Gloria Gomez Matthews Lisa Bodner Gloria Gomez Joel Cline Taxpayer.			12 Mich	holae Peran	o	Third P	arties (i] any):
HEARING SESSION								
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October 8, 2025	915	57		10:07				
								the property.
and and another	o value de regigo	Sence included thr ed to \$269,000.						
The same of the sa	IRD	20 to \$269,000.	ee comp	varable sales, a proper	ty information	card, and a	cover lette	
DECISION OF THE BOA	o value de regigo	20 to \$269,000.	ee comp	varable sales, a proper	ty information	card, and a	cover letts	
DECISION OF THE BOA	ASSESSOR	VALUE:	ee comp	VALUE:	ty information DE	card, and a	cover lette	□ Appellant
ASSESSOR EVIDENCE: 11 recommending the assessed DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ASSESSOR	VALUE: 185,649	BOE 1	varable sales, a proper	ty information DE	card, and a	cover lette	er -
AND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ASSESSOR \$	VALUE: 185,649	BOE 1	/ALUE: /76,6/8 92,382	ty information DE	card, and a	cover lette	Appellant Analysis
DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL	ASSESSOR \$	VALUE: 185,649 92,382	BOE 1	VALUE:	ty information DE	card, and a	TION: ined ged hase	C Appellant Analysis
DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL	ASSESSOR \$ \$ \$ \$	VALUE: 185,649 92,382 278,031	BOE 1	/ALUE: /76,6/8 92,382	ty information DE	TERMINA] Susta] Chan] Purci	TION: ined ged hase	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.

	ciarit county	Board of Equ	Jalizat	ion - Board Clerk	s Record	of Hearin	1g	
CASE BEING HEARD		21005						
Assessment Year:	2025	Petitio	n No:	20	Parcel I	Number:	185667	-038
Owner Name:	LEE LANCE	& LEE SEUNG	АН				1	-
Situs Address:	14803 NE	23RD AVE				-		
Property Type:	2-story res	sidence	0.08	NBF	ID.			
Mailing Address:	14803 NE	NAME OF TAXABLE PARTY.			Acres:	0.08	INDI	110
ATTENDANCE								
Held by:	M Video	Conference	-	[] Phone Confe				
Board:	199 11020	Taxpayer:	_	[] Phone Confer	X200 (0.11)	I I in	-Person	
Daniel Weaver	Gloria Gomez-	тахраует.		Assesso	or:		Third Pa	rties (if any
M Hea Bodon	odner 🗆 Joel Cline			-				
HEARING SESSION						200		-
Hearing Held On:	Start Time	:		End Time:		Recor	ding Nam	0.
October 8, 2025	10:1	4				Hecos	umg ream	
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: 1	ched note sheet) No detailed quan	titative informatio	on was p	rovided by the appellar	it for Board r	eview.		
ASSESSOR EVIDENCE: The change to the assessed v	No detailed quan ne Assessor's evic alue.	titative Informatio					over letter n	ecommendin
ASSESSOR EVIDENCE: The change to the assessed v	No detailed quan e Assessor's evid alue.	titative information	e compa	rable sales, a property i	nformation (ard, and a o		ecommendin
ASSESSOR EVIDENCE: The change to the assessed v	No detailed quantee Assessor's eviduature. RD ASSESSOR	titative information that is a second control of the control of th	BOE \	rable sales, a property i	nformation (
ASSESSOR EVIDENCE: The change to the assessed volume. DECISION OF THE BOAL	No detailed quan e Assessor's evid alue.	titative information	BOE 1	/ALUE:	DE	TERMINA	TION:	□ Appellant
ASSESSOR EVIDENCE: The change to the assessed volume. DECISION OF THE BOA AND (ACRES)	No detailed quantile Assessor's evidualue. RD ASSESSOR 1	value:	BOE 1	rable sales, a property i	DE	ard, and a co	TION:	0
ASSESSOR EVIDENCE: The change to the assessed volume. AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL	No detailed quantile Assessor's evidature. RD ASSESSOR 1 \$	value:	BOE V	/ALUE: /73, 250	DE	TERMINA	TION:	□ Appellant Analysis □ Assessor
ASSESSOR EVIDENCE: The change to the assessed volume. AND (ACRES) MPROVEMENTS PERSONAL PROPERTY	No detailed quantile Assessor's evidature. RD ASSESSOR 1 \$ \$	VALUE: 173,250 436,712	BOE V	/ALUE:	DE	TERMINA	TION: nined ged hase	Appellant Analysis Assessor Recomdtr
ASSESSOR EVIDENCE: 10 ASSESSOR EVIDENCE: 11 ASSESSOR EVIDENCE: The pochange to the assessed vidence and (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES: CALLESTOR AUTHORIZATION	No detailed quantile Assessor's evidature. RD ASSESSOR 1 \$ \$ \$ \$	VALUE: 173,250 436,712	BOE V	/ALUE: /73, 250	DE	TERMINA Susta Chan Purc	TION: nined ged hase	Appeliant Analysis Assessor Recomdtr Repairs Manist Err,
ASSESSOR EVIDENCE: The change to the assessed volume. AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES: AMALIANT EVIDENCE: The change to the assessed volume.	No detailed quantile Assessor's evidature. RD ASSESSOR 1 \$ \$ \$ \$	VALUE: 173,250 436,712	BOE V	/ALUE: /73, 250	DE	TERMINA Susta Chan Purc	TION: nined ged hase	Appellant Analysis Assessor Recomdtr Repairs Manist Err,

