| Sersonal Property \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | CASE BEING HEARD | and the country board o | t Equalizat | ion - Board C | lerk's Record | of Hearin | e | |
|---|--|--|---|--------------------|--------------------|---------------------------------|--|---|
| Owner Name: BRASKETT JERILYN K Situs Address: 2012 NE 95TH ST VANCOUVER, WA 98665 Property Type: 2-story residence Acres: 0.08 NBHD Mailing Address: 7811 NE 252ND ST BATTLE GROUND, WA 98604 ATTENDANCE Held by: Video Conference Property Delication of the Prope | | | | | | ocaiiii | В | _ |
| Owner Name: BRASKETT JERILYN K Situs Address: 2012 NE 95TH ST VANCOUVER, WA 98665 Property Type: 2-story residence | Assessment Year: | 2023 P | etition No: | 281 | Parcel | Number | 144961 04 | 10 |
| Property Type: 2-story residence Acres: 0.08 NBHD Mailing Address: 7811 NE 252ND ST BATTLE GROUND, WA 98604 ATTENDANCE Held by: Video Conference Phone Conference In-Person | Owner Name: | BRASKETT JERILYN | K | | , 4,661 | vomber. | 144501-04 | ю |
| Property Type: 2-story residence Acres: 0.08 NBHD Mailing Address: 7811 NE 252ND ST BATTLE GROUND, WA 98604 ATTENDANCE Held by: | Situs Address: | 2012 NE 95TH ST VA | ANCOUVER, | WA 98665 | | | | |
| Mailing Address: 7811 NE 252ND ST BATTLE GROUND, WA 98604 ATTENDANCE Held by: Video Conference Phone Conference In-Person | Property Type: | | | | Acros | 0.00 | 1 | - |
| ATTENDANCE Held by: | Mailing Address: | 100000000000000000000000000000000000000 | ATTLE GRO | LIND WA DOCO | | 0.08 | NBHD | 133 |
| Held by: | ATTENDANCE | | ATTEC GRO | UND, WA 9860 |)4 | | | |
| Board: Taxpayer: Assessor: Third Parties | And the second | M Video Conf | | 24.20 | | | | |
| Third Parties To Daniel Weaver To Daniel Weaver Lisa Bodner Gloria Gome- Matthews Joel Cline HEARING SESSION Hearing Held On: Start Time: Assessor: End Time: Recording Name: Assessor Assessor Third Parties Third Parti | - 50 | | | [] Phone Co | nference | [] In- | -Person | |
| Terry Hagberg Gloria Gomes Glo | A STATE OF THE STA | | | Ass | essor: | | Third Parti | es (if an |
| Hearing Held On: Start Time: End Time: Recording Name: anuary 24, 2024 | ☑ Lisa Bodner □ ☑ John Marks | Gloria Gomez- Matthews | on by | 37 | - | = 83 | | |
| ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value: ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value: BOE VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ / 7 f 600 [X] Sustained Appraisal Analogous Appraisal Analogous Appraisal | The second secon | | | | | | | |
| ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value: BOE VALUE: BOE VALUE: DETERMINATION: ASSESSOR VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ / 7 4, 600 | learing Held On: | Start Time: | | End Time: | | Record | ling Names | |
| ESTIMONY: (See attached note sheet) IPPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review. SSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value assessed value. ECISION OF THE BOARD ASSESSOR VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ / 7 f, 600 [X] Sustained Approximately approxi | anuary 24, 2024 | 10:59 | | | ÿ. | Necore | mig ivame: | |
| ASSESSOR VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ /7 \(\) 600 [X] Sustained Approximate Analogorus | | no actuaco quantitative infor | mation was pr | ovided by the app | ellant for Board r | eview. | | |
| AND (ACRES) \$ 174,600 \$ /7 f, 600 | 40 | | | | | | the assessed vi | alue. |
| MPROVEMENTS \$ 149,633 \$ 149,633 \$ 149,633 [X] Sustained Apple Appl | SSESSOR EVIDENCE: TH | ne Assessor's evidence include | d three sales | and a cover letter | | | the assessed v | alue. |
| Approvements \$ 149,633 \$ 149,633 | SSESSOR EVIDENCE: THE | ne Assessor's evidence include | ed three sales | and a cover letter | recommending n | o change to | | alue. |
| STAL \$ 324,233 \$ 324,233 \$ 324,233 \$ Changed Asse Reco | SSESSOR EVIDENCE: THE | ne Assessor's evidence include | ed three sales | and a cover letter | recommending n | o change to | ION: | alue. |
| DTES: Purchase Reco Appraisal Manfs Comps Other | SSESSOR EVIDENCE: THE ECISION OF THE BOA | RD ASSESSOR VALUE: | BOE V | ALUE: | recommending n | TERMINAT | ned Ap | pellan |
| Purchase Repair Appraisal Manfs Comps Other | ECISION OF THE BOA AND (ACRES) | RD ASSESSOR VALUE: \$ 174,6 | BOE V. 600 \$ / 7 | ALUE: | recommending n | TERMINAT | ned An | 47. |
| | ECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY | RD ASSESSOR VALUE: \$ 174,6 \$ | BOE V. 500 \$ / 7 | ALUE: | recommending n | TERMINAT | ned An | pellan alysis sessor |
| | AND (ACRES) MPROVEMENTS ERSONAL PROPERTY DTAL OTES: | RD ASSESSOR VALUE: \$ 174,6 \$ | BOE V. 500 \$ / 7 | ALUE: | recommending n | TERMINAT Sustai Chang Purcha | ned An Assertion Red Assertion Reposed | pellant alysis sessor comdtr airs |
| Date Date | AND (ACRES) MPROVEMENTS ERSONAL PROPERTY DTAL OTES: JTHORIZATION | ASSESSOR VALUE: \$ 174,6 \$ 149,6 \$ 324,2 | BOE V 500 \$ / 7 33 \$ 5 33 \$ 2 | ALUE: | recommending n | TERMINAT Sustai Chang Purcha | ned An Assertion Red Assertion Reposed | pellant alysis sessor comdtr airs |

| PERSONAL PROPERTY \$ \$ Changed An Comps Oth | CHOL DEING HEARD | | | on - Board Clerk' | | or meanin | ъ | |
|--|---|--|-----------|-------------------------|----------------|-------------------------|-----------------------|---|
| Owner Name: BRASKETT JERILYN K Situs Address: 2016 NE 95TH ST VANCOUVER, WA 98665 Property Type: 2-story residence | Accessment Vent | 2022 | | | 12 - 72 | 3 2 | | 20.7 |
