	lark County Board	of Equalizat	ion - Board Clerk	s Record	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2023	Petition No:	299	Parcel N	Number:	194609-0	000
Owner Name:	CEDARS GOLF LLC						
Situs Address:	#67 SEC 12 T3N R2	ZEWM 12.70	۸,				
Property Type:	n/a			Acres:	12.7	NBH	77
Mailing Address:	4111 BLACK POINT	RD HONOLU	ILU, HI 98616				
ATTENDANCE							
Held by:	⋈ Video Conferer	nce	[] Phone Confe	rence	[] Ir	n-Person	
Board:	Taxpa	yer:	Assess	or:		Third Par	ties (if any):
☑ Daniel Weaver ☑ Lisa Bodner ☐ ☐ ☑ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	-,					
HEARING SESSION	Start Time:		End Time:				<u> </u>
Hearing Held On:			198 100		Reco	rding Name	e:
January 25, 2024	9330		9:25				
TESTIMONY: (See attack APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Market	nse report for September 2 tion Credit Reservation Ag	2020 through Ju greement as of C	y 2023, a fish and wild! October 2022. The appe	fe habitat co lant submitte	nservation a ed three cor	reas assessme nparable sales	ent by Cedar's s [NE 182nd
TESTIMONY: (See attack APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Mit 2023]. ASSESSOR EVIDENCE: (No. 1975)	The property IDs 19460900 nse report for September 2 tion Credit Reservation Ag ay 2023; 0 NE 179th ST sol	2020 through Ju greement as of C	y 2023, a fish and wild! October 2022. The appe	fe habitat co lant submitte	nservation a ed three cor	reas assessme nparable sales	ent by Cedar's s [NE 182nd
TESTIMONY: (See attack APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Mit 2023]. ASSESSOR EVIDENCE: (No. 1975)	The property IDs 19460900 nse report for September 2 tion Credit Reservation Ag ay 2023; 0 NE 179th ST sol	2020 through Ju greement as of C ld for \$425,000	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitt 314 NE 212Ti	nservation a ed three cor H AVEsold fo	reas assessmi nparable sales or \$500,000 in	ent by Cedar's s [NE 182nd
APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Mag 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOARD AND AND AND AND AND AND AND AND AND AN	The property IDs 19460900 nse report for September 2 tion Credit Reservation Ag ay 2023; 0 NE 179th ST sol IO ASSESSOR EVIDENCE)	2020 through Ju greement as of C ld for \$425,000	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitt 314 NE 212Ti	nservation a ed three cor H AVEsold fo	areas assessmin nparable sales or \$500,000 in	ent by Cedar's s [NE 182nd January
APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Mic 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES)	The property IDs 19460900 nse report for September 2 tion Credit Reservation Ag ay 2023; 0 NE 179th ST sol IO ASSESSOR EVIDENCE)	2020 through Ju greement as of O ld for \$425,000	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitt 314 NE 212Ti	nservation a ed three cor H AVEsold for	ATION:	ent by Cedar's s [NE 182nd January