	Clark County	Board of Equ	alizat	ion - Boa	rd Clerk's	Record	of Hearin	g	-	
CASE BEING HEARD								0		
Assessment Year:	2025	Petitio	n No:	23		Parcel N	Vumber:	219380	1-010	
Owner Name:	FAIR MAR	TIN R						22300 020		
Situs Address:	1120 N 15	TAVE					0.155			
Property Type:	2-story res	idence				Acres:	0.13	NB	HD	
Mailing Address:	1120 N 157	TAVE						140		
ATTENDANCE										
Held by:	[X] Video (Conference		[] Pho	ne Confere	nce	[] In	-Person		
Board:		Taxpayer:		0.05.00	Assessor	rs			arties (if any	
Lisa Radass	Gloria Gome?- Matthews Joel Cline	Martis	5° 7	rin						
HEARING SESSION										
Hearing Held On:	Start Time:			End Tim	e:	-	Recor	ding Nan	ne:	
October 8, 2025	10:10	6		10	12.7					
APPELLANT EVIDENCE: T value of \$585,000 as of Febr 986040-485 sold for \$540,000 ASSESSOR EVIDENCE: The	ruary 2025, The a 000 in November e Assessor's evid	ridence included a appellant submitte r 2024; and #2138	d three 08-028 compar	comparable sold for \$56 able sales, a	e sales (#213) 4,900 in Nove in analysis of	808-154 solutions and solutions and solutions and solutions and solutions are solutions and solutions are solutions and solutions are solutions and solutions are solutions. The solutions are solutions are solutions are solutions are solutions are solutions are solutio	d for \$530,0].	00 in Nover	mber 2024;	
property information card	, and a cover lett	er rycommending	the ass	versed value	be reduced t	to \$590,000			oripardute sali	
AND (ACRES)	\$	142,800	\$	2/07/2/2011		- 00	TERMINA	TION:	0	
MPROVEMENTS	\$	475,208	\$	142,8 422,2		1	#accompany	ained	Appellant Analysis	
ERSONAL PROPERTY	5		Š			- 1	() Chan	iged		
OTAL	\$	618,008	\$	565,0	30]	Asser			
OTAL HOTES: Cambiana	etion of	appell	comb	of and	our pa		□ Purc □ App	raisal 🗆	Repairs Manfst Err. Other	
AUTHORIZATION										
hairperson (or Author	the second secon	The state of the s					Date			
Daniel C	Mean	e.					10/	8/25	_	

	Clark County	Board of Equ	ualizat	tion - Board Clerk'	s Record	of Hearin	19	
CASE BEING HEARD				70-			.0	
Assessment Year;	2025	Petitio	n No:	24	Parcel I	Number:	92009-	256
Owner Name:	ELTZ SVET	TLANA					13.00	
Situs Address:	17219 SE	31ST ST						
Property Type:	ranch style	e residence			Acres:	0.17	AIR	HD
Mailing Address:	17219 SE	31ST ST			1,0,03.	0.17	IND	IID
ATTENDANCE								
Held by:	VI Video	Conference	_	[] Phone Confer	enco	T 1 te	Dages	
Board:	1000110000000	Taxpayer:		Assesso		1.1 0	-Person	
Lies Radaes	Gloria Gomez- Matthews loel Cline	Svellan Elta	na				THII P	arties (if an)
HEARING SESSION								
Hearing Held On:	Start Time	:		End Time:		Recor	rding Nar	ne.
October 8, 2025	10:	34		10:41			ang rea	ne.
ASSESSOR EVIDENCE: The ecommending no change to	the assessed vi	dence included thr alue.	ee com	parable sales, a property	y information	n card, and a	cover lette	er
DECISION OF THE BOA			III Zeroon	* (*Links				
AND (ACDES)	ASSESSOR			VALUE:	DE	TERMINA	TION:	
AND (ACRES)	\$	263,200	\$	263,200	[/	Susta	ained	D
MPROVEMENTS	\$	430,679	\$	430,679	1			Appellan Analysis
ERSONAL PROPERTY	5		S] Changed		
OTAL	\$	693,879	\$	693,879	- [[] Ass		
Oppuller Oppuller	Corps.	listing	n ->	mub Cala c	late	☐ Purc	raisal 🛭	Repairs Manfst Err Other
UTHORIZATION								
hairperson (or Author	ized Designe	e) Signature			-	Date		
Wornell.	Weares	-				101	8/2	5

	Clark County	Board of Equ	ualizat	tion - Boa	rd Clerk's	Record	of Hearin	19	
CASE BEING HEARD							-	Ф.	
Assessment Year:	2025	Petitio	n No:	27		Parcel N	lumber:	81958-3	44
Owner Name:	ZHU GAOR	ENG						1 04000 5	
Situs Address:	720 NW 3	OTH AVE					-		
Property Type:	ranch style	e residence				Acres:	0.31	NBH	In I
Mailing Address:	720 NW 30	OTH AVE				ricirco.	0.51	Non	D
ATTENDANCE				- 1211			_	11-62	
Held by:	Vive	-01 x 370 0 0 0 0		1 0 0 0 0 0		VC-61			
Board:	V/I video	Conference		[] Phor	ne Conferer		[] to	-Person	
	Gloria Gomez-	Taxpayer:			Assessor:	4.	-	Third Pa	rties (if any)
T I'm Dadam	NOT SECURE 1 SECURE		g Z	her	alex	Van K	eschol		
HEARING SESSION									
Hearing Held On:	Start Time:			End Time	e:		Recor	ding Nam	e:
October 8, 2025	11:05			11:1	2			and Hall	-
ASSESSOR EVIDENCE: The change to the assessed violence of the assessed violence.	e Assessor's evid								
DECISION OF THE BOA	RD			3 8 1072					
	ASSESSOR	VALUE:	BOE	VALUE:		DE	TERMINA	TION:	
AND (ACRES)	Ş	335,000	\$	335,00	10	τX	1 C	dand.	
MPROVEMENTS	\$	398,579	\$	398,5	19	1	Susta	500 00	Appellant Analysis
PERSONAL PROPERTY	S		5			- 1	Changed A		4000
OTAL	\$	733,579	\$	733,5	579	ı	Ass		
OTES: Appella Asserva Ce	nt compo sugas se	not pr	ageas Meas	ded L ed val	o Board	X	☐ Purc ☐ Appr ☑ Com	raisal 🗆	Repairs Manfst Err. Other
UTHORIZATION									
hairperson (or Author	ized Designe	e) Signature					Date		
Manil C.	Wear	_					101	18/25	_

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
LEE LANCE & LEE			14803 NÉ	No	No attendance
SEUNGAH	185667038	20	23RD AVE	attendance	No attendance
			2813 NE	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
SLUIS GABRIEL FAIR MARTIN R	99776200 219380010	22	1120 N 1ST AVE	Martin Fair	considered in the purchase price. 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.
			770 1111	Gaofeng Zhu Alex	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
ZHU GAOFENG	81958344	27	720 NW 30TH AVE	VanDinter	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.