| Situs Address: 2016 NE 95TH ST VANCOUVER, WA 98665 Property Type: 2-story residence | | 7 - 1110 | n No: | 282 | Parcel N | Number: | 144961-0 | 050 |
| Property Type: 2-story residence | | | | | 5 . | | | |
| Mailing Address: 7811 NE 252ND ST BATTLE GROUND, WA 98604 ATTENDANCE Held by: | Situs Address: | 2016 NE 95TH ST VANCO | OUVER, | WA 98665 | | | | |
| ATTENDANCE Held by: A Video Conference [] Phone Conference [] In-Person Board: Taxpayer: Assessor: Third Partie B, Daniel Weaver B, Lisa Bodner B, John Marks Bodner B, John Marks B, John M, John | Property Type: | 2-story residence | | | Acres: | 0.09 | NBHI | D 133 |
| Held by: | Mailing Address: | 7811 NE 252ND ST BATTI | LE GRO | JND, WA 98604 | | | | |
| Board: Taxpayer: Assessor: Third Partie Third Partie Taxpayer: Assessor: Third Partie Third Par | ATTENDANCE | | | | | | | |
| Assessor: Third Partie Capacital C | Held by: | ∀ Video Conference | | [] Phone Confer | ence | [] In | -Person | |
| ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value: BOECISION OF THE BOARD ASSESSOR VALUE: BOE VALUE: BOE VALUE: AND (ACRES) \$ 174,600 \$ / 74, 600 | Board: | Taxpayer: | | Assesso | or: | | Third Par | ties (if any |
| Hearing Held On: Start Time: End Time: Recording Name: Innuary 24, 2024 | □ Lisa Bodner □ Color □ Color | Terry Hagberg Gloria Gomez- Matthews | | | | 3.4 | | |
| ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value: AND (ACRES) APPRILANT STATE BOARD ASSESSOR VALUE: BOE VALUE: AND (ACRES) \$ 174,600 \$ / 74, 600 MPROVEMENTS \$ 157,152 \$ /57,152 ERSONAL PROPERTY \$ 5 OTAL \$ 331,752 \$ 331,752 Purchase Recording Name: Recor | HEARING SESSION | | | | | | | |
| 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 sales and a cover letter recommending no change to the assessed value: DETERMINATION: AND (ACRES) 174,600 174,600 2 3 57,152 1 3 MPROVEMENTS 157,152 3 57,152 1 3 ERSONAL PROPERTY | Hearing Held On: | Start Time: | | End Time: | | Recor | ding Name | 2: |
| 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 sales and a cover letter recommending no change to the assessed value: ASSESSOR VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ /74,600 [X] Sustained Approvements \$ 157,152 \$ /57,152 [] Changed [] And And And Assessor \$ 331,752 \$ 331,752 [] Changed [] Appraisal [] Apprais | anuary 24, 2024 | 11:61 | | 11:02 | | | | |
| ASSESSOR VALUE: BOE VALUE: DETERMINATION: AND (ACRES) \$ 174,600 \$ /74,600 | TESTIMONY: (See attac | | on was pr | ovided by the appellan | nt for Board r | eview. | | |
| AND (ACRES) \$ 174,600 \$ /74,600 | TESTIMONY: (See attack APPELLANT EVIDENCE: N | lo detailed quantitative information | | | | | o the assessed | d value. |
| MPROVEMENTS \$ 157,152 \$ 157,152 [X] Sustained Ap APROVEMENTS \$ 157,152 \$ 157,152 [I] Changed OTAL \$ 331,752 \$ 331,752 [I] — Ass Record Appraisal | ASSESSOR EVIDENCE: Th | to detailed quantitative information of the least of the | | | | | o the assessed | d value. |
| Changed Comps | ASSESSOR EVIDENCE: The DECISION OF THE BOAL | to detailed quantitative information of the least section of the least s | ree sales | and a cover letter reco | ommending : | no change to | | d value. |
| OTAL \$ 331,752 \$ 331,752 | SSESSOR EVIDENCE: The DECISION OF THE BOAL | e Assessor's evidence included the | ree sales | and a cover letter reco | ommending s | no change to | TION: | 0 |
| OTAL \$ 331,752 \$ 331,752 Red OTES: Purchase Rep Appraisal Mai | ASSESSOR EVIDENCE: The DECISION OF THE BOAR | e Assessor's evidence included the RD ASSESSOR VALUE: \$ 174,600 | BOE V | ALUE: | ommending s | TERMINA | TION: | 0 |
| Purchase Rep Porchase Comps Oth | ASSESSOR EVIDENCE: The DECISION OF THE BOAL AND (ACRES) MPROVEMENTS | e Assessor's evidence included the RD ASSESSOR VALUE: \$ 174,600 \$ 157,152 | BOE V | ALUE: | ommending s | TERMINA | TION: ained ged | □ Appellan Analysis |
| UTHORIZATION | ASSESSOR EVIDENCE: The DECISION OF THE BOAR AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL | e Assessor's evidence included the RD ASSESSOR VALUE: \$ 174,600 \$ 157,152 | BOE V | ALUE: 74, 600 | ommending s | TERMINA | ained | □ Appellan Analysis □ Assessor |
| | ASSESSOR EVIDENCE: The DECISION OF THE BOAR AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL | RD ASSESSOR VALUE: \$ 174,600 \$ 157,152 \$ | BOE V | ALUE: 74, 600 | ommending s | TERMINA Susta Chan Purc | ained ged | □ Appellan Analysis □ Assessor Recomdt Repairs Manfst Err |
| hairperson (or Authorized Designee) Signature Date 1/24/24 | ASSESSOR EVIDENCE: The DECISION OF THE BOAL AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES: OUTHORIZATION | RD ASSESSOR VALUE: \$ 174,600 \$ 157,152 \$ 331,752 | BOE V | ALUE: 74, 600 | ommending s | TERMINA Susta Chan Purc | ained ged | Appellant Analysis Assessor Recomdto Repairs Manfst Err |

| | ciark county b | oard of Equ | ualiza | tion - Board Clerk | s's Record | of Hearin | g | |
|---|---|-------------------------------|-----------|------------------------------|-------------|------------------|---------------|--|
| CASE BEING HEARD | | | | i.e. o | | | | |
| Assessment Year: | 2023 | Petitio | n No: | 283 | Parcel I | Number: | 227417- | 000 |
| Owner Name: | BRASKETT JE | RILYN | | | | | Samuel Samuel | |
| Situs Address: | 7811 NE 252 | ND ST BATT | LE GR | OUND, WA 98604 | | | | |