TESTIMONY: (See attack APPELLANT EVIDENCE: To evidence included an expense to the set, and a Wetland Mitigat AVE sold for \$425,000 in Ma 2023). ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES)	The property IDs 19460900 isse report for September 2 ition Credit Reservation Agray 2023; 0 NE 179th ST solution ASSESSOR EVIDENCE) ARD ASSESSOR VALUE: \$ 2,70	2020 through Jugreement as of Cold for \$425,000 BOE BOE 7,450 \$	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitt 314 NE 212Ti	nservation a ed three cor H AVEsold for	areas assessmin nparable sales or \$500,000 in	In Appellant Analysis
APPELLANT EVIDENCE: To evidence included an expensest, and a Wetland Mitigat AVE sold for \$425,000 in Mag 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	The property IDs 19460900 isse report for September 2 ition Credit Reservation Agray 2023; 0 NE 179th ST solution Assessor EVIDENCE) ARD ASSESSOR VALUE: \$ 2,70	2020 through Jugreement as of Cold for \$425,000 BOD BOD STATE OF THE	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitti 314 NE 212Ti	nservation a ed three cor H AVEsold for	ATION:	In Appellant Analysis
CASE DETAILS TESTIMONY: (See attorated APPELLANT EVIDENCE: Tevidence included an expense) East, and a Wetland Mitigat AVE sold for \$425,000 in Ma 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	the property IDs 19460900 ase report for September 2 tion Credit Reservation Agray 2023; 0 NE 179th ST solution Assessor EVIDENCE) ARD ASSESSOR EVIDENCE: \$ 2,70 \$	2020 through Jugreement as of Cold for \$425,000 BOE 07,450 \$ 0 \$ 07,450 \$	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitti 314 NE 212Ti	DETERMIN [] Cha	ATION: tained nged rchase	Assessor Recomdtn
APPELLANT EVIDENCE: To evidence included an expense East, and a Wetland Mitigat AVE sold for \$425,000 in Ma 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	the property IDs 19460900 ase report for September 2 tion Credit Reservation Agray 2023; 0 NE 179th ST solution Assessor EVIDENCE) ARD ASSESSOR EVIDENCE: \$ 2,70 \$	2020 through Jugreement as of Cold for \$425,000 BOE 07,450 \$ 0 \$ 07,450 \$	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitti 314 NE 212Ti	DETERMIN [] Cha [] Pu	ATION: tained nged rchase	In Appellant Analysis Assessor Recomdtn Repairs Manfst Err.
TESTIMONY: (See attack APPELLANT EVIDENCE: To evidence included an expense) East, and a Wetland Mitigat AVE sold for \$425,000 in Mit 2023]. ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	The property IDs 19460900 isse report for September 2 ition Credit Reservation Ag ay 2023; 0 NE 179th ST sold IO ASSESSOR EVIDENCE) ARD ASSESSOR VALUE: \$ 2,70 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2020 through Jugreement as of Cold for \$425,000 BOE 07,450 \$ 07,450 \$ 07,450 \$	y 2023, a fish and wildi October 2022. The appe in August 2023; and 10	fe habitat co llant submitti 314 NE 212Ti	DETERMIN [] Cha [] Pu	ATION: tained nged rchase praisal mps	□ Appellant Analysis □ Assessor Recomdtr Repairs Manfst Err.

	Clark County Board of Ed	qualizat	tion - Board Clerk	's Record	of Hearin	ng.	
CASE BEING HEARD				· · · · · · · · · · · · · · · · · · ·	Or meanin	15	
Assessment Year:	2023 Petit	ion No:	300	Parcel I	Number:	000054	254
Owner Name:	CEDARS GOLF LLC			raiceri	vuiliber:	986051-	254
Situs Address:	#106 SEC 12 T3N R2EW	M 5.63	Α.				
