

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	256	Parcel Number:	140689-000
Owner Name:	STAROS DOMINIK & STAROS GINA				
Situs Address:	1903 NE 387TH AVE WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	6.4	NBHD	
Mailing Address:	1903 NE 387TH AVE WASHOUGAL, WA 98671				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>Dominik & Gonia Staros</i>	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	<i>9:12</i>	<i>9:16</i>	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Kenneth Weiner of Fast Track Appraisals indicating a value of \$1,475,000 as of June 2024. The appellant submitted three comparable sales (#140678-000 sold for \$1,480,000 in December 2023; #140673-000 sold for \$12,000,000 in March 2024; and #142054-000 sold for \$1,420,000 in May 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)	\$ 398,162	\$ <i>398,162</i>	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,181,991	\$ <i>1,076,838</i>		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,580,153	\$ <i>1,475,000</i>		
NOTES: <i>Appellant provided independent appraisal</i>			<input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	<i>1/21/26</i>

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	259	Parcel Number:	110185-770
Owner Name:	STROM NATALIE A & STROM JUSTIN D TRUSTEES				
Situs Address:	1010 NE 142ND AVE VANCOUVER, WA 98684				
Property Type:	multi-family unit	Acres:	0.41	NBHD:	
Mailing Address:	3576 SE WOODWARD ST PORTLAND, OR 97202				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez Matthews <input type="checkbox"/> Lisa Bodner	— <i>Todd Hawes</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	9:27	9:35	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$1,093,000 in April 2025.

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a Co-Star multi-family market report, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 240,000	\$ 240,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 813,000	\$ 813,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,053,000	\$ 1,053,000		
NOTES:			<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Sale in april 25 for 1,093,000</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	291	Parcel Number:	132844-000
Owner Name:	ZHILKO VIKTOR & ZHILKO VIKTORIYA				
Situs Address:	5120 S ST WASHOUGAL, WA 98671				
Property Type:	ranch style residence	Acres:	0.88	NBHD	
Mailing Address:	5120 S ST WASHOUGAL, WA 98671				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner	-	-

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	9:55	9:57	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986037-249 sold for \$900,000 in April 2024; #134196-178 sold for \$740,000 in September 2024; and #130115-146 sold for \$880,000 in June 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,115,600.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 307,500	\$ 307,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 981,515	\$ 808,100		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,289,015	\$ 1,115,600		
NOTES: Assessor revised value			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	266	Parcel Number:	4180-000
Owner Name:	BOYD JENNIFER				
Situs Address:	714 W 37TH ST VANCOUVER, WA 98660				
Property Type:	1.5-story residence	Acres:	0.11	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomer-Matthews <input type="checkbox"/> Lisa Bodner Jordan Rubin	—	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	9:59	10:02	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted five comparable sales [#6760-000 sold for \$465,000 in January 2024; #10210-000 sold for \$505,000 in August 2024; #6530-000 sold for \$534,900 in June 2024; #10692-000 sold for \$498,500 in March 2025; and #9640-000 sold for \$480,000 in August 2024].

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 \$514,540.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 235,963	\$ 235,963	<input checked="" type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____ <input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other
IMPROVEMENTS	\$ 288,769	\$ 278,577	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 524,732	\$ 514,540	
NOTES: Assessor adjusted Value			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	268	Parcel Number:	106361-638
Owner Name:	DRAKE TANYA L & DRAKE EDDIE E				
Situs Address:	7504 NE 66TH WAY VANCOUVER, WA 98662				
Property Type:	ranch style residence	Acres:	0.14	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>Jordan Rubin</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:02	10:04	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted five comparable sales [#108141-620 sold for \$440,000 in February 2025; #108141-750 sold for \$520,000 in November 2024; #108660-368 sold for \$499,900 in July 2024; #105528-308 sold for \$450,000 in June 2024; and #108660-078 sold for \$402,500 in June 2024].

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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 185,500	\$ 185,502	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 246,841	\$ 246,841		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 432,341	\$ 432,341		
NOTES: <i>Assessor compa</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	269	Parcel Number:	118104-240
Owner Name:	MARTIN ADAM MICHAEL & MARTIN AMY FLORINE				
Situs Address:	313 NW 107TH CIR VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.18	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:				<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):			
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner	Jordan Rubin	10-06			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:04	10:06	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#189400-020 sold for \$663,989 in September 2024; #189265-015 sold for \$485,000 in December 2024; #189265-005 sold for \$456,890 in April 2024; #118264-096 sold for \$502,903 in November 2024; #187117-001 sold for \$520,000 in June 2024; and #118263-212 sold for \$527,000 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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 193,500	\$ 193,500	<input checked="" type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 342,133	\$ 286,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 535,633	\$ 480,000		
NOTES: <i>Appellant Comps + cost to cure.</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/24

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	271	Parcel Number:	130111-000
Owner Name:	CIUFO ELLEN MAE				
Situs Address:	33306 SE 27TH ST WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	5.03	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>Jordan Rubin</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:46	10:08	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#130093-000 sold for \$1,075,000 in November 2024; #142906-000 sold for \$755,000 in October 2024; #143095-000 sold for \$965,000 in April 2024; and #129882-000 sold for \$1,030,000 in October 2024].