| Property Type: | 1.5-story res | | | 101 | Acres: | 3.88 | NBH | D 13 |
| Mailing Address: | 7811 NE 252 | ND ST BATT | LE GRO | DUND, WA 98604 | | 5.00 | IVDI | 0 13 |
| ATTENDANCE | | | | | | | | |
| Held by: | | nference | | [] Phone Confe | rence | 116 | D | |
| Board: | | axpayer: | | Assess | 1/2 (0) (0) | [] in | -Person | |
| Lisa Bodner C St John Marks | 1 John Rose 1 Terry Hagberg 1 Gloria Gomez- Matthews 1 Joel Cline | | | | | | Tillid Par | ties (if any |
| HEARING SESSION | Ta | | | | | | | |
| Hearing Held On: | Start Time: | | _ | End Time: | | Recor | ding Name | 2: |
| anuary 24, 2024 | 11:0: | 3 | | 11:04 | | | | |
| APPELLANT EVIDENCE: | | | | | | | the assessed | |
| | | | | | | | | d value. |
| | - H | | | <u> </u> | | 2 | | d value. |
| ECISION OF THE BOA | | | | | | | | d value. |
| | ASSESSOR VA | -1-200-200 | BOE | VALUE: | | TERMINA | | d value. |
| AND (ACRES) | ASSESSOR VA | LUE: 345,388 | BOE | VALUE: | DE | TERMINA | TION: | 0 |
| AND (ACRES) | ASSESSOR VA | -1-200-200 | BOE \$ | VALUE: 345,388 | DE | TERMINA Susta | TION: | 24-77-17-306 |
| AND (ACRES) MPROVEMENTS | ASSESSOR VA | 345,388 | BOE \$ | VALUE: | DE | TERMINA | ined | □ Appellant |
| AND (ACRES) MPROVEMENTS ERSONAL PROPERTY | \$ | 345,388 | \$ -\$ | VALUE: 345,388 181,763 | DE | TERMINA Susta | ined | □ Appellant Analysis □ Assessor |
| AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL OTES: MODES: | \$ \$ \$ \$ | 345,388 181,763 | \$ -\$ | VALUE: 345,388 | DE | TERMINA Susta | ined ged | □ Appellant Analysis □ Assessor Recomdtr |
| AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL OTES: CONTRACTOR OF THE PROPERTY UTHORIZATION | \$ \$ \$ \$ | 345,388 181,763 527,151 | \$ -\$ | VALUE: 345,388 181,763 | DE | Susta Chan Purci | ined ged | Appellant Analysis Assessor Recomdtr Repairs |
| UTHORIZATION hairperson (or Autho | \$ \$ \$ \$ | 345,388 181,763 527,151 | \$ -\$ | VALUE: 345,388 181,763 | DE | Susta Chan Purci | ined ged | Appellant Analysis Assessor Recomdtr Repairs Annfst Err. |

| Assessment Year: 2023 Owner Name: ROSS CHARLES Situs Address: #104 SEC 27 T4 Property Type: n/a Mailing Address: PO BOX 2696 B ATTENDANCE Held by: Yideo Confe | rd of Equ | ualizat | tion - Boa | rd Clerk's | Record | of Hearin | g | |
|---|--------------|----------|---|--------------|-------------|---|--------------|---------------------------------|
| Owner Name: Situs Address: #104 SEC 27 TA Property Type: n/a Mailing Address: PO BOX 2696 B ATTENDANCE Held by: Daniel Weaver Gloria Gomez- Matthews John Marks HEARING SESSION Hearing Held On: Start Time: January 24, 2024 CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submitte \$395,000 in August 2021; #986036-904 sold for \$3 \$425,000 in August 2023; and #227380-000 sold for \$3 \$425,000 in August 2023; and #227380-000 sold for \$3 \$425,000 in August 2023; and #227380-000 sold for \$3 \$425,000 in August 2023; #194107-000 sold for \$3 \$425,000 in August 2023; #194107-000 sold for \$3 \$425,000 in August 2023; and #227380-000 sold for \$3 \$425,000 in August 2023; #194107-000 sold for \$3 \$425,000 in August 2023; #194107- | | | | | 2210000 | .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | |
| Situs Address: #104 SEC 27 TA Property Type: n/a Mailing Address: PO BOX 2696 B ATTENDANCE Held by: M Video Confe Board: Terry Hagberg Gloria Gomez-Matthews Joel Cline HEARING SESSION Hearing Held On: Start Time: January 24, 2024 / 0:02 CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submittee 395,000 in August 2021; #986036-904 sold for \$3 3425,000 in August 2023; #194107-000 sold for | Petitio | n No: | 122 | | Parcel N | Number: | 986029- | 465 |
| Property Type: n/a Mailing Address: PO BOX 2696 B ATTENDANCE Held by: M Video Confe Board: Tay Daniel Weaver Gloria Gomez- Matthews Joel Cline HEARING SESSION Hearing Held On: Start Time: January 24, 2024 /0:02 CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submittee 395,000 in August 2021; #986036-904 sold for \$3 425,000 in August 2023; #194107-000 sold for \$3 425,000 in August 2023; and #227380-000 sold for \$3 ASSESSOR EVIDENCE: The Assessor's evidence appellant disagreed with the appraiser's findings. DECISION OF THE BOARD AND (ACRES) \$ MPROVEMENTS \$ ERSONAL PROPERTY \$ OTAL \$ | H & ROS | S CATH | IERINE L TI | RUSTEES | | | 000025 | 103 |
| Mailing Address: ATTENDANCE Held by: Board: Daniel Weaver Lisa Bodner John Marks HEARING SESSION Hearing Held On: Start Time: January 24, 2024 CASE DETAILS TESTIMONY: See attached note sheet) APPELLANT EVIDENCE: The appellant submittee 395,000 in August 2021; #986036-904 sold for \$3 425,000 in August 2023; #194107-000 sold for \$3 425,000 in August 2023; #194107-000 sold for \$3 ASSESSOR EVIDENCE: The Assessor's evidence appellant disagreed with the appraiser's findings. DECISION OF THE BOARD ASSESSOR VALUE AND (ACRES) \$ MPROVEMENTS \$ ERSONAL PROPERTY \$ | N R2EWN | 1 2.5A | , | 10.00 | | | | |
| Held by: | | | 100 | | Acres: | 2.5 | NBH | D 11 |
| ATTENDANCE Held by: Board: Daniel Weaver Lisa Bodner John Marks HEARING SESSION Hearing Held On: Start Time: January 24, 2024 CASE DETAILS TESTIMONY: SESTIMONY: See attached note sheet) APPELLANT EVIDENCE: The appellant submitte 395,000 in August 2021; #986036-904 sold for \$3 400,000 in March 2023; #194107-000 sold for \$3 425,000 in August 2021; and #227380-000 sold for ASSESSOR EVIDENCE: The Assessor's evidence ppellant disagreed with the appraiser's findings. DECISION OF THE BOARD AND (ACRES) \$ MPROVEMENTS \$ ERSONAL PROPERTY \$ | ATTLE GR | OUND | WA 9860 | 1 | 7101 03. | 2.5 | NOU | 0 11 |