Property Type:	n/a		•,	102000000			_
Mailing Address:			w resource to the second	Acres:	5.63	NBH	D 77
maning Address.	4111 BLACK POINT RD F	HONOLU	JLU, HI 98616				
ATTENDANCE							
Held by:	[Y] Video Conference		[] Phone Confe	rence	[] In	-Person	
Board:	Taxpayer:		Assess	or:		Third Par	rties /if ar
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline			-			.,
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	ding Name	p•
lanuary 25, 2024	9:20		9:25		1	- III TI	
AVE sold for \$425,000 in Ma 2023]. ASSESSOR EVIDENCE: (N	ion Credit Reservation Agreemer ay 2023; 0 NE 179th ST sold for \$4 O ASSESSOR EVIDENCE)	425,000 ir	1 August 2023; and 103	14 NE 212TH	AVEsold for	\$500,000 in	(NE 182nd January
DECISION OF THE BOA							
AND /A CD = 01	ASSESSOR VALUE:		/ALUE:	DE	TERMINA	TION:	
AND (ACRES)	\$ 1,244,478	\$	491,122	1] Susta	med	每
MPROVEMENTS	\$ 0	\$			~		Appellar Analysis
ERSONAL PROPERTY	\$	ŝ		IX	() Chan	geu	
OTAL	\$ 1,244,478	\$	491,122]]		Assessor
	I the purches	_			Appra	nase 🗆 F	Recomdt Repairs Manfst Err Other
UTHORIZATION	land Davis						
/ / /	ized Designee) Signature				Date		
Manuel !	C. Wearn				1/2	5/24	

		alization -	Board Clerk's	Record	of Hearin	g		
CASE BEING HEARD				2,000,000		0		
Assessment Year:	2023 Petitio	n No: 76	i i	Parcel I	Number:	90265-76	8	
Owner Name:	AHSAN MUHAMMAD &	AHSAN FAI	ZA	1		100000		
Situs Address:	2424 NW IRIS CT CAMAS	, WA 9860	7					
Property Type:	2-story residence	***************************************	2	Acres:	0.23	NBHE	224	
Mailing Address:	2424 NW IRIS CT CAMAS	. WA 98607		rici cs.	0,23	NONE	224	
ATTENDANCE								
Held by:	XI Video Conference	1.1	Phone Confere	ince	[] In	-Person		
Board:	Taxpayer:	1.1	Assessor	243/3	f 1 m	Third Par		
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	nad						
HEARING SESSION Hearing Held On:	Start Time:	-	1		- 1-			
AUTO POR TOTO CONTRACTOR AND AND AND	9:34	End	d Time:		Recor	Recording Name:		
January 25, 2024	1.34		9:49					
	8				it for flouse	repair and rec	covery for	
ASSESSOR EVIDENCE: To appellant disagreed with the	he Assessor's evidence included the	ree sales and						
spenant disagreed with th	he Assessor's evidence included the ne appraiser's findings.		a cover letter reco					
DECISION OF THE BOA	he Assessor's evidence included the appraiser's findings. ARD ASSESSOR VALUE:	BOE VALU	a cover letter reco	mmending		o the assessed		
DECISION OF THE BOA	he Assessor's evidence included the ne appraiser's findings.	BOE VALU	a cover letter reco	mmending	no change to	TION:	I value. Th	
DECISION OF THE BOA	he Assessor's evidence included the appraiser's findings. ARD ASSESSOR VALUE:	BOE VALU	a cover letter reco	mmending	no change to	TION:	I value. Th	
DECISION OF THE BOA AND (ACRES) MPROVEMENTS	he Assessor's evidence included the appraiser's findings. ARD ASSESSOR VALUE: \$ 224,400 \$ 901,737	BOE VALU	a cover letter reco	mmending	no change to	TION:	I value. The	
AND (ACRES) MPROVEMENTS PERSONAL PROPERTY	he Assessor's evidence included the appraiser's findings. ARD ASSESSOR VALUE: \$ 224,400 \$ 901,737 \$ \$ 1,126,137	\$ 22 \$ 90 \$	JE: 4,450	mmending DE	no change to	ation:	□ Appellant Analysis	
DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR VALUE: \$ 224,400 \$ 901,737	\$ 22 \$ 90 \$	JE: 4,450	mmending DE	no change to	ained ged hase R	□ Appellant Analysis □ Assessor Recomdtr	
DECISION OF THE BOAD LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Bulls and	ARD ASSESSOR VALUE: \$ 224,400 \$ 901,737 \$ 1,126,137	\$ 22 \$ 90 \$	JE: 4,450	mmending DE	TERMINA Susta Chan Purc	ained ged hase R	□ Appellant Analysis □ Assessor Recomdtr Repairs	
