	ciark county	Board of Equal	ization - Boa	rd Clerk's R	ecord	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2023	Petition I	Petition No: 284 Parcel N		Number:	umber: 108146-042		
Owner Name:	DAVENPOR	RT SHARON J						
Situs Address:	7000 NE 40	TH AVE VANCO	UVER, WA 986	61				
Property Type:	n/a			2.34	NBHD	7490		
Mailing Address:	16420 SE N	Acres  MCGILLIVRAY BLVD STE 103 PMB 459 VANCOUVI						7 150
ATTENDANCE						*****	•	
Held by:	✓ Video C	onference	[ ] Phon	ne Conferenc	e	[ ] In	-Person	
Board:		Taxpayer:	1616 H 1860	Assessor:			Third Par	ties //famul
☐ Lisa Bodner ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Sharon Do	ivenport	GreyP	eters	on		,
HEARING SESSION								
Hearing Held On:	Start Time:		End Time	e:		Recor	ding Name	:
January 23, 2024	9:11		9	143				
CASE DETAILS TESTIMONY: (See attain APPELLANT EVIDENCE: 1	ched note sheet) The appellant's ev	vidence included a le	ase agreement fr	om April 2022 a	and an In	come Stater	ment from De	cember 202
TESTIMONY: (See attained appellant evidence: 1	The appellant's ev							
ASSESSOR EVIDENCE: The to the assessed value.	The appellant's evidence Assessor's evidence							
ASSESSOR EVIDENCE: The to the assessed value.	The appellant's evidence Assessor's evidence	ence included a proj			i, and a c		recommendin	
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOAL	The appellant's evidence Assessor's evidence Assessor's evidence Assessor vidence Assessor	/ALUE: E	BOE VALUE:		DE	cover letter	TION:	g no change
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOAL	The appellant's evidence Assessor's evidence Assessor's evidence ASSESSOR V	/ALUE: E	BOE VALUE:	acket, four sales	DE	TERMINA	atined	g no change
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOAL  LAND (ACRES)	The appellant's evidence Assessor's evidence Assessor's evidence Assessor vidence Assessor	/ALUE: E 642,200 : 1,250,000 :	BOE VALUE:	acket, four sales	DE	cover letter	TION:	g no change
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	The appellant's evidence Assessor's evidence Assessor's evidence Assessor via the Assessor	/ALUE: E 642,200 : 1,250,000 :	BOE VALUE: \$ (4) \$ /, 25	2,200	DE	TERMINA	ATION:	g no change  Appellant Analysis  Assessor
ASSESSOR EVIDENCE: TO THE BOA LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  Need to a	The appellant's evidence Assessor's evidence Assessor's evidence Assessor via the Assessor	/ALUE: E 642,200 : 1,250,000 : 1,892,200 : 1	BOE VALUE: \$	2,200	DE	TERMINA	ained chase D F	g no change  Appellant Analysis  Assessor
TESTIMONY:   (See attained appellant Evidence: The second appellant Evidence: The second appellant assessed value.  ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:	RD ASSESSOR V \$ \$ \$ \$  ACCURATE TO THE ASSESSOR V \$ \$ \$	/ALUE: E 642,200 : 1,250,000 : 1,892,200 :	BOE VALUE: \$	2,200	DE	TERMINA  Susta  Chan  Puro Puro App	ained chase D F	g no change  Appellant Analysis  Assessor Recomdtn Repairs Manfst Err.