| Held by: Board: Daniel Weaver Lisa Bodner John Marks HEARING SESSION Hearing Held On: Start Time: January 24, 2024 CASE DETAILS ESTIMONY: See attached note sheet) APPELLANT EVIDENCE: HO,000 in March 2023; #194107-000 sold for \$3425,000 in August 2021; #986036-904 sold for \$3425,000 in August 2023; and #227380-000 sold for \$3425,000 in August 2023; | | | *************************************** | | | | | |
| Board: Daniel Weaver Terry Hagberg Gloria Gomez-Matthews Joel Cline | oronco | - | [] Dh | | · · | | | |
| Daniel Weaver Lisa Bodner Lisa | payer: | _ | [] Phon | e Confere | 200 | [] In | -Person | |
| Hearing Held On: Start Time: January 24, 2024 CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submittee (395,000 in August 2021; #986036-904 sold for \$36400,000 in March 2023; #194107-000 sold for \$36425,000 in August 2023; and #227380-000 sold for \$36425,000 in August 2023; and #227380-00 | then | in a l | Ron | Assessor | | | Inira Pai | ties (if any) |
| CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submittee 395,000 in August 2021; #986036-904 sold for \$3 400,000 in March 2023; #194107-000 sold for \$3 425,000 in August 2023; and #227380-000 sold for ASSESSOR EVIDENCE: The Assessor's evidence ppellant disagreed with the appraiser's findings. DECISION OF THE BOARD ASSESSOR VALUAND (ACRES) \$ MPROVEMENTS \$ ERSONAL PROPERTY \$ | | | | | | | | |
| CASE DETAILS TESTIMONY: (See attached note sheet) APPELLANT EVIDENCE: The appellant submittee (See of the Appellant Submitte | | | End Time |): | | Recor | ding Name | e: |
| ESTIMONY: (See attached note sheet) IPPELLANT EVIDENCE: The appellant submittee (395,000 in August 2021; #986036-904 sold for \$3400,000 in March 2023; #194107-000 sold for \$3425,000 in August 2023; and #227380-000 sold for (30425,000 in August 2023; and #227380-000 in August 2023; and #227380-000 in August 2023; and #227380-000 | | | 10:2 | .6 | | | | |
| ASSESSOR VALU AND (ACRES) \$ MPROVEMENTS \$ ERSONAL PROPERTY \$ OTAL \$ | or \$490,000 | in Septe | ember 2023]. | 840-000 sold | for \$425,0 | 00 in May 2 | 023; #19353: | 3-000 sold fo |
| AND (ACRES) \$ WPROVEMENTS \$ ERSONAL PROPERTY \$ OTAL \$ | | | | | | | | |
| MPROVEMENTS \$ ERSONAL PROPERTY \$ OTAL \$ | | BOE | VALUE: | | DE | TERMINA | TION: | |
| ERSONAL PROPERTY \$ OTAL \$ | 199,840 | \$ (| 50,000 | | 1 |] Susta | ined | |
| OTAL \$ | 0 | \$ | | | 1 | | | Appellant Analysis |
| | | \$ | | | I |] Chan | geu | |
| Unhaldable prop | 199,840 | \$ | 60,00 | 0 |] [|] | | – Assessor Recomdtn |
| | erty | @ ; | 3070 | g va | lue | ☐ Purci | aisal 🗆 t | Repairs Manfst Err. Other |
| UTHORIZATION | | | | | | -U., - | | |
| hairperson (or Authorized Designee) Sig | | | | * 54 | -1 | Date | 24/24 | |

| | Clark County Board | or Equaliz | ation - bud | ard Clerk's | s Record | of Hearin | g | |
|---|---|---|---|---------------|--------------|--------------------------|--------------|---|
| CASE BEING HEARD | | | | | | | | |
| Assessment Year: | 2023 | Petition No | : 291 | 1.5 | Parcel I | Number: | 85146-00 | 0 |
| Owner Name: | COMBS R LON | | | | | | | Triv. |
| Situs Address: | 1541 NW DRAKE S | T CAMAS, | WA 98607 | | | | | |
| Property Type: | 1.5-story residence | : | | | Acres: | 0.76 | NBHD | 127 |
| Mailing Address: | 1541 NW DRAKE ST | CAMAS, V | WA 98607 | 27 | | | | 12/ |
| ATTENDANCE | | | | | | | | |
| Held by: | | ice | [] Pho | ne Confere | ence | [] In | -Person | |
| Board: | Taxpay | rer: | • • | Assesso | | (1.11) | Third Part | 1 05 |
| ☑ Lisa Bodner ☐ ☑ John Marks | John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline | Comb | 2 | | | | | 19 011 |
| HEARING SESSION | | | | | | | | |
| Hearing Held On: | Start Time: | | End Tim | e: | | Recor | ding Name | |
| lanuary 24, 2024 | 10:32 | | 10:3 | 39 | | | | |
| APPELLANT EVIDENCE: | ched note sheet) | | | | | | | |
| | ne Assessor's evidence inclu | | | | | | alue. | |
| ASSESSOR EVIDENCE: TR | ne Assessor's evidence inclu | | | | | | | |
| ASSESSOR EVIDENCE: TR | ne Assessor's evidence inclu | ded a cover | letter recomn | | hange to the | e assessed va | alue. | |
| ASSESSOR EVIDENCE: THE BOA | RD ASSESSOR VALUE: | ded a cover | letter recomm | nending no ci | hange to the | e assessed va | TION: | |
| ASSESSOR EVIDENCE: THE BOARD (ACRES) | RD ASSESSOR VALUE: | ded a cover | letter recomm E VALUE: みなら、 | nending no cl | hange to the | e assessed va | TION: |] Appellant |
| DECISION OF THE BOA AND (ACRES) | RD ASSESSOR VALUE: | BOI | letter recomm | nending no cl | hange to the | e assessed va | TION: | Appellan Analysis |
| ASSESSOR EVIDENCE: THE BOAR AND (ACRES) MPROVEMENTS ERSONAL PROPERTY | RD ASSESSOR VALUE: \$ 225 | BOI 5,778 \$ | etter recomm E VALUE: みなら、~ ろらら、 | 778 897 | hange to the | e assessed va | TION: ined | Appellan Analysis D Assessor |
| ASSESSOR EVIDENCE: THE BOAR AND (ACRES) MPROVEMENTS ERSONAL PROPERTY | RD ASSESSOR VALUE: \$ 225 \$ 855 \$ | BOI 5,778 \$ | etter recomm E VALUE: みなら、~ ろらら、 | nending no cl | hange to the | e assessed va | TION: ined A | Appelland Analysis Assessor Accomduce Apairs Analst Erra |
| ASSESSOR EVIDENCE: THE BOAD CACRES) MPROVEMENTS ERSONAL PROPERTY OTAL IOTES: No Camp and | RD ASSESSOR VALUE: \$ 225 \$ 855 \$ 1,081 | BOI 5,778 \$ 5,897 \$ 5,675 \$ | etter recomm E VALUE: みなら、~ ろらら、 | 778 897 | hange to the | TERMINA Susta Chan Purci | TION: ined A | Appelland Analysis Assessor Accomduce Apairs Analst Erra |
