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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	42	Parcel Number:	122996-044		
Owner Name:	CHANEY DAVID P						
Situs Address:	2952 W 8TH ST WASHOUGAL, WA 98671						
Property Type:	2-story residence			Acres:	0.15	NBHD	
Mailing Address:	2952 W 8TH ST WASHOUGAL, WA 98671						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:		Taxpayer:	Assessor:	Third Parties *(if any)*:
☒ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez Matthews ☐ Joel Cline	Dave Chaney	–	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	9:07	9:10	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#122996-042 sold for $925,000 in January 2025; #122996-062 sold for $895,000 in March 2025; and #122996-054 sold for $772,000 in April 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to $914,128.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	$ 270,000	$ 235,000	[ ] Sustained [X] Changed [ ] _____
IMPROVEMENTS	$ 664,128	$ 664,128	☐ Appellant Analysis ☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	
TOTAL	$ 934,128	$ 899,128	

NOTES: Comparable properties

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☐ Comps ☒ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	43	Parcel Number:	986039-773		
Owner Name:	MORSE JEREMY & MORSE PATRICIA						
Situs Address:	3413 NE ORIOLE ST CAMAS, WA 98607						
Property Type:	2-story residence			Acres:	0.14	NBHD	
Mailing Address:	3413 NE ORIOLE ST CAMAS, WA 98607						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
☑ Daniel Weaver ☐ Gloria Gomez-Matthews ☑ Lisa Bodner ☐ Joel Cline ☑ Terry Hagberg	Patricia Morse		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	9:18	9:38	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#986038-655 sold for $860,000 in March 2024; #986043-068 sold for $650,000 in November 2024; #986043-065 sold for $700,000 in May 2024; #986039-808 sold for $850,000 in February 2024; #986039-111 sold for $800,000 in March 2024; and #986055-773 sold for $685,000 in November 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 320,000	$ 320,000	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 483,053	$ 455,000	[X] Changed	☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 803,053	$ 775,000		

NOTES: Based on assessor Comps 1-3

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☒ Comps ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	44	Parcel Number:	117893-094		
Owner Name:	ARNOLD RYAN & ARNOLD YUMIE						
Situs Address:	15208 NE 30TH AVE VANCOUVER, WA 98686						
Property Type:	2-story residence			Acres:	0.23	NBHD	
Mailing Address:	15208 NE 30TH AVE VANCOUVER, WA 98686						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
☒ Daniel Weaver ☐ Gloria Gomez-Matthews ☒ Lisa Bodner ☐ Joel Cline ☒ Terry Hagberg	—	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	9:50	9:52	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The property was purchased for $790,000 in December 2024. The appellant's evidence included a home inspection from 2024. The appellant submitted five comparable sales [#189576-000 sold for $699,900 in December 2024; #986067-623 sold for $983,835 in December 2024; #189783-036 sold for $719,000 in December 2024; #118255-680 sold for $620,000 in April 2025; and #186268 000 sold for $675,000 in September 2024].

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 $790,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	$ 267,450	$ 267,450	[ ] Sustained ☐ Appellant Analysis
IMPROVEMENTS	$ 529,631	$ 522,550	[X] Changed
PERSONAL PROPERTY	$	$	[ ] _____ ☐ Assessor Recomdtn
TOTAL	$ 797,081	$ 790,000	

NOTES: Adjusted to Sale price

☒ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☐ Comps ☐ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	46	Parcel Number:	117898-214		
Owner Name:	JULSONNET JOHN EDWARD & JULSONNET MARGARET ANN TRUSTEES						
Situs Address:	12809 NW 19TH LOOP VANCOUVER, WA 98685						
Property Type:	1.5-story residence			Acres:	0.47	NBHD	
Mailing Address:	12809 NW 19TH LOOP VANCOUVER, WA 98685						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:		Taxpayer:	Assessor:	Third Parties *(if any)*:
☑ Daniel Weaver ☒ Lisa Bodner ☒ Terry Hagberg	☐ Gloria Gomez-Matthews ☐ Joel Cline	John Julsonnet & Margaret		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	10:02	10:12	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#118263-628 sold for $558,000 in January 2024; #118138-232 sold for $600,000 in February 2024; and #118263-824 sold for $677,900 in September 2024].

