

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	314	Parcel Number:	54000-000
Owner Name:	YUNG GLEN J & TO XUAN K				
Situs Address:	2014 COLUMBIA ST				
Property Type:	2-story residence	Acres:	0.11	NBHD	
Mailing Address:	2014 COLUMBIA ST				

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:
February 4, 2026	8:55	9:01	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	
ASSESSOR EVIDENCE:	(No Assessor Evidence)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 223,682	\$ 223,682	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 870,633	\$ 870,633		
PERSONAL PROPLRTY	\$	\$		
TOTAL	\$ 1,094,315	\$ 1,094,315		
NOTES: WAR-458-14-146			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Mantst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	328	Parcel Number:	986050-838
Owner Name:	NICHOLSON JON F & NICHOLSON KATHY A				
Situs Address:	2400 S ROYAL CT				
Property Type:	ranch style residence	Acres:	0.2	NBHD	
Mailing Address:	2400 S ROYAL CT				

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 Rodner Jim & Kathy Nicholson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	9:02	9:12	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986050-823 sold for \$733,000 in May 2025; #986050-893 sold for \$659,000 in June 2025; and #986065-841 sold for \$635,507 in August 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)	\$ 186,725	\$ 186,725	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 545,668	\$ 545,668		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 732,393	\$ 732,393		
NOTES:			<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
Reserve Comps. + 2435 Royal CT 986050-823				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	315	Parcel Number:	187785-064
Owner Name:	CAMACHO DUNCAN & CAMACHO DANA				
Situs Address:	13210 NW 33RD AVE				
Property Type:	2-story residence	Acres:	0.23	NBHD	
Mailing Address:	13210 NW 33RD AVE				

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	Duncan Camacho		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	9:17	9:25	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales (#117893-878 sold for \$845,000 in February 2024; #188305-018 sold for \$793,000 in September 2024; and #118140-100 sold for \$759,000 in September 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 \$898,900.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 259,600	\$ 259,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 648,025	\$ 590,400		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 907,625	\$ 850,000		
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	
Appellant comp ref # 117893878				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C Weaver	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	318	Parcel Number:	110299-046
Owner Name:	SANDERSON KARINA T & SANDERSON SANDY B				
Situs Address:	415 NE 147TH AVE				
Property Type:	ranch style duplex	Acres:	0.18	NBHD	
Mailing Address:	415 NE 147TH AVE				

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 Karina & Sandy Sanderson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	10:40	10:47	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a competitive market analysis by Karina Sanderson of Coldwell Banker indicating a value of \$485,000 as of October 2025 and photos of the damage to 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 \$570,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 210,250	\$ 210,250	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 392,159	\$ 353,750		
PLUNGINAL PROPERTY	\$	\$		
TOTAL	\$ 602,409	\$ 570,000		
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	
Assessor suggested value				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	319	Parcel Number:	124817-170
Owner Name:	TSAI YUEH LONG & CHEN YU				
Situs Address:	3526 NW NORWOOD ST				
Property Type:	2-story residence	Acres:	0.18	NBHD	
Mailing Address:	3526 NW NORWOOD ST				

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 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 Yu Chan		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	10:58	11:11	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant submitted three comparable sales [#124817-038 sold for \$880,000 in April 2025; #124750-020 sold for \$775,000 in May 2025; and #124868-002 (124969002) sold for \$990,000 (\$900,500) in April 2025]
ASSESSOR EVIDENCE:	The Assessor's evidence included five comparable sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 315,000	\$ 315,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 775,158	\$ 775,158		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,090,158	\$ 1,090,158		
NOTES:	Assessor Comps		<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>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	308	Parcel Number:	97976-144
Owner Name:	CASTEEL KYLE & CASTEEL AMANDA				
Situs Address:	310 NE 85TH ST UNIT G				
Property Type:	2-story condominium unit	Acres:	0	NBHD:	
Mailing Address:	310 NE 85TH ST UNIT G				

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:
February 4, 2026	11:14	11:15	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included photos of the damage in the subject property. The appellant submitted three comparable sales [#97976-108 sold for \$310,000 in April 2025; #97976-138 sold for \$265,000 in February 2025; and #97976-150 sold for \$259,000 in February 2025]

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 314,393	\$ 276,245		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 314,393	\$ 276,245		
NOTES: <i>Appellant comps</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>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	322	Parcel Number:	986037-610
Owner Name:	PORTER DAYNA M				
Situs Address:	10712 NE 109TH ST				
Property Type:	2-story residence	Acres:	0.1	NBHD	
Mailing Address:	10712 NE 109TH ST				

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>Dayna Porter</i>	<i>Anna Swinhart</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	11:22	11:35	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#145043-022 sold for \$537,000 in October 2023; #986034-123 sold for \$499,900 in March 2024; and #148056-004 sold for \$492,000 in April 2022]

