

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	265	Parcel Number:	92003-400
Owner Name:	JONES MARK D & JONES MEI-SHU				
Situs Address:	14707 SE 28TH ST VANCOUVER, WA 98683				
Property Type:	2-story residence	Acres:	0.23	NBHD	
Mailing Address:	12047 NE GLENN WIDING DR UNIT 56714 PORTLAND, OR 97220				

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 Mark Jones	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	9:03	9:13	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: The appellant submitted three comparable sales (#92003-096 sold for \$719,900 in March 2023; #92004-010 sold for \$718,000 in July 2024; and #92004-344 sold for \$770,000 in July 2024).

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 199,800	\$ 199,800	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 431,732	\$ 431,732	<input type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/>	
TOTAL	\$ 631,532	\$ 631,532		
NOTES: <i>Assessor Comps</i>			<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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wilson</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	277	Parcel Number:	37911-904
Owner Name:	GRIER DAVID I				
Situs Address:	302 SAINT LOUIS WAY VANCOUVER, WA 98664				
Property Type:	ranch style residence	Acres:	0.24	NBHD	
Mailing Address:	302 ST LOUIS WAY VANCOUVER, WA 98664				

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>David Grier</i>	<i>[Signature]</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	9:20	9:28	

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 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)	\$ 197,727	\$ 197,727	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____
IMPROVEMENTS	\$ 310,811	\$ 310,811	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 508,538	\$ 508,538	
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other

No quantitative info

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>[Signature]</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	289	Parcel Number:	146659-002
Owner Name:	FOURNIER COURTNEY & DEVOE RICHARD				
Situs Address:	7815 NW BACON RD VANCOUVER, WA 98665				
Property Type:	1.5-story residence	Acres:	0.36	NBHD	
Mailing Address:	7815 NW BACON RD VANCOUVER, WA 98665				

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>Richard & Courtney Fournier</i>	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	9:32	9:42	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#144952-010 sold for \$525,000 in September 2024; #98144-228 sold for \$481,000 in September 2024; #126684-024 sold for \$770,000 in June 2025; #97975-030 sold for \$485,000 in March 2024; #98144-114 sold for \$525,000 in February 2024; and #99776-010 sold for \$535,000 in April 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)	\$ 198,600	\$ 198,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdn
IMPROVEMENTS	\$ 404,652	\$ 366,400		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 603,252	\$ 565,000		
NOTES:			<input 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>Appellant comps + Assessor Comp #118263118</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Cline</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	278	Parcel Number:	149327-010
Owner Name:	ANGQUICO CHRISTINE G & ANGQUICO WALTER O				
Situs Address:	3615 NE MINNEHAHA ST VANCOUVER, WA 98661				
Property Type:	2-story residence	Acres:	0.13	NBHD	
Mailing Address:	3615 NE MINEHAHA ST VANCOUVER, WA 98661				

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"/> Glona Gomez Matthews <input type="checkbox"/> Lisa Bodner	— <i>J. Arberry</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	10:02	10:17	

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 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)	\$ 143,970	\$ 143,970	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____
IMPROVEMENTS	\$ 303,559	\$ 303,559	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 447,529	\$ 447,529	
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other

No appellant Comps

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	93	Parcel Number:	117893-158
Owner Name:	NORDSTROM BARBARA TRUSTEE				
Situs Address:	13818 NE 45TH AVE VANCOUVER, WA 98686				
Property Type:	1.5-story residence	Acres:	0.46	NBHD	
Mailing Address:	13818 NE 45TH AVE VANCOUVER, WA 98686				

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>Barbara Nordstrom</i>	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	10:22	10:48	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Au'Natural Hardwood Floors to refinish hardwood floors for \$3,338 as of September 2025, a bid by GV Painting to pressure wash and paint the gutters and trim for \$4,800 as of September 2025, a bid by Sarkinen Home Services to instal Car charging stations for \$8,160 as of September 2025, and a bid by Grant Johnson Drainage Company to remove an interior pump from the cral space and replace vapor barriers in the crawspace for \$12,099 as of September 2022. The appellant submitted eight comparable sales [#186364-000 sold for \$733,900 in October 2024; #118255-558 sold for \$794,000 in May 2025; #118255-977 sold for \$799,000 in September 2024; #118255-410 sold for \$780,000 in June 2024; #117893-234 sold for \$800,000 in September 2024; #117893-228 sold for \$710,000 in June 2024; #186205-018 sold for \$805,000 in June 2025; and #117893-188 sold for \$784,125 in November 2025].

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 \$955,062.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 300,000	\$ 300,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 671,662	\$ 564,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 971,662	\$ 864,000		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
<i>Appellant Comps.</i>			<input type="checkbox"/> Appraisal	<input type="checkbox"/> Manfst Err.
			<input checked="" type="checkbox"/> Comps	<input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	284	Parcel Number:	986066-792
Owner Name:	THOMPSON JESSE				
Situs Address:	#199 SEC 10 T3NR2EWM 8.88A ,				
Property Type:	bare-land parcel	Acres:	8.88	NBHD	
Mailing Address:	407 S SPRUCE AVE YACOLT, WA 98675				

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	Jesse Thomson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 22, 2026	10:54	11:06	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$375,000 in October 2024. The appellant's evidence included GIS maps and photos demonstrating the condition of the land. The appellant submitted three comparable sales (#91050-149 sold for \$340,000 in November 2024; #228495-000 sold for \$1,000,000 in March 2025; and #192380-000 sold for \$600,000 in March 2023).