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)	$ 367,000	$ 367,000	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 395,219	$ 355,219	[X] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	☐ Assessor Recomdtn
TOTAL	$ 762,219	$ 722,219		

NOTES: Removed the View Premium

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☐ Comps ☒ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wann	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	47	Parcel Number:	110539-196		
Owner Name:	MAN HA FONG						
Situs Address:	14723 SE 16TH CIR VANCOUVER, WA 98683						
Property Type:	duplex 2-story residence			Acres:	0.19	NBHD	
Mailing Address:	994 LA MESA TER #D SUNNYVALE, CA 94086						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver [ ] Gloria Gomez-Matthews [X] Lisa Bodner [ ] Joel Cline [X] Terry Hagberg	Helen Fong		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	10:19	10:28	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included a Washington Lease Renewal for a 12 month lease at a monthly rate of $1,695 from April 2024 for one duplex and a second Lease Renewal for a 12 month lease at a monthly rate of $1,250 for the other residence in the duplex. The appellant submitted three comparable sales [#92004-530 sold for $460,000 in May 2025; #110539-262 sold for $427,250 in July 2025; and #110539-134 sold for $485,000 in November 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included five 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)	$ 220,000	$ 220,000	[X] Sustained [ ] Changed [ ] _____
IMPROVEMENTS	$ 317,659	$ 317,659	[ ] Appellant Analysis [ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	
TOTAL	$ 537,659	$ 537,659	

NOTES: Assessor Comps

[ ] Purchase [ ] Repairs
[ ] Appraisal [ ] Manfst Err.
[X] Comps [ ] Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	53	Parcel Number:	177235-084		
Owner Name:	HENSLEY DYLAN M						
Situs Address:	1344 SE 193RD PL CAMAS, WA 98607						
Property Type:	2-story residence			Acres:	0.11	NBHD	
Mailing Address:	321 NE 75TH AVE PORTLAND, OR 97213						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver [ ] Gloria Gomez-Matthews [X] Lisa Bodner [ ] Joel Cline [X] Terry Hapberg	Dylan Hensley		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	10:38	10:45	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted five comparable sales [#986041-997 sold for $517,000 in May 2025; #178160-000 sold for $535,000 in April 2025; #125407-008 sold for $1,250,000 in December 2024; #125606-102 sold for $999,500 in December 2024; and #123833-042 sold for $695,000 in December 2024].

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)	$ 221,500	$ 221,500	[X] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 326,191	$ 326,191	[ ] Changed	[ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____	
TOTAL	$ 547,691	$ 547,691		

NOTES: Appellant Assessor Comps

[ ] Purchase [ ] Repairs
[ ] Appraisal [ ] Manfst Err.
[ ] Comps [ ] Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
David C. Weaver	10/24/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	49	Parcel Number:	110184-154		
Owner Name:	XU ZHIYUAN & NG JUDY F						
Situs Address:	15419 NE 12TH ST VANCOUVER, WA 98684						
Property Type:	ranch style residence			Acres:	0.16	NBHD	
Mailing Address:	15419 NE 12TH ST VANCOUVER, WA 98684						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
☒ Daniel Weaver ☐ Gloria Gomez-Matthews ☒ Lisa Bodner ☐ Joel Cline ☒ Terry Hagberg	Zhiyuan Xu		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	10:47	11:10	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#110184-768 sold for $500,000 in June 2025; #110185-824 sold for $379,000 in December 2024; and #108859-680 sold for $420,000 in December 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included three 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)	$ 237,900	$ 237,900	[ ] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 274,109	$ 237,102	[ ] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	☐ Assessor Recomdtn
TOTAL	$ 512,009	$ 475,002		

NOTES: Info from appellant & assessor

☐ Purchase ☐ Repairs
☐ Appraisal ☐ Manfst Err.
☑ Comps ☑ Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	51	Parcel Number:	117893-536		
Owner Name:	RYAN PETER J & RYAN LORI A TRUSTEES						
Situs Address:	13615 NE 42ND AVE VANCOUVER, WA 98686						
Property Type:	ranch style residence			Acres:	0.46	NBHD	
Mailing Address:	13615 NE 42ND AVE VANCOUVER, WA 98686						