DECISION OF THE BOAD LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Buds and AUTHORIZATION Chairgerson (or Authorization)	he Assessor's evidence included the appraiser's findings. ARD ASSESSOR VALUE: \$ 224,400 \$ 901,737 \$ \$ 1,126,137	\$ 22 \$ 90 \$	JE: 4,450	mmending DE	TERMINA Susta Chan Purc	ained ged hase R	□ Appellant Analysis □ Assessor Recomdtr Repairs	

	Clark County Board of Equ	ialization - Board	Clerk's Record o	f Hearin	g	
CASE BEING HEARD	1					
Assessment Year:	2023 Petitio	n No: 290	Parcel N	umber:	256760-000	
Owner Name:	KIESSLING MICHAEL A &	KIESSLING KIMBER	RLY L			
Situs Address:	4505 NE 399TH ST LA CEI	NTER, WA 98629				
Property Type:	1.5-story residence		Acres:	5	NBHC	3
Mailing Address:	4505 NE 399TH ST LA CEN	NTER, WA 98629				
ATTENDANCE						
Held by:	✓ Video Conference	[] Phone	Conference	[] In	-Person	
Board:	Taxpayer:	1	Assessor:		Third Part	ties (if an
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	leading				
HEARING SESSION	Texas and the second					
Hearing Held On:	Start Time:	End Time:	Recor	Recording Name:		
January 25, 2024	9:52	9:5				
ASSESSOR EVIDENCE: TH	ne Assessor's evidence included thr	ree sales and a cover le	etter recommending n	o change to	the assessed	l value.
DECISION OF THE BOA	RD					
	ASSESSOR VALUE:	BOE VALUE:	DE	TERMINA	TION:	
LAND (ACRES)	\$ 284,872	\$ 284,6	372 [)	₫ Susta	honin	D
MPROVEMENTS	\$ 745,448	\$ 745,4	ulo] Chan	18	Appellar Analysis
PERSONAL PROPERTY	\$	\$	1	1		
TOTAL	\$ 1,030,320	\$ 1,030,	320	1		Assessor Recomd
NOTES: Ossessor (Sup	sort arable:	Salei		□ Puro □ Appr	raisal 🗆 N	Repairs Manfst Er Other
AUTHORIZATION						
	rized Designee) Signature			Date		

		Board of Equali	zation - Bo	oard Clerk's	Record	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2023	Petition N	o: 310		Parcel N	Number:	136856-00	00
Owner Name:	PETERSON	ROBERT L & PET	ERSON DIA	NE C TRUSTE	ES			
Situs Address:	31420 NE 9	90 CIR CAMAS, W	A 98607					
Property Type:	1.5-story re	esidence			Acres:	5	NBHD	20
Mailing Address:	31420 NE 9	90 CIR CAMAS, W	A 98607					
ATTENDANCE								
Held by:	M Video (Conference	[] Pi	none Confere	nce	[] In	-Person	
Board:		Taxpayer:	27.00.00	Assessor	23054		Third Part	ies (if anv
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Robert	zon					
HEARING SESSION								
Hearing Held On:	Start Time:		End T	ime:		Recor	ding Name	
January 25, 2024	10:0	5	10	123				
APPELLANT EVIDENCE: Wetland and Habitat Revie	w. The appellant	submitted three com	parable sales	[#136916-000 st	a Coburn H old for \$92	labitat Perm 5,000 in Aug	it as of March just 2023; #137	2022 and a
APPELLANT EVIDENCE: Wetland and Habitat Revie sold for \$1,120,000 in Apri ASSESSOR EVIDENCE: T	w. The appellant 2021; and #1371	submitted three com .00-000 sold for \$965,	parable sales ,000 in June 2	[#136916-000 so 2022].	old for \$92	5,000 in Aug	ust 2023; #137	7106-000
Wetland and Habitat Revie sold for \$1,120,000 in Apri	ew. The appellant I 2021; and #1371 The Assessor's evic	submitted three com .00-000 sold for \$965, dence included three	parable sales ,000 in June 2 sales and a c	[#136916-000 so 2022]. cover letter recor	old for \$92	5,000 in Aug	ust 2023; #137 o the assessed	7106-000
Wetland and Habitat Revies sold for \$1,120,000 in Apri	the Assessor's evice ARD ASSESSOR	submitted three com. 00-000 sold for \$965, dence included three	parable sales ,000 in June 2 sales and a c	[#136916-000 so 2022]. cover letter recor	old for \$92	5,000 in Aug	o the assessed	value.