| ASSESSOR EVIDENCE: THE BOAD CARREST OF THE BOAD (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL OTES: No Camp and UTHORIZATION hairperson (or Authorization) | RD ASSESSOR VALUE: \$ 225 \$ 855 \$ | BOI 5,778 \$ \$ \$ \$ \$ \$ \$ \$ | etter recomm E VALUE: みなら、~ ろらら、 | 778 897 | hange to the | TERMINA Susta Chan Purci | TION: ined A | Appellani Analysis Assessor Accomdt Appairs Anfst Err |

| | Clark County Bo | ard of Equ | alizat | ion - Boa | rd Clerk's | Record (| of Hearin | g | |
|--|---|-----------------------------------|-------------------|---------------|--------------|---------------------|--------------|------------------|---------------------------------|
| CASE BEING HEARD | W Fee | | | | | | | | |
| Assessment Year: | 2023 | Petition | No: | 37 | | Parcel N | lumber: | 180572-0 | 000 |
| Owner Name: | PECYNA THO | MAS & HAR | TZELL | DENISE | | | | | |
| Situs Address: | #99 SEC 8 T3N | R1EWM 7. | 25A N | 1/L, | | | | | |
| Property Type: | n/a | | | | | Acres: | 7.25 | NBHI | D 15 |
| Mailing Address: | 3710 NW 179 | TH ST RIDGE | FIELD | . WA 9864 | 2 | 1 Charles September | 1000000 | | |
| ATTENDANCE | W | | | | | | | | |
| Held by: | Video Con | ference | | [] Phor | e Confere | ence | [] In | -Person | |
| Board: | Ta | expayer: | | | Assesso | 100 | | Occupant Control | ties (if any): |
| ☐ Lisa Bodner ☐ ☐ John Marks | John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline | Inche | A P. | itzell | | | | | |
| HEARING SESSION | | | | | | | | 1/2 | |
| Hearing Held On: | Start Time: | | | End Time | e: | | Recor | ding Name | 9: |
| lanuary 24, 2024 | 10:44 | t | | 10: | 57 | | | | |
| APPELLANT EVIDENCE: Mayy 2022. The appellant December 2020; and #117 | submitted three comp 026-000 sold for \$400 | parable sales (,000 in Januar | #22520 y 2022] | 8-000 sold fo | or \$230,000 | in March 20 | 22; #986044 | l-161 sold for | \$321,500 in |
| ASSESSOR EVIDENCE: T \$119,753. DECISION OF THE BOA | | e included five | sales | and a cover | letter recon | nmending th | e assessed v | alue be redu | ced to |
| 200.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0 | ASSESSOR VAI | UE: | BOE | VALUE: | | DE | TERMINA | TION: | _ |
| AND (ACRES) | \$ | 399,178 | \$ | 292, | 950 | 2: | 49 54 | ained | R |
| MPROVEMENTS | \$ | 0 | \$ | | | | | | Appellant Analysis |
| ERSONAL PROPERTY | \$ | | \$ | | | | ∜ Char | igea | |
| OTAL | \$ | 399,178 | \$ | 292,9 | 50 |] |] | | Assessor Recomdtn |
| NOTES: Oppelle Den | ent compi | nglili | | | | e action | App Com | raisal 🗆 | Repairs Manfst Err. Other |
| AUTHORIZATION | 16.1 | | | | | | | | |
| Chairperson (or Autho | rized Designee) S | ignature | | | | | Date | | |
| Wanis | C. h.) | | | | | | 1/2 | 11/24 | |

| | Clark Count | | _ | | | 3 ILCCOI U | or nearin | ng | | |
|--|--|---|-------------------------|----------------|---------------|------------|--|----------------|------------------------------------|--|
| CASE BEING HEARD | | | | | | | | | | |
| Assessment Year: | 2023 | Petitio | on No: | 38 | | Parcel | Number: | 18052 | 0-000 | |
| Owner Name: | PECYNA 1 | ТНОМАЅ & НА | RTZELL | DENISE | | | | | | |
| Situs Address: | #47 SEC 8 | T3N R1EWM | 4A M/I | L, | | | | | | |
| Property Type: | n/a | | | | | Acres: | 4 | N/ | 2110 | |
| Mailing Address: | 3710 NW | 179TH ST RIDG | SEFIFIC |) WA 9864 | 12 | Acres. | 4 | INE | BHD | 15 |
| ATTENDANCE | | | | , WA 5004 | 72 | + | | | | |
| Held by: | N. ver | | | | | | | | | |
| Board: | N) Video | Conference | | [] Phon | ne Confere | ence | [] In | -Person | | |
| | I John Rose | Taxpayer: | ., | | Assesso | r: | | Third F | Parties | (if any |
| Lisa Bodner D John Marks | Terry Hagberg Gloria Gomez- Matthews Joel Cline | Dinin | o Pe | igna - | | | | | | |
| HEARING SESSION | | | | | | | | | | |
| Hearing Held On: | Start Time | 2: | | End Time | 9: | _ | Pecor | ding Na | | |
| anuary 24, 2024 | 10 | 0:44 | | | 157 | | Kecor | uing ivai | me: | |
| APPELLANT EVIDENCE: | | 180573000, 1805 | | | 180508000 | were purch | nased for a co | ombined \$ | 1,085,0 | 000 in |
| PPELLANT EVIDENCE: layy 2022. The appellant secember 2020; and #1176 | The property IDs submitted three on the D26-000 sold for the Assessor's evidence of the D26-000 sold for the Assessor's evidence of the D26-000 sold for the | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv | ry 2022] | and a cover le | r \$230,000 i | n March 20 | 22; #986044 change to t | -161 sold f | for \$321 | 1,500 ir |
| PPELLANT EVIDENCE: layy 2022. The appellant secember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA | The property IDs submitted three of 226-000 sold for the Assessor's evidence ASSESSOR | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv | ry 2022] re sales | and a cover le | etter recom | n March 20 | 22; #986044 | -161 sold f | for \$321 | 1,500 ir |
| PPELLANT EVIDENCE: layy 2022. The appellant secember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA | The property IDs submitted three on the D26-000 sold for the Assessor's evidence of the D26-000 sold for the Assessor's evidence of the D26-000 sold for the | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv | ry 2022] re sales | and a cover le | etter recom | mending no | change to the | ne assesse | for \$321 | 1,500 ir |