ATTENDANCE

Held by: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver [ ] Gloria Gomez-Matthews [X] Lisa Bodner [ ] Joel Cline [X] Terry Hagberg	Peter Ryan	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 21, 2025	11:03	11:17	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#117893-462 sold for $899,000 in May 2025; #986032-913 sold for $899,000 in May 2025; #117893-148 sold for $797,000 in August 2024; and #98603-296 sold for $915,000 in October 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included eight comparable sales, an analysis of the appellant's comparables, a property information card, a 2012 RMLS listing of the subject property, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	$ 275,000	$ 275,000	[ ] Sustained	[ ] Appellant Analysis
IMPROVEMENTS	$ 713,189	$ 615,000	[X] Changed	
PERSONAL PROPERTY	$	$	[ ] _____	[ ] Assessor Recomdtn
TOTAL	$ 988,189	$ 890,000		

NOTES: Assess comps (1st set) + appellant comps

[ ] Purchase [ ] Repairs
[ ] Appraisal [ ] Manfst Err.
[X] Comps [ ] Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	10/21/25

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
CHANEY DAVID P	122996044	**42**	2952 W 8TH ST	**Dave Chaney**	The appellant stated the Assessor updated subject property's square footage from 2,900 square feet to over 3,000 square feet, along with the addition of a new bedroom and bathroom. No real changes have occurred to the property. The square footage was corrected by the Assessor's Office, but they stated the half bathroom was changed to a full bathroom for recording purposes. The property once listed a partial view but now has no view. The appellant discussed these changes with the Assessor, so were reflected in the stipulation letter, but the appellant believes he could not sell the property for their revised value either.
MORSE JEREMY & MORSE PATRICIA	986039773	**43**	3413 NE ORIOLE ST	**Patricia Morse**	The appellant is concerned with the 14 percent increase. She stated the market has slowed this year and market prices have decreased.
ARNOLD RYAN & ARNOLD YUMIE	117893094	**44**	15208 NE 30TH AVE	**No attendance**	No attendance
JULSONNET JOHN EDWARD & JULSONNET MARGARET ANN TRUSTEES	117898214	**46**	12809 NW 19TH LOOP	**John Julsonnet Margaret Julsonnet**	The appellants stated they searched for comparable sales with similar construction dates. Their property was constructed in 1979 and would sell for less than newer construction properties. The property is losing a large quantity of soil at the back of the property due to erosion, so much of the land is not useable. Trees help protect from more erosion but restrict the view. Thus, the appellants disagree with the Assessor's $40,000 valuation for a view that does not exist.
MAN HA FONG	110539196	**47**	994 LA MESA TER #D	**Helen Fong**	The appellant referred to the Assessor's comparable sales and the adjustments made to these properties. She pointed out that the bathroom adjustment seemed too low for the difference in four full bathrooms in a comparable sale versus 2 bathrooms in the subject property. The appellant provided five comparable assessments with differences from the subject property highlighted. The appellant also presented a list of sales without details. The appellant has a 10-year tenant with no rent raises in ten years. She attempts to keep the rent low, and she provided lease contracts to support this data.
XU ZHIYUAN & NG JUDY F	110184154	**49**	15419 NE 12TH ST	**Zhiyuan Xu**	The appellant stated the property was purchased for $413,000 in November 2023.

					Realtor.com shows that the market has decreased since November 2023. The average square foot price for sales in the appellant's neighborhood is $254. The appellant has put a new roof on the property and updated the carpet to hard wood flooring.
RYAN PETER J & RYAN LORI A TRUSTEES	117893536	**51**	13615 NE 42ND AVE	**Peter Ryan**	The appellant stated they received the response from the Assessor which stated the appellants comparable sales were not valid because they were from 2025. The Assessor's sales were 2-3 years old with multiple adjustments. The appellant pointed out that the Assessor referred to a quote from a RMLS listing from 2012 that the house has over $250,000 of upgrades and remodeling. There was a permit issued for a remodel of the master bathroom that was estimated to be $35,000, but the rest of the $250,000 is unverifiable. The house has the original windows, HVAC, plumbing, electrical, doors, and siding, so the major improvements are all original. Two properties sold a few hundred square feet from the subject property in recent months, and one floor plan is identical to the subject property. These two sales are 4800 NE 140th Circle which sold for $930,000 and 4111 NE 137th Circle sold for $892,000 which is a complete remodel.
HENSLEY DYLAN M	177235084	**53**	321 NE 75TH AVE	**Dylan Hensley**	The appellant stated his price per square foot is being calculated higher than the neighbors' properties even though his property is the smallest on the block. The appellant does not believe a 10% increase is reflective of the market.