Wetland and Habitat Revie sold for \$1,120,000 in Apri	ew. The appellant I 2021; and #1371 The Assessor's evic	submitted three com .00-000 sold for \$965, dence included three	parable sales ,000 in June 2 sales and a c	[#136916-000 so 2022]. cover letter recor	old for \$92	5,000 in Aug	o the assessed	value.
Wetland and Habitat Revies sold for \$1,120,000 in Apri	the Assessor's evice ARD ASSESSOR	submitted three com. 00-000 sold for \$965, dence included three	one value:	[#136916-000 so 2022]. cover letter recor	mmending DI	no change to	o the assessed	value.
Wetland and Habitat Revies sold for \$1,120,000 in Apri ASSESSOR EVIDENCE: T DECISION OF THE BOX	the Assessor's evice ARD ASSESSOR \$	value: 368,506	OE VALUE:	[#136916-000 se 2022]. cover letter recor	mmending DI	no change to	o the assessed	value.
Wetland and Habitat Revies sold for \$1,120,000 in Apri ASSESSOR EVIDENCE: T DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS	the Assessor's evice ARD ASSESSOR \$	VALUE: B 368,506 \$ 1,438,442 \$	OE VALUE:	[#136916-000 se 2022]. cover letter recor	mmending DI	no change to	o the assessed	value. Appellant Analysis Assessor
Wetland and Habitat Reviesold for \$1,120,000 in Apri ASSESSOR EVIDENCE: T DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR \$ \$	VALUE: B 368,506 \$ 1,438,442 \$	OE VALUE:	[#136916-000 se 2022]. cover letter recons	mmending DI	no change to	atrion: ained chase Regralsal	value. Appellant Analysis Assessor Recomdto
Metiand and Habitat Revies sold for \$1,120,000 in Apri ASSESSOR EVIDENCE: TO DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: The exercise for danger AUTHORIZATION	ARD ASSESSOR \$ \$ Linky ARD ASSESSOR \$ \$	VALUE: B 368,506 \$ 1,438,442 \$ 1,806,948 \$	OE VALUE:	[#136916-000 se 2022]. cover letter recons	mmending DI	ETERMINA] Susta Char] Pure	atrion: ained chase Regralsal	value. Appellant Analysis Assessor Recomdti
Metiand and Habitat Revies sold for \$1,120,000 in Apri ASSESSOR EVIDENCE: TO DECISION OF THE BOY LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: The an areas for danger	ARD ASSESSOR \$ \$ \$ crized Designe	VALUE: B 368,506 \$ 1,438,442 \$ 1,806,948 \$	OE VALUE:	[#136916-000 se 2022]. cover letter recons	mmending DI	ETERMINA] Susta Char] Pure	atrion: ained chase Regralsal	value. Appellant Analysis Assessor Recomdte

	Clark County Board of Eq	ualiza	tion - Boa	rd Clark's	Record	of Hoorin		
CASE BEING HEARD	•		500	id Cicik 3	Necora	or nearin	B	
Assessment Year:	2023 Petiti	on No:	306		Parcel I	Number:	109581-	120
Owner Name:	RODRIGUEZ ROCIO & F	ITZGER	ALD KATH	ERINE H			203302	130
Situs Address:	15405 NE 42ND ST VAN							
Property Type:	ranch-style residence		25,5101-551	177	Acres:	0.19	NIDI	D 264
Mailing Address:	15405 NE 42ND ST VAN	COLIVE	R WA 9869	22	Acres.	0.15	NBH	D 261
ATTENDANCE			11, 117 3000					
Held by:	☑ Video Conference		110		24.52	769501	Devi	
Board:	Taxpayer:		[] Phon	e Confere		[] In-	-Person	
St. Lisa Bodner □ St. John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	rine peral	ld	Assessor			Third Pa	rties (if any
HEARING SESSION								
Hearing Held On:	Start Time:		End Time	2:		Record	ding Nam	e:
anuary 25, 2024	10:52		101	54				
	e Assessor's evidence included a	a cover	letter recom	mending the	assessed v	alue be redu	ced to \$420,	000.