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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 462,838	\$ 462,838	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 413,006	\$ 413,006		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 875,844	\$ 875,844		
NOTES: <i>Assessor Comps.</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	273	Parcel Number:	204931-016
Owner Name:	PETERSON RYAN A & PETERSON JACQUELYN D				
Situs Address:	18909 NE 149TH ST BRUSH PRAIRIE, WA 98606				
Property Type:	2-story residence	Acres:	2.5	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner	Taxpayer: <i>Rehan Jordan</i> Assessor: Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:10	10:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: which was updated to \$915,000 in additional evidence The appellant submitted three comparable sales [#204931-010 sold for \$875,000 in July 2024; #204120-008 sold for \$799,900 in October 2024; and #202154-014 sold for \$950,000 in January 2025].

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)	\$ 491,940	\$ 491,940	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 476,121	\$ 423,060		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 968,061	\$ 915,000		
NOTES: <i># 20 4120008 Best Comp.</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	274	Parcel Number:	986038-351
Owner Name:	FUNG JEFFREY & LIAO ZHE				
Situs Address:	12205 NE 115TH ST VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.06	NBHD:	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input type="checkbox"/> Daniel Weaver <input type="checkbox"/> Joel Cline <input type="checkbox"/> Terry Hagberg	<input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner <i>Jordan Rubin</i> 10:12	<i>10:14</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:12	10:14	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted five comparable sales [#986038-379 sold for \$435,000 in March 2025; #986038-315 sold for \$415,000 in January 2025; #986038-360 sold for \$430,000 in June 2024; #986038-339 sold for \$435,000 in March 2025; and #986038-289 sold for \$409,900 in February 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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:
LAND (ACRES)	\$ 167,750	\$ 167,750	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____ <input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 275,244	\$ 267,250	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 442,994	\$ 430,800	
NOTES: <i>Appellant Comps + assessor comps</i>			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wason</i>	1/21/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	275	Parcel Number:	986050-565
Owner Name:	PACHECO TYLER NICHOLAS				
Situs Address:	10652 NE 66TH AVE VANCOUVER, WA 98686				
Property Type:	ranch style residence	Acres:	0.12	NBHD	
Mailing Address:	401 TOM LANDRY HWY #660901 DALLAS, TX 75266				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person
Board:	Taxpayer:	Assessor:	Third Parties (if any):
<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Joel Cline <input checked="" type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Lisa Bodner	Jordan Rubin		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 21, 2026	10:15	10:17	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#986050-567 sold for \$569,777 in March 2024; #199218-006 sold for \$599,000 in May 2024; #986039-228 sold for \$592,450 in January 2025; #986039-229 sold for \$599,900 in January 2025; #986043-376 sold for \$510,000 in July 2024; and #986043-384 sold for \$550,000 in September 2024].

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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 178,000	\$ 178,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 412,420	\$ 397,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 590,420	\$ 575,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Comp 1 for assessor & 1 for appellant + Comp 3 for assessor				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Wear	1/21/26

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
STAROS DOMINIK & STAROS GINA	140689000	256	1903 NE 387TH AVE	Dominik Staros Gina Staros	The appellants stated their opinion of value is based on their July 2024 appraisal. They believe a 3% reduction from that appraisal value would reflect market conditions. The median market value of homes in Clark County decreased by 4% and homes remained on the market for over 60 days. Three houses in the subject property's neighborhood were listed, but despite price reductions, only one property sold.
STROM NATALIE A & STROM JUSTIN D TRUSTEES	110185770	259	3576 SE WOODWARD ST	Todd Hawes	The Assessor's Office referred to the purchase of the subject property on April 9 th , 2025, for \$1,093,000. He stated the vacancy rate is 7.7% in Vancouver and rent values have increased in the local market according to CoStar. Four comparable sales were presented including the sale of the subject property. The average value of these per unit sales is \$1,077,000. The income approach used the actual rent of the subject property provided by the owners to result in a value of \$1,150,000.
ZHILKO VIKTOR & ZHILKO VIKTORIYA	132844000	291	5120 S ST	No attendance	No attendance
BOYD JENNIFER	4180000	266	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative presented five comparable sales within ½ mile of the subject property. The adjusted average value of these sales \$477,089.
DRAKE TANYA L & DRAKE EDDIE E	106361638	268	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided five comparable sales all in similar condition near the subject property and all sold within six months. The adjusted average value of these sales is \$406,012, and the adjusted median value of these sales is \$415,370.
MARTIN ADAM MICHAEL & MARTIN AMY FLORINE	118104240	269	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided six comparable sales all within the subject's neighborhood within ½ mile. The adjusted average value of these sales is \$476,870, and the adjusted median value of these sales is \$478,094.
CIUFO ELLEN MAE	130111000	271	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided four comparable sales all located within the subject property's neighborhood. The adjusted average value of these sales is \$829,757, and the adjusted median value of these sales is \$832,807.
PETERSON RYAN A & PETERSON JACQUELYN D	204931016	273	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided three comparable sales within the subject property's neighborhood. The adjusted average value of these sales is \$909,206, and the adjusted median value of these sales is \$914,992.
FUNG JEFFREY & LIAO ZHE	986038351	274	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided five comparable sales close to the subject property. Two of the appellant's comparable sales are on the same street as the subject property. The adjusted average value of these sales is \$428,522, and the adjusted median value of these sales is \$431,460.

PACHECO TYLER NICHOLAS	986050565	275	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's representative provided six comparable sales within the subject property's neighborhood. The first comparable sale is on the subject property's street. The Assessor's second comparable is an outlier, while the other two sold below the assessment value. The adjusted average value of these sales is \$547,348, and the adjusted median value of these sales is \$540,422.
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