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CASE BEING HEARD	The second								
Assessment Year:	2023	Petition	No: 285		Parcel N	lumber:	ber: 108146-044		
Owner Name:	DAVENPO	RT SHARON							
Situs Address:	3800 NE 6	8TH ST VANCOU	VER, WA 9866	51					
Property Type:	n/a Acres: 3.12						NBHI	7490	
Mailing Address:	16420 SE N	MCGILLIVRAY BL	VD STE 103 PN	1B 459 VANC	OUVER,	WA 9866	51		
ATTENDANCE									
Held by:	[X] Video	Conference	[] Pho	ne Conferen	ce	[] li	n-Person		
Board:		Taxpayer:		Assessor:			Third Par	rties (if any)	
Daniel Weaver     Lisa Bodner     Dohn Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Sharon B	) arun port	Ched	Peter	son			
HEARING SESSION				-11-5					
Hearing Held On:	Start Time	e:	End Tir	ne:		Reco	rding Nam	e:	
January 23, 2024		9:11	9:5	/ 3					
TESTIMONY: (See atta APPELLANT EVIDENCE:	ched note sheet The appellant's		lease agreement	from Septembe	er 2020 ar	nd an Incom	e Statement f	from	
ASSESSOR EVIDENCE: The to the assessed value.	The appellant's he Assessor's ev	evidence included a				A. S	45.000.000.000.000		
ASSESSOR EVIDENCE: The to the assessed value.	The appellant's he Assessor's ev	evidence included a			les, and a	A. S	r recommend	- 13	
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOA	The appellant's he Assessor's ev	evidence included a	BOE VALUE:		les, and a	cover lette	r recommend	ing no chang	
TESTIMONY: (See atta APPELLANT EVIDENCE: To December 2021  ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOA LAND (ACRES)	the appellant's he Assessor's ev	evidence included a providence included a pr	BOE VALUE:	packet, four sal	les, and a	etermin	r recommend	ing no chang	
TESTIMONY: (See atta APPELLANT EVIDENCE: To December 2021  ASSESSOR EVIDENCE: To to the assessed value.  DECISION OF THE BOA LAND (ACRES)	the appellant's the Assessor's evantable Assessor \$	evidence included a pridence included a priden	BOE VALUE:	packet, four sal	les, and a	etermin	r recommend  ATION: tained	□ Appellan Analysis	
TESTIMONY: (See atta APPELLANT EVIDENCE: TO December 2021  ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOA LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	the appellant's the Assessor's evantable Assessor \$	evidence included a pridence included a priden	BOE VALUE: \$ 85 \$ /,56	packet, four sal	les, and a	etermin	r recommend  ATION: tained	□ Appellan Analysis □ Assessor	
APPELLANT EVIDENCE: December 2021  ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:	ARD ASSESSOR \$ \$ \$	R VALUE:  856,200  1,567,300	BOE VALUE: \$ 85 \$ 1,56 \$	packet, four sal	D	ETERMIN  [X] Sus  [ ] Cha	ATION: tained inged	Appellan Analysis Assessor Recomdt	
TESTIMONY: (See atta APPELLANT EVIDENCE: To December 2021  ASSESSOR EVIDENCE: To to the assessed value.  DECISION OF THE BOA LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	ARD ASSESSOR \$ \$ \$ \$	R VALUE:  856,200  1,567,300  2,423,500	BOE VALUE: \$ 85 \$ 1,56 \$	packet, four sal	D	ETERMIN  [X] Sus  [ ] Cha	tained inged propasal pomps	Appellan Analysis Assessor Recomdt	

C	lark County Bo	ard of Equa	lizati	ion - Boar	d Clerk's	Record	of Hear	ing		
CASE BEING HEARD					746.3-4					
Assessment Year:	2023	Petition	on No: 286 Parcel Nu			Number: 108146		146-045		
Owner Name:	DAVENPORT	VENPORT SHARON & DAVENPORT JAMES								
Situs Address:	LUOKKALA IN	IDUSTRIAL PA	RK#	2 LOT 2 .5	1A,					
Property Type:	n/a	/a Acres: 0.5						).51 NBH		7490
Mailing Address:	16420 SE MC	5420 SE MCGILLIVRAY BLVD STE 103 PMB 459 VANCOUVER, WA						561		-
ATTENDANCE										
Held by:	₩ Video Cor	nference		[ ] Phon	ne Confere	nce	[]	In-Person	;	
Board:		axpayer:		11	Assessor	710000	1,3			es (if any):
		Sharon D	Danenport Jug Ret			Peter				
HEARING SESSION										
Hearing Held On:	Start Time:			End Time	e:		Recording Name:			
January 23, 2024	9:11			9:4	3					
ASSESSOR EVIDENCE: TO to the assessed value.	he Assessor's evider	nce included a pr	opert	y summary p	acket, four s	ales, and a	cover lett	er recomme	nding	no change
DECISION OF THE BOA	-									
	ASSESSOR VA			VALUE:		-   0	ETERMI	NATION:	1-	
LAND (ACRES)	\$	140,000	\$	140	,000					□ Appellant
IMPROVEMENTS	\$	344,200	\$	344	1,200	1	1 Ch	anged	1,000	nalysis
PERSONAL PROPERTY	\$		\$		,					-
TOTAL	\$	484,200	\$ 484,200				, <u> </u>	Assess Recom		
NOTES: Next to a	roreise-	rents for	ا م	Franz	mk7	L 4		Purchase Appraisal Comps		epairs lanfst Err ther
AUTHORIZATION	,									
Chairperson (or Autho	orized Designee	Signature					Dat	te		
Danie	cal	Laur						1/23/	24	

C	lark County Board	of Equalizat	ion - Boar	d Clerk's Reco	d of Hear	ing		
CASE BEING HEARD								
Assessment Year:	2023	Petition No:	on No: 287 Parcel Nur			umber: 108146-046		
Owner Name:	DAVENPORT SHA	RON		The state of the s				
Situs Address:	7000 NE 40TH AV	E VANCOUVE	R, WA 986	61				
Property Type:	n/a		s: 1.36	NBHD	7490			
Mailing Address:	16420 SE MCGILLI	VRAY BLVD ST	TE 103 PM	B 459 VANCOUV	ER, WA 986	661		
ATTENDANCE								
Held by:		ence	[] Phon	e Conference	[]	In-Person		
Board:	Тахра	yer:		Assessor:	100-200	Third Part	ties (if any):	
Daniel Weaver     Isa Bodner     Dohn Marks	ohn Rose erry Hagberg iloria Gomez- Matthews oel Cline	aron Da	unput	greg Pe	tuson			
HEARING SESSION								
Hearing Held On:	Start Time:		End Time	e:	Rec	ording Name	:	
January 23, 2024	9:11		9:4	13				
ASSESSOR EVIDENCE: The to the assessed value.	e Assessor's evidence in	cluded a property	y summary pa	acket, four sales, an	d a cover lett	er recommendir	ng no change	
DECISION OF THE BOA	RD							
	ASSESSOR VALUE	: BOE	VALUE:		DETERMI	NATION:		
LAND (ACRES)	\$ 3	73,200 \$	37	3,202	App		□ Appellant	
IMPROVEMENTS	\$ 1,0	26,500 \$	1,02	4,500			Analysis	
PERSONAL PROPERTY	\$	\$			[ ]			
TOTAL	\$ 1,3	99,700 \$	1,39	9,700	Name of the last o			
NOTES: Med to es Comunte t	recense re	ent for			The second second	ppraisal 🗆	Repairs Manfst Err. Other	
AUTHORIZATION						-		
Chairperson (or Autho	rized Designee) Sigr	nature			Dat	е		
( anni	e con	Lann			_ /	123)2	-¥	