ECISION OF THE BOA	ASSESSOR VALUE:	non						
AND (ACRES)	List.		VALUE:	000	DE	TERMINA	TION:	28-7
/PROVEMENTS	\$ 199,500 \$ 262,236	+	199,50		[] Susta	V. 100 P.	Appellant
ERSONAL PROPERTY	\$	\$	20,31		[>	() Chan	ged	Analysis
OTAL	\$ 461,736	\$	420,0	200	- [1		Assessor Recomdtr
OTES: Rurchase pr	Liec					Purch Appro	aisal 🗆 I	Repairs Manfst Err. Other
UTHORIZATION								
/ 1	ized Designee) Signature					Date	,	
Chlancil	C. Weann					1/2	5/24	

	lark County Board of Cou	aliantian Da	Cl LJ - D	1 111 1	450	
	lark County Board of Equ	alization - Boa	ard Clerk's Record	d of Hearin	ng	
Assessment Year:	2022		l politica		To the section of	2007
	2023 Petition			Number:	187785-06	54
Owner Name:	CAMACHO DUNCAN & CA					
Situs Address:	13210 NW 33RD AVE VAI	NCOUVER, WA	98685			
Property Type:	2-story residence		Acres	0.23	NBHD	184
Mailing Address:	13210 NW 33RD AVE VAN	COUVER, WAS	98685			
ATTENDANCE						
Held by:	∀ Video Conference	[] Pho	one Conference	[] Ir	n-Person	
Board:	Taxpayer:		Assessor:		Third Part	ies (if any)
Zi Daniel Weaver ☐ T Zi Lisa Bodner ☐ G Zi John Marks	ohn Rose ferry Hagberg Siloria Gomez- Matthews oel Cline	n nacho				
HEARING SESSION						
Hearing Held On:	Start Time:	End Tin	ne:	Reco	rding Name:	
January 25, 2024	((:01	11:	:06			
\$236,272 in August 2022; #1	The appellant submitted four comp 1.87791-010 sold for \$845,000 in Fo	ebruary 2023; and	#986026-501 sold for \$	797,400 in Se	ptember 2022]	•
DECISION OF THE BOA	ASSESSOR VALUE:	BOE VALUE:		DETERMINA	ATION.	
AND (ACRES)	\$ 264,800	\$ 264,8		Sust	ained [-
MPROVEMENTS	\$ 596,853	\$ 596,8		1.0	1.5	Appellant Analysis
PERSONAL PROPERTY	\$	\$		[] Char	nged	
TOTAL	\$ 861,653	\$ 861,	653	[]		Assessor Recomdtr
NOTES: Conyes on	rpord			□ Pur □ App □ Cor	praisal 🗆 N	epairs Nanfst Err. Other
AUTHORIZATION						
Chairperson (or Author	ized Designee) Signature			Date		
(an: 0	C 4/eau			1	125/24	

CASE DELLE LIES	Clark County Bo	pard of Equal	ization - Bo	ard Clerk's Re	cord o	f Hearin	g	
CASE BEING HEARD							В	
Assessment Year:	2022	Petition I	No: 813	P	arcel N	umber:	54060-00	00
Owner Name:	NELSON TOD	D						
Situs Address:	401 W 21ST S	T VANCOUVE	R, WA 98660)				
Property Type:	1.5-story resid				cres:	0.14	NBHI	n
Mailing Address:	401 W 21ST S	T VANCOUVER	R. WA 98660			-	INDIT	
ATTENDANCE								
Held by:	XT Video Cor	ference	[] Db.					