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)	\$ 170,000	\$ 170,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 385,287	\$ 385,287		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 555,287	\$ 555,287		
NOTES: <i>Assessor's 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>	2/4/26

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	326	Parcel Number:	150048-004
Owner Name:	SAGGAR MANDEEP				
Situs Address:	3506 NE 43RD ST				
Property Type:	2-story residence	Acres:	0.08	NBHD:	
Mailing Address:	17145 SE TRANQUIL STREET				

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 <input type="checkbox"/> Matthews <input type="checkbox"/> Lisa Bodner		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	11:38	11:39	

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)	\$ 125,000	\$ 125,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 354,224	\$ 354,224		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 479,224	\$ 479,224		
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>No appellant comps</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/4/25

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

CASE BEING HEARD

Assessment Year:	2025	Petition No:	313	Parcel Number:	98824-178
Owner Name:	SMITH MELANIE R				
Situs Address:	105 NE 70TH CIR				
Property Type:	ranch style residence	Acres:	0.31	NBHD:	
Mailing Address:	105 NE 70TH CIR				

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>Melanie Parker (Smith)</i>	<i>Robin Farnoti</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 4, 2026	11:44	11:55	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE:

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)	\$ 234,600	\$ 234,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 329,269	\$ 329,269		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 563,869	\$ 563,869		
NOTES: <i>Assessor Comps</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 B. Weaver</i>	2/4/26

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
NICHOLSON JON F & NICHOLSON KATHY A	986050838	328	2400 S ROYAL CT	Jon Nicholson Kathy Nicholson	The appellants stated homes in 2025 are selling for less than the subject property's assessment. The appellant's comparable sales are similar to the subject property in construction date and quality. A larger property across the street from the subject property at 2435 S Royal Court sold for \$733,000 in May 2025. The subject property was purchased for \$710,000 in 2022.
CAMACHO DUNCAN & CAMACHO DANA	187785064	315	13210 NW 33RD AVE	Duncan Camacho	The appellant stated the Assessor's first comparable sale is a new construction property with high end finishes and is not comparable to the subject property. Comparable Sale #2 is a custom-built home. Comparable sale #3 has brand new appliances and upgraded features from a recent renovation before its sale. This property has a new roof, new air conditioning, new flooring, and new paint. The Assessor's fourth comparable sale has additional square footage and a larger lot with a full view of the Salmon Creek Greenway. The appellant's comparable sale #1 is in the subject property's neighborhood. The subject property's land is predominately sloped.
CASTEEL KYLE & CASTEEL AMANDA	97976144	308	310 NE 85TH ST UNIT G	No attendance	No attendance
YUNG GLEN J & TO XUAN K	54000000	314	2014 COLUMBIA ST	No attendance	Per WAC 458-14-146, stating that Board members shall disqualify themselves from hearing an appeal involving property owned in whole or in part by members or employees of the board or county legislative authority or any person related to a member or employee of the board or county legislative authority by blood or marriage, the Board of Equalization was required to recuse themselves and could not achieve a quorum at this hearing and the property value must be sustained. The taxpayer has the right to appeal the Board's action to the State Board of Tax Appeals.
SANDERSON KARINA T & SANDERSON SANDY B	110299046	318	415 NE 147TH AVE	Karina Sanderson Sandy Sanderson	The appellants stated another duplex in their development with a remodeled finished basement, air conditioning, new siding, and landscaped yard sold for less than the assessed value of the subject property. The subject property's basement is unfinished and has radiant heat. The appellants believe that \$100,000 would need to be invested into the property for it to be marketable.
TSAI YUEH LONG & CHEN YU	124817170	319	3526 NW NORWOOD ST	Yu Chen	The appellant provided comparable sales within her neighborhood close to the assessment date. The average price of her sales is \$838,000, and she believes that is representative of the subject property's value.
PORTER DAYNA M	986037610	322	10712 NE 109TH ST	Anna Swinhart	The Assessor's Office stated two of the appellant's comparable sales were from 2022 and 2023. The 2024 sale they provided is outside of the neighborhood and market area and cannot be considered by the Assessor's Office. The Assessor's first comparable sale is adjacent to the subject property. It would also be influenced by the nearby development.

SAGGAR MANDEEP	150048004	326		no phone number	no mailing address provided
SMITH MELANIE R	98824178	313	105 NE 70TH CIR	Melanie Parker Robyn Fonoti	<p>The appellant stated the subject property is 75 years old and has no new piping or electrical. The appellant does not believe the effective year built of 1969 recorded by the Assessor reflects the actual age of the home.</p> <p>The Assessor's Office stated their comparable sales were constructed in the 1960s to match the effective year built. They suggested providing cost to cure bids for the electrical and piping. The Assessor's Office stated the property is getting a full depreciation for the age of the property.</p>