

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	39	Parcel Number:	115621-128
Owner Name:	KOSMAS THOMAS & KOSMAS KAREN				
Situs Address:	18016 NE 84TH CIR VANCOUVER, WA 98682				
Property Type:	ranch style residence	Acres:	0.76	NBHD	
Mailing Address:	18016 NE 84TH CIR VANCOUVER, WA 98682				

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	Thomas Kosmas					

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 9, 2025	9:15	9:32	

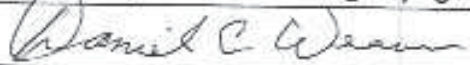
CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant listed two local sales in their petition: [8414 NE 179th Place sold for \$1,250,000 in July 2024 and 17808 NE 84th Circle sold for \$1,100,000 in March 2025.]	
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)	\$ 281,200	\$ 281,200	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 1,087,643	\$ 910,800		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,368,843	\$ 1,192,000		
NOTES: Assessor comparable values + appellant info			☐ Purchase ☐ Appraisal ☒ Comps ☐ Repairs ☐ Manfst Err. ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	10/9/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	30	Parcel Number:	70900-000
Owner Name:	SCHNEIDER THOMAS ROCHUS & SCHNEIDER LAUREN FARRIER				
Situs Address:	327 SIMONS ST RIDGEFIELD, WA 98642				
Property Type:	ranch style residence	Acres:	0.14	NBHD	
Mailing Address:	13100 NE 30TH CIR VANCOUVER, WA 98682				

ATTENDANCE

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

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 9, 2025	9:09	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 nine 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)	\$ 195,648	\$ 195,648	☒ Sustained ☐ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 228,030	\$ 228,030		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 423,678	\$ 423,678		
NOTES: No details provided for appellant comparables.			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manifest Error ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/9/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	38	Parcel Number:	108476-008
Owner Name:	SPIKER ROBERT SCOTT & SPIKER JENNIFER KAYE				
Situs Address:	9206 NE 53RD ST VANCOUVER, WA 98662				
Property Type:	ranch style residence	Acres:	0.24	NBHD:	
Mailing Address:	9206 NE 53RD ST VANCOUVER, WA 98662				

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	Robert Spiker	Jaramiguera Clifford	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 9, 2025	11:00	11:20	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant's evidence included a comparative market analysis by House Canary indicating a value of \$474,545 as of January 2025.	
ASSESSOR EVIDENCE: The Assessor's evidence included six 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)	\$ 223,000	\$ 223,000	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recommendation
IMPROVEMENTS	\$ 291,973	\$ 258,350		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 514,973	\$ 481,350		
NOTES: Given a moderate allowance for Haulies shelter 500 feet from Seelye St			☐ Purchase ☐ Repairs ☐ Appraisal ☐ Manifest Error ☐ Comps ☐ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel B. Weaver	10/9/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	41	Parcel Number:	145334-000
Owner Name:	MACKEY JESSE MICHAEL				
Situs Address:	406 NE 83RD ST VANCOUVER, WA 98665				
Property Type:	ranch style residence	Acres:	0.24	NBHD	
Mailing Address:	406 NE 83RD ST VANCOUVER, WA 98665				

ATTENDANCE

Held by:	☒ Video Conference			☐ Phone Conference		☐ In-Person	
Board:	Taxpayer:		Assessor:		Third Parties (if any):		
☒ Daniel Weaver ☒ Don Bodnar ☒ Terry Hagberg	☐ Gloria Gomez ☐ Matthews ☒ Joel Cline	Jesse Mackey		Nicholas Pisano			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 9, 2025	11:45	12:10	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: The appellant submitted six comparable sales (#118139-700 sold for \$537,100 in July 2025; #98134-148 sold for \$399,000 in August 2020; #98146-036 sold for \$525,000 in November 2024; #118138-724 sold for \$542,000 in December 2024; #97978-088 sold for \$345,	
ASSESSOR EVIDENCE: The Assessor's evidence included six 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)	\$ 239,400	\$ 239,400	☐ Sustained ☒ Changed ☐ _____	☐ Appellant Analysis ☐ Assessor Recomdtn
IMPROVEMENTS	\$ 365,953	\$ 335,685		
PERSONAL PROPLRTY	\$	\$		
TOTAL	\$ 605,353	\$ 575,085		
NOTES: Based on environment of surrounding properties			☐ Purchase ☐ Appraisal ☐ Comps ☐ Repairs ☐ Manfst Err. ☒ Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/9/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SCHNEIDER THOMAS ROCHUS & SCHNEIDER LAUREN FARRIER	70900000	30	13100 NE 30TH CIR	No attendance	No attendance
KOSMAS THOMAS & KOSMAS KAREN	115621128	39	18016 NE 84TH CIR	Tom Kosmas	The appellant stated he purchased the house as a short sale in 2014. Due to the nature of the sale, there was considerable damage to the property. The subject property has a unique layout with limited usable space from its square footage. The appellant's comparable sales, unlike the subject property, are remodeled with additional features such as outdoor living areas and additional structures.
SPIKER ROBERT SCOTT & SPIKER JENNIFER KAYE	108476008	38	9206 ne 53 rd st Vancouver, wa 98662	Jeremique Clifford Robert Scott Spiker	The appellant stated that the Assessor is missing value detracting factors such as homeless shelters in the assessment process. He believes these features affect marketability of properties. The appellant asserts that there is a homeless shelter within 500 feet of the subject property, and he referenced two studies that show how this could affect the value of his home. He believes external obsolescence from homeless shelters should reduce the property value to \$474,545. The appellant stated the Assessor's comparable sales are more than a mile away and not as close to the shelters. The Assessor's Office provided six comparable sales within 2 miles of the subject property. The Assessor's Office pointed out that only the appellant's sale #1 and sale #9 are the same construction quality as the subject property. He believes quality adjustments would cause the sales analysis from the appellant to support the assessed value due to a required \$30,000 adjustment for construction quality.
MACKEY JESSE MICHAEL	145334000	41	406 NE 83RD ST	Jesse Mackey Nicholas Paisano	The appellant stated the property was constructed in 1965 and not 1975, the recorded construction year in the property information center. The property's neighborhood is not a nice area, and the subject property is considerably more desirable than neighboring properties. Apartment complexes surround the subject property. The appellant suggested that is initial opinion of value should be higher, believing the value should be between his initial estimate and the Assessor's value. The Assessor's Office stated the actual construction date of the property doesn't matter because the effective age would be

					more significant and affect the value. He stated that only sales affect the value and not the appeal of other surrounding properties. Comparable sales should account for location desirability.
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