Board:		Video Conference [] Phone Confere				[] In	-Person	
		axpayer:		Assessor:		-	Third Par	ties (if any):
Lisa Bodner	Terry Hagberg Gloria Gomez- Matthews Joel Cline	Nels	on	_				
HEARING SESSION								
Hearing Held On:	Start Time:		End Tir	ne:		Recor	ding Name	1:
January 25, 2024	11:27	3	111	34				
APPELLANT EVIDENCE: for \$19,785 as of March 20 regine for \$23,957 as of M	23, a bid by is exterio	ors to perform sid	ing work for S4	F F02 F14		and to the con-	mi it i	
a dia from Mil. Electric to p	erform electrical wor	enderson & Daug k for \$78,354 as o	hter Windows	and Door to replace	2023, a I	or \$94,8	29 as of Mar	ervices to ch 2023 and
ASSESSOR EVIDENCE: (I	erform electrical wor	enderson & Daug k for \$78,354 as o	hter Windows	and Door to replace	2023, a t	or \$94,8	29 as of Mar	ervices to ch 2023 and
ASSESSOR EVIDENCE: (I	erform electrical wor	enderson & Daug k for \$78,354 as o	hter Windows	and Door to replace	e windov	vs for \$94,8	329 as of Mar	ervices to ch 2023 and
ASSESSOR EVIDENCE: (I	verform electrical wor NO ASSESSOR EVIDEN	enderson & Daug k for \$78,354 as o	oe value:	and Door to replace	e windov	ERMINA	TION:	ch 2023 and
ASSESSOR EVIDENCE: (I	NO ASSESSOR EVIDEN ARD ASSESSOR VA	LUE: B	OE VALUE:	and Door to replace	DE1	ERMINA	TION:	ervices to ch 2023 and Appellant Analysis
ASSESSOR EVIDENCE: (I DECISION OF THE BOA AND (ACRES) MPROVEMENTS	ARD ASSESSOR VAI	LUE: B	OE VALUE:	and Door to replace	DE1	ERMINA	TION:	ch 2023 and
ASSESSOR EVIDENCE: (I DECISION OF THE BOA LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR VAI \$ \$	ELUE: B 231,843 \$ 372,440 \$	OE VALUE: 93, 93, 93, 93, 93, 93, 93, 93, 93, 93,	343 0/2	DET [ERMINA Susta Chan	TION: nined ged	Appellant Analysis
ASSESSOR EVIDENCE: (I DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR VAI \$ \$	ELUE: B 231,843 \$ 372,440 \$	OE VALUE: 93, 93, 93, 93, 93, 93, 93, 93, 93, 93,	343 0/2	DET [ERMINA Susta Chan	TION: nined ged hase XI	Appellant Analysis
ASSESSOR EVIDENCE: (I DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: A A AUTHORIZATION	ARD ASSESSOR EVIDEN ARD S S S S S COMMENT ASSESSOR VAI	EUE: B 231,843 S 372,440 S 604,283 S	OE VALUE: 93, 93, 93, 93, 93, 93, 93, 93, 93, 93,	343 0/2	DET [Susta Chan Purc	TION: nined ged hase XI	Appellant Analysis Assessor Recomdtn Repairs Wanfst Err.
DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Deal horizontal was a management of the control of the cont	ARD ASSESSOR EVIDEN ARD ASSESSOR VAI \$ \$ \$ crized Designee) S	ELUE: B 231,843 \$ 372,440 \$	OE VALUE: 93, 93, 93, 93, 93, 93, 93, 93, 93, 93,	343 0/2	DET [Susta Chan Purc	TION: nined ged hase XI	Appellant Analysis Assessor Recomdtn Repairs Wanfst Err.

	Clark County Board of I	Equalizat	ion - Boar	d Clerk's	Record o	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2023 Pet	ition No:	135		Parcel N	lumber:	54060-00	0
Owner Name:	NELSON TODD							
Situs Address:	401 W 21ST ST VANC	OUVER, