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 TIA				
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 ☐ Gloria Gomez Mathews ☐ Joel Cline ☒ Lisa Bodner ☒ Terry Hagberg	Ryan Ribary		

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 evkarch 2025; #137119-000 sold for $1,200,000 in evkay 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 evkarch 2024; #137119-000 sold for $1,200,000 in evkay 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 evkay 2024; and #237048-000 sold for $965,000 in evkay 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 ☐ Appellant Analysis
IMPROVEMENTS	$ 968,555	$ 746,263	[X] Changed ☐ Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____
TOTAL	$ 1,380,357	$ 1,158,065	

NOTES: Assessor Comps. not good (Signed)
3 Appellant comps support the value requested
#137113000 - $1,130,000 #137119000 - $1,200,000 & #237048000 - $965,000

☐ 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:	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: [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	Gabe Sluis	Nicholas Pirano	

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
IMPROVEMENTS	$ 92,382	$ 92,382	[X] Changed
PERSONAL PROPERTY	$	$	[ ] _____
TOTAL	$ 278,031	$ 269,000	☐ Appellant Analysis ☒ Assessor Recomdtn

NOTES: Assessed Suggested Value

☐ 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:	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: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties *(if any)*:
[X] Daniel Weaver [X] Lisa Bodner [X] 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	[X] Sustained	☐ Appellant Analysis
IMPROVEMENTS	$ 436,712	$ 436,712	[ ] Changed	☐ Assessor Recomdtn
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: [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	Martin Fair		

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
IMPROVEMENTS	$ 475,208	$ 422,200	[X] Changed
PERSONAL PROPERTY	$	$	[ ] _____
TOTAL	$ 618,008	$ 565,000	☐ Appellant Analysis ☐ Assessor Recomdtn

NOTES: Combination of appellant & 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:	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: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties (if any):
[X] Daniel Weaver [X] Lisa Bodner [X] 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	[X] Sustained [ ] Changed [ ] _____
IMPROVEMENTS	$ 430,679	$ 430,679	[ ] Appellant Analysis [ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	
TOTAL	$ 693,879	$ 693,879	

NOTES: Assessor Comps. Appellant used listings - mostly date 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: [X] Video Conference [ ] Phone Conference [ ] In-Person

Board:	Taxpayer:	Assessor:	Third Parties (if any):
[X] Daniel Weaver [ ] Gloria Gomez-Matthews [ ] Lisa Bodner [ ] Joel Cline [X] Terry Hagberg	Gaofeng Zhu	Alex Van Ruxton	

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	[X] Sustained [ ] Appellant Analysis
IMPROVEMENTS	$ 398,579	$ 398,579	[ ] Changed [ ] Assessor Recomdtn
PERSONAL PROPERTY	$	$	[ ] _____
TOTAL	$ 733,579	$ 733,579	

NOTES: Appellant comps not provided to Board
Assessor comps support assessed value

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

AUTHORIZATION

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

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
ABDALSHAH DAJLAH HUSSEIN	986053323	**209**	401 TOM LANDRY HWY #660901	Jordan Rubin	**The appellant's representative provided four comparable sales near the subject property. The adjusted average value of these sales is $827,000, and the adjusted median value is $833,000. Three of the Assessor's sales sold in 2023, while all of the appellant's comparable sales sold in 2024.**
POVASER KRISTIN M	986054657	**210**	401 TOM LANDRY HWY #660901	Jordan Rubin	**The appellant's representative provided five comparable sales all in the subject property's neighborhood within ½ a mile of the subject property. The adjusted average value of these sales is $483,000, and the adjusted median value is $490,000. Two of the four Assessor's sales support a lower value than the assessed value.**
HO HENRY & MAN CINDY	986057300	**211**	401 TOM LANDRY HWY #660901	Jordan Rubin	**The appellant's representative provided six comparable sales in the subject property's neighborhood. The adjusted average value of these sales is $383,000, and the median adjusted value is $386,000. The appellant's comparable sales are closer to the subject property than the Assessor's sales.**
CHAN THEODORE	986057615	**212**	401 TOM LANDRY HWY #660901	Jordan Rubin	**The appellant's representative provided four comparable sales within ½ a mile of the subject property. Comparable sale #1 is on the same street as the subject property. The adjusted average value of these sales is $421,000, and the adjusted median value is $419,000. The appellant and the Assessor share one comparable sale but do have different adjustments.**
WANG HOWARD & LI HONG	206939000	**237**	2773 CHERRY AVE NE Mail to property address	Howard Wang	**The appellant stated the $2.15 million purchase price included the interior and exterior furnishings with the property. Since this price included furnishings, the value on the property itself should be lower than the purchase price.**
HUDSON DANA	117892596	**74**	15917 NE UNION RD #104	Dana Hudson	**The appellant referred to their comparable sales located within his development. The subject property is a Whipple Creek Condominium with a basement. The condos often all have the same floor plans with few variations. The subject property has a damaged deck.**
LAMBERT LORNA F & LAMBERT CHRISTOPHER M TRUSTEES	205684000	**97**	23308 NE 148TH ST	Lorna Lambert	**The appellant focused on the condition and the cost to cure issues of the subject property. She noted that the Assessor's comparable sales had nicer features such as views and updated interiors. The Assessor's second comparable sale has an income producing Accessory Dwelling Unit. The fourth comparable sale was very different from the subject property with a completely updated interior and luxury features. The additional outbuilding on this property has heating. The subject property does not have any of these desirable features. The subject property's staircase is a safety hazard because it was installed incorrectly with no safety railing. The room that is attached to the garage is not an accessory dwelling unit. There is no kitchen and there is no intention of using it for income purposes. There are leaks and damaged wood in the property.**
LECHUGA VELMA & LECHUGA MARIO	986040799	**231**	5109 NE 134TH ST	Mario Lechuga Velma Lechuga	**The subject property was purchased in 2022. The appellant believes the Assessor used higher quality, larger homes for their comparable sales. The appellant**

					attempted to find comparable sales with similar square footage in the requested time frame.
CJT HEIGHTS 24 LLC	37910016	**1231**	1701 SE COLUMBIA RIVER DR	Julie Martin	**The appellant stated they received an offer for $10.3 million for the entire set of four properties. The appellant submitted a partial appraisal valuing the total of all four properties at $12,510,150.**
CJT HEIGHTS 24 LLC	37910020	**230**	1701 SE COLUMBIA RIVER DR	Julie Martin	**The appellant stated they received an offer for $10.3 million for the entire set of four properties. The appellants submitted a partial appraisal valuing the total of all four properties at $12,510,150.**