| PPELLANT EVIDENCE: Tayy 2022. The appellant: eccember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA AND (ACRES) MPROVEMENTS | The property IDs submitted three of 226-000 sold for the Assessor's evidence ASSESSOR | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv | ry 2022] re sales | and a cover le | etter recom | mending no | change to the TERMINATE | ne assesse | ed value | 1,500 ir |
| PPELLANT EVIDENCE: Tayy 2022. The appellant: eccember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA AND (ACRES) MPROVEMENTS | The property IDs submitted three on 226-000 sold for the Assessor's evidence ASSESSOR \$ | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv VALUE: 334,898 | ry 2022] e sales BOE 1 | and a cover le | etter recom | mending no | change to the | ne assesse | ed value | t,500 ir |
| APPELLANT EVIDENCE: Mayy 2022. The appellant secember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY | The property IDs submitted three of D26-000 sold for the Assessor's evidence ASSESSOR S | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv VALUE: 334,898 | ry 2022] e sales BOE 1 | and a cover le | etter recom | mending no | change to the TERMINATE | ne assesse | ed value App Ana Asse | ellant lysis |
| PPELLANT EVIDENCE: Mayy 2022. The appellant: eccember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY DTAL DTES: Cypsellant C | The property IDs submitted three of D26-000 sold for the Assessor's evidence ASSESSOR 1 \$ | 180573000, 1805; comparable sales \$400,000 in Janua dence included fiv | BOE S | VALUE: | etter recom | mending no | change to the TERMINATE | TION: ined ged | ed value App Ana Asse | ellant lysis essor omdtr irs |
| PPELLANT EVIDENCE: Tayly 2022. The appellant: eccember 2020; and #1170 SSESSOR EVIDENCE: TO ECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY DTAL OTES: Cyppellant Colores Thorization | The property IDs submitted three of 126-000 sold for state of 126-000 | VALUE: 334,898 | BOE S | VALUE: | etter recom | mending no | Change to the Ch | TION: ined ged | App App Ana Casse Reco | ellant lysis essor omdtr irs |
| APPELLANT EVIDENCE: Mayy 2022. The appellant: December 2020; and #1170 ASSESSOR EVIDENCE: TO DECISION OF THE BOA AND (ACRES) MPROVEMENTS ERSONAL PROPERTY DTAL OTES: | The property IDs submitted three open control of the Assessor's evidence of | 180573000, 1805: comparable sales \$400,000 in Janua dence included fiv VALUE: 334,898 0 334,898 | BOE S | VALUE: | etter recom | mending no | Change to the Ch | TION: ined ged | App App Ana Becco | ellant lysis essor omdtn irs |

| (| Clark County Board of Equ | alization - Board Cleri | c's Record of Heari | ng |
|---|--|--|--------------------------|------------------------------------|
| CASE BEING HEARD | | | | |
| Assessment Year: | 2023 Petitio | n No: 39 | Parcel Number: | 180508-000 |
| Owner Name: | PECYNA THOMAS & HAR | TZELL DENISE | | |
| Situs Address: | #34 OF SEC 8 T3NR1EWN | И.10A, | | |
| Property Type: | n/a | | Acres: 0.1 | NBHD 15 |
| Mailing Address: | 3710 NW 179TH ST RIDG | EFIELD. WA 98642 | (3.00-3.0) | None 15 |
| ATTENDANCE | | | | |
| Held by: | Video Conference | [] Phone Confe | erence [1] | n Darson |
| Board: | Taxpayer: | Assess | • • • | n-Person Third Parties (if any): |
| Lisa Bodner | John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline | re Hartzeil Pergna | | |
| HEARING SESSION | - | | | |
| Hearing Held On: | Start Time: | End Time: | Reco | ording Name: |
| January 24, 2024 | 10:44 | 10:57 | | |
| APPELLANT EVIDENCE: TI Mayy 2022. The appellant so December 2020; and #1170 | thed note sheet) the property IDs 180573000, 18057 | #225208-000 sold for \$230,00 ry 2022]. | 00 in March 2022; #98604 | 4-161 sold for \$321,500 in |
| DECISION OF THE BOA | | | 1.8 | |
| | | BOE VALUE: | DETERMIN | ATION: |
| AND (ACRES) | \$ 13,000 | \$ 19850 | [] Sust | ained 💆 |
| MPROVEMENTS | \$ 0 | \$ | | Appellant |
| PERSONAL PROPERTY | s | \$ | [X] Cha | nged |
| TOTAL | \$ 13,000 | \$ 10,856 | [] | Assessor Recomdtn |
| NOTES: Appell unt | Comparable so | | o cation Apr | rchase Repairs praisal Manfst Err. |
| AUTHORIZATION | | | | |
| | ized Designee) Signature | | Date | 1 102 |
| Vilance | XC. Weam | | 1/ | 124/21 |

Revised

| | Clark County Board of | | | 3 Mecolu | oi ricarii | IE . | |
|---|--|-----------------------------------|---|-----------------|--|--|--|
| CASE BEING HEARD | | | | | | | |
| Assessment Year: | 2023 Pe | tition No: | 36 | Parcel I | Number: | 180573- | 000 |
| Owner Name: | PECYNA THOMAS & | HARTZELL | DENISE | | | | |
| Situs Address: | 3710 NW 179TH ST I | RIDGEFIELD | , WA 98642 | | | | |
| Property Type: | split | | , | Acres: | 1.8 | MDU | D 45 |
| Mailing Address: | 3710 NW 179TH ST F | RIDGEEIELD | WA 09642 | Acres. | 1.0 | NBH | D 15 |
| | | IIDOCI IEED | , WA 30042 | | | | |
| ATTENDANCE | Must | | | | | | |
| Held by: Board: | ∭ Video Conference | | [] Phone Confe | rence | [] In | -Person | |
| | John Rose Taxpaye | r: | Assess | or: | | Third Pa | rties (if any) |
| Lisa Bodner C A John Marks | Terry Hagberg Gloria Gomez- Matthews Joel Cline | ustant as Pea | zill yna | | | | |
| HEARING SESSION | | | | | | | |
| Hearing Held On: | Start Time: | | End Time: | | Recor | ding Name | e: |
| January 24, 2024 | 10.44 | | 10157 | | | | |
| | ached note sheet) | | | | | | |