ASSESSOR EVIDENCE: The Assessor's evidence included GIS maps demonstrating easements, aerial views, land details, and wetlands, a property information card, and a cover letter recommending the assessed value be reduced to \$570,537.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,099,144	\$ 467,777	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,099,144	\$ 467,777		
NOTES: Appellant comps			<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>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	280	Parcel Number:	101395-194
Owner Name:	LIAO QINGHUI & LI HONGXIA				
Situs Address:	2406 NE 46TH ST VANCOUVER, WA 98663				
Property Type:	ranch style residence	Acres:	0.23	NBHD	
Mailing Address:	2406 NE 46TH ST VANCOUVER, WA 98663				

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 22, 2026	11:11	11:15	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Matrix to replace the roof for \$43,759 as of October 2025. The appellant submitted three comparable sales [#101395-168 sold for \$550,000 in March 2025; #101395-190 sold for \$610,000 in June 2025; and #101395-186 sold for \$624,000 in April 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 \$605,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 185,600	\$ 185,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 464,582	\$ 419,400		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 650,182	\$ 605,000		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
Assessor suggested value				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/22/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	285	Parcel Number:	115050-148
Owner Name:	PANG MICHAEL HISAO MUN HO				
Situs Address:	17006 SE 3RD ST VANCOUVER, WA 98684				
Property Type:	ranch style residence	Acres:	0.11	NBHD	
Mailing Address:	1245 SW 160TH AVE BEAVERTON, OR 97006				

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 22, 2026	11:16	11:19	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a 10999 documenting the earnings of rent as \$28,740 for 2024. The appellant submitted three comparable sales [#108858-544 sold for \$460,000 in April 2025; #108858-480 sold for \$440,000 in March 2025; and #177227-068 sold for \$460,000 in June 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)	\$ 242,000	\$ 242,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn <input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other
IMPROVEMENTS	\$ 281,766	\$ 281,766	
PERSONAL PROPERTY	\$	\$	
TOTAL	\$ 523,766	\$ 523,766	
NOTES: Assessor Comp			

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/22/26

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
JONES MARK D & JONES MEI-SHU	92003400	265	12047 NE GLENN WIDING DR UNIT 56714	Mark Jones	The appellant stated the property has no upgrades. The appellant has owned the home for 20 years, and prior to that it was abandoned which resulted in some condition issues. The driveway and sidewalk have lifted and shifted, resulting in safety hazards. Comparable sales have new appliances, countertops, and other features that the subject property does not have. The appellant provided comparable sales that the Assessor's Office used and made adjustments to reflect the comparability to the condition of the subject property.
GRIER DAVID I	37911904	277	302 ST LOUIS WAY	David Grier	The appellant stated trees were removed by the City with no notice which affected the desirability of the subject property. He believes the removal of these trees should increase the value adjustment placed on the property for negative noise influence from the nearby road.
FOURNIER COURTNEY & DEVOE RICHARD	146659002	289	7815 NW BACON RD	Richard Devoe Courtney Fournier	The appellants stated the property was constructed in 1920 and received an updated edition in 1990 with the addition of a detached garage as well. The Assessor's Office records the effective year built as 1990, but the appellant notes that the piping and other features do not match a 1990 construction home. The appellant chose older homes with basements and detached garages for their comparable sales.
ANGQUICO CHRISTINE G & ANGQUICO WALTER O	149327010	278	3615 NE MINEHAHA ST	Jason Arberry	The Assessor's Office stated the entryway road is paved and should not prohibit access to the subject property. The appellant was concerned with neighboring duplexes near the subject property, but the Assessor's Office noted these buildings are good quality and well-maintained and do not affect the subject property's value negatively.
LIAO QINGHUI & LI HONGXIA	101395194	280	2406 NE 46TH ST	No attendance	No attendance
NORDSTROM BARBARA TRUSTEE	117893158	93	13818 NE 45TH AVE	Barbara Nordstrom	The appellant stated that the average of four of her comparable sales is \$863,000. These comparable sales are in her neighborhood, Highlands at Pleasant Valley. The appellant did not initially include Property ID 186364000 in her average because the Assessor's Office would not consider it, but it is in close proximity to the subject property, very similar, and on a larger lot. It sold for \$825,000 in October 2024. The appellant updated her opinion of value to \$864,000.
THOMPSON JESSE	986066792	284	3144 W GREENWOOD AVE UNIVERSITY PLACE WA , 98466	Jess Thompson	The appellant stated a gas line with an easement runs through the middle of the property and various environmental and wetland constraints also limit development. The appellant purchased the property in October 2024 for \$375,000 from a developer who could not develop it after it was listed on the market for a long period of time. The appellant is hoping that a culvert will allow for development, but the possible necessity of a bridge would render the property worthless.

					The appellant updated their opinion of value to \$467,777.
PANG MICHAEL HISAO MUN HO	115050148	285	1245 SW 160TH AVE	No attendance	No attendance