Cl	ark County Board of Equa	lization - Board Cle	erk's Record of Heari	ng		
CASE BEING HEARD						
Assessment Year:	nent Year: 2023 Petition No: 288 Parcel Nur				5	
Owner Name:	DAVENPORT SHARON J		-			
Situs Address:	7000 NE 40TH AVE VANCO	UVER, WA 98661	#13 118			
Property Type:	n/a					
Mailing Address:	16420 SE MCGILLIVRAY BL	VD STE 103 PMB 459	VANCOUVER, WA 986	61		
ATTENDANCE						
Held by:	∀ Video Conference	[ ] Phone Co	nference []	In-Person		
Board:	Taxpayer:	Ass	essor:	Third Parties (if a		
☑ Daniel Weaver ☐ T ☑ Lisa Bodner ☐ G ☑ John Marks	ohn Rose erry Hagberg loria Gomez- Authews pel Cline	devenport G	ug Peterson			
HEARING SESSION	Table 1	T- 1-	l n			
Hearing Held On:	Start Time:	End Time:	Ked	ording Name:		
January 23, 2024	9:11	9:4	3			
ASSESSOR EVIDENCE: The to the assessed value.  DECISION OF THE BOA	e Assessor's evidence included a p	roperty summary packet	, four sales, and a cover let	er recommending	no change	
DECISION OF THE BOA	ASSESSOR VALUE:	BOE VALUE:	DETERM	NATION:		
LAND (ACRES)	\$ 414,400	\$ 414,4	D IXI Su	ctained		
IMPROVEMENTS	\$ 1,319,700	\$ 1,319,7		Sustained App Changed Ana		
PERSONAL PROPERTY	\$	\$	[ ]	[ ] Assess		
TOTAL	\$ 1,734,100	\$ 1,734,	100			
Notes: Need to an Convert	to trype on	in Strong M	- C	Appraisal 🗆 N	tepairs Manfst Err Other	
AUTHORIZATION	rized Designee) Signature		Da	te		
///	C. Weaun		Da	. / /		

Owner	PID	Case	Mail	ATD?	NOTES
			16420 SE		The appellant stated all of the subject properties
			MCGILLIVRAY		were constructed around 50 years ago in Luokkala
DAVENPORT			BLVD STE		industrial park. The appellant does not believe they
SHARON J	108146042	284	103 PMB 459		can charge higher leases due to the limitations of the
			16420 SE		age of the property, so it is not directly comparable to the new construction warehouses in the county.
			MCGILLIVRAY		The appellant stated they have gross leases in place,
DAVENPORT			BLVD STE		so this tax increase would result in large rent
SHARON	108146044	285	103 PMB 459		increases which could drive tenants away. Their
DAVENPORT			16420 SE		current leases last 3 years. The appellant currently
SHARON &			MCGILLIVRAY		charges around 50 cents per square foot in each of
DAVENPORT			BLVD STE		the subject property's leases and would need to raise
JAMES	108146045	286	103 PMB 459		rent to 90 cents per square foot for their gross lease
			16420 SE		to keep up with the assessments.
			MCGILLIVRAY		The Assessment's Office's representative stated the
DAVENPORT			BLVD STE	Sharon	The Assessor's Office's representative stated the subject properties are located in an area that was
SHARON	108146046	287	103 PMB 459	Davenport	part of the Assessor's physical reappraisal to
				and Greg	reestablish values through an in-depth review of the
				Peterson	most current market evidence in the St. Johns
					industrial area. There has been a large increase in the
					construction of industrial warehouses in Clark County
					as well as unprecedented sales for commercial
					warehouse properties. Industrial warehouses are
					typically leased on a triple net lease where expenses
					such as utilities and taxes are passed on to tenants,
					but the appellant's gross lease value is atypical for
					this market. The Assessor's Office's representative claims that the appellant is charging gross lease rates
					below market value. The Assessor's Office's
					representative referred to four comparable
					warehouse sales that were older structures and with
			16420 SE		similar square footage as the subject property and
			MCGILLIVRAY		sold from \$89 to \$111 per square foot. The Assessor's
DAVENPORT			BLVD STE		Office is on average assessing these properties at \$70
SHARON J	149111005	288	103 PMB 459		per square foot.