| TESTIMONY: (See att APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 | The property IDs 180573000, 1 submitted three comparable s-000 sold for \$650,000 in Septe | ember 2022]. | 80520000, & 18050800 6-000 sold for \$630,000 | 0 in April 2022 | 2; #180498-0 | 00 sold for \$ | 600,000 in |
| ASSESSOR EVIDENCE: 1 | The property IDs 180573000, 1 submitted three comparable s '-000 sold for \$650,000 in Septe The Assessor's evidence include | ember 2022]. | 80520000, & 18050800 6-000 sold for \$630,000 | 0 in April 2022 | 2; #180498-0 | 00 sold for \$ | 600,000 in |
| ASSESSOR EVIDENCE: 1 | The property IDs 180573000, 1 submitted three comparable s '-000 sold for \$650,000 in Septe The Assessor's evidence include | ember 2022]. | 80520000, & 18050800 6-000 sold for \$630,000 | D in April 2022 | 2; #180498-(0 change to t | 00 sold for \$ | 600,000 in |
| ASSESSOR EVIDENCE: DECISION OF THE BO | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD | ember 2022]. | 80520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | transport to the transp | no sold for \$ the assessed | 600,000 in |
| APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 ASSESSOR EVIDENCE: DECISION OF THE BOX AND (ACRES) MPROVEMENTS | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD ASSESSOR VALUE: \$ 313,1 | ember 2022]. ed five sales BOE 1 | 80520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | change to to | non sold for \$ the assessed TION: | 600,000 in |
| APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 ASSESSOR EVIDENCE: DECISION OF THE BOX AND (ACRES) MPROVEMENTS | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD ASSESSOR VALUE: \$ 313,1 | ember 2022]. ed five sales BOE 1 | 80520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | transport to the transp | no sold for \$ the assessed TION: | value. |
| APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 ASSESSOR EVIDENCE: DECISION OF THE BOX AND (ACRES) MPROVEMENTS ERSONAL PROPERTY OTAL | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD ASSESSOR VALUE: \$ 313,1 \$ 400,8 | BOE 1 BOE 1 BOE 1 BOE 1 BOE 5 | 30520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | change to to | non sold for \$ the assessed TION: nined ged | D Appellant Analysis |
| APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 ASSESSOR EVIDENCE: DECISION OF THE BOX AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD ASSESSOR VALUE: \$ 313,1 \$ 400,8 | BOE 1 BOE 1 BOE 1 BOE 1 BOE 5 | 30520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | change to to | TION: nined ged hase | D Appellant Analysis |
| APPELLANT EVIDENCE: Mayy 2022. The appellant March 2022; and #180567 ASSESSOR EVIDENCE: DECISION OF THE BOX AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION | The property IDs 180573000, 1 submitted three comparable s -000 sold for \$650,000 in Septe The Assessor's evidence include ARD ASSESSOR VALUE: \$ 313,1 \$ 400,8 | BOE 1 148 \$ 105 \$ | 30520000, & 18050800 6-000 sold for \$630,000 and a cover letter reco | D in April 2022 | TERMINA Susta Chan Purc Appr | TION: nined ged hase | D Appellant Analysis D Assessor Recomdtn Repairs Manfst Err. |

| | Clark County Bos | ard of Equaliza | tion - Boar | d Clerk's Rec | ord of Heari | na | |
|---|--|---|--|----------------------|--|------------|--|
| CASE BEING HEARD | | | | | - Treum | 8 | |
| Assessment Year: | 2023 | Petition No: | 214 | Par | cel Number: | 35771 | 410 |
| Owner Name: | KNUDTSON KA | REN D & KNUD | TSON DAVI | | cer Humber. | 33//1 | -418 |
| Situs Address: | | BIA RIVER DR 1 | | | • | | 40.004- |
| Property Type: | | dominium resid | | | - 120 | | |
| Mailing Address: | 7. JUE 11. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. | | Control (Control (Con | Acre | | NB | HD 677 |
| ATTENDANCE | Jacoba Corololi | BIA RIVER DR 11 | 6 VANCOU\ | /ER, WA 98661 | | | |
| o carrieri | | | | | | | |
| Held by: Board: | | | [] Phone | Conference | [] In | -Person | |
| | | payer: | | Assessor: | | Third P | arties (if any |
| ☑ Lisa Bodner ☐ | Terry Hagberg Gloria Gomez- Matthews Joel Cline | mid Kn | ud Ason | | | | ,,,,,, |
| HEARING SESSION | | | | | | | |
| learing Held On: | Start Time: | | End Time: | | Pacar | ding Nan | |
| anuary 24, 2024 | 11:30 | , | 12: | | Recor | uing Nan | ne: |
| PPELLANT EVIDENCE: March 2023; and #35771 | nched note sheet) The appellant submitted 1-306 sold for \$355,000 i | i a list of comparable n December 2022]. | e sales and tw | o detailed compa | rable sales [#357 | 71-490 sol | d for \$350,00 |
| PPELLANT EVIDENCE: | The appellant submitted 1-306 sold for \$355,000 in the Assessor's evidence in | ncluded four sales, a | an aerial photo | | | | |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOA | The appellant submitted 1-306 sold for \$355,000 is the Assessor's evidence in ARD ASSESSOR VALUE | ncluded four sales, a | an aerial photo |), and a cover lette | er recommendin | g no chang | |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. | The appellant submitted 1-306 sold for \$355,000 in the Assessor's evidence in | ncluded four sales, a | an aerial photo |), and a cover lette | er recommendin | g no chang | e to the |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOA | The appellant submitted 1-306 sold for \$355,000 is the Assessor's evidence in ARD ASSESSOR VALUE \$ | BOE V | 'ALUE: |), and a cover lette | DETERMINAT | g no chang | te to the |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOA AND (ACRES) | The appellant submitted 1-306 sold for \$355,000 is the Assessor's evidence in ARD ASSESSOR VALUE \$ | BOE V | an aerial photo |), and a cover lette | er recommendin | g no chang | e to the |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOA AND (ACRES) IPROVEMENTS RSONAL PROPERTY | The appellant submitted 1-306 sold for \$355,000 is 1-306 sold for \$355,000 | BOE V 0 \$ 77,445 \$ | ALUE: | and a cover letter | DETERMINAT | g no chang | □ Appellant Analysis □ Assessor |
| SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOANNO (ACRES) IPROVEMENTS RSONAL PROPERTY OTAL OTES: Cypullan STALE COMP | The appellant submitted 1-306 sold for \$355,000 is 1-306 sold for \$355,000 | BOE V 0 \$ 77,445 \$ | ALUE: | and a cover letter | DETERMINAT | g no chang | □ Appellant Analysis |
| PPELLANT EVIDENCE: March 2023; and #35771 SSESSOR EVIDENCE: The sessed value. ECISION OF THE BOA AND (ACRES) IPROVEMENTS RSONAL PROPERTY | The appellant submitted 1-306 sold for \$355,000 is the Assessor's evidence in the Assessor's evidence in the Assessor value \$ ASSESSOR VALUE \$ \$ 4 \$ 4 \$ 254 254 1 50 50 50 50 50 50 50 50 50 50 50 50 50 | BOE V 0 \$ 77,445 \$ 77,445 \$ | ALUE: | and a cover letter | DETERMINAT [*] Sustai [] Chang [] | g no chang | Appellant Analysis Assessor Recomdtn Repairs Manfst Err. |

| Owner | PID | Case | Mail | ATD? | NOTES |
|--|-----------|------|------------------------------------|--|---|
| | | | 7811 NE | No | No attendance |
| BRASKETT JERILYN K | 144961048 | 281 | 252ND ST | attendance | NO attenuance |
| | | | 7811 NE | No | No attendance |
| BRASKETT JERILYN K | 144961050 | 282 | 252ND ST | attendance | The describation |
| | | | 7811 NE | No | No attendance |
| BRASKETT JERILYN | 227417000 | 283 | 252ND ST | attendance | |
| ROSS CHARLES H & ROSS CATHERINE L | 000000405 | 122 | DO DOV 2505 | Stephan Lopez Catherine Ross Ryan Ross | The appellant's representative stated that the subject property is a 2.5-acre parcel that is a non-buildable lot. The county has combined it to create the effective acres group with another parcel where the residence is located. The Assessor's comparable sales are very different from the subject property. Comparable #1 is a riverfront property and Comparable #2 has trail access to the Lewis River, while the subject property is on a cliff and has no access to the river. The appellant's representative referred to their comparable sales which are buildable lots, but the subject property is not directly comparable because it cannot be built upon. These properties have an average market value of \$63,000 per acre. The representative updated their opinion of value to \$22,929 at the hearing because the subject property's acreage should be considered less valuable due to the fact |
| TRUSTEES | 986029465 | 122 | PO BOX 2696 | | it cannot be developed. |
| COMBS R LON | 85146000 | 291 | 1541 NW DRAKE ST | Lon Combs | The appellant stated that the Assessor's Office reports the square footage of the subject property incorrectly. Part of the acreage of the subject property is a conservation easement that the property owner cannot use, but it retains no value. |
| PECYNA THOMAS & | | | 3710 NW | | The appellant stated that the four parcels were |
| HARTZELL DENISE | 180573000 | 36 | 179TH ST | | purchased for a combined sales price of \$1,085,000 |
| PECYNA THOMAS & | | | 3710 NW | | in a competitive market in May of 2022. The structure was constructed in 1972 and has not |
| HARTZELL DENISE | 180572000 | 37 | 179TH ST | Denise | been updated or remodeled. A feasibility study was |
| PECYNA THOMAS & | | | 3710 NW | Hartzell | completed on the subject lots, and it was found to |
| HARTZELL DENISE | 180520000 | 38 | 179TH ST | and | be unlikely that additional structures could be |
| | | | | Thomas | constructed on this land. The appellant provided |
| | | | | Pecyna | comparable sales of properties that could |
| | | | | | potentially support additional structures, and this |
| DECYMA THOMAS S | | | 2740 ND4/ | | makes the land values less comparable to the |
| PECYNA THOMAS & | 10050000 | 30 | 3710 NW | | undevelopable subject properties. |
| HARTZELL DENISE | 180508000 | 39 | 179TH ST | | The appellant stated the subject property is 1,319 |
| KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES | 35771418 | 214 | 520 SE COLUMBIA RIVER DR 116 | David Knudtson | square feet and includes a parking spot in an underground garage. The prior owner of the subject property remodeled the unit, performing work on the flooring and bathroom without permits. The appellant was notified by the development that he was responsible for replacing the pipes in the subject property. The property has vinyl flooring, a replaced tub, and an unfinished bathroom. The appellant submitted information on the difference in values between waterfront condos versus condos without waterfront. The subject property is located on the ground floor and |

| is close to the railroad tracks and noise with no views. |
|--|
| The appellant stated that there were 401 condo sales in Clark County in 2022 with the average sales price of \$369,772 and a median of \$309,000. The average value for condos facing Oregon was \$461,875. The appellant provided a comparable property of 1,360 square feet that sold for \$350,000 in March 2023. The appellant referred to another specific comparable property facing the highway located below the fourth floor in the subject property's building which sold in 2022 for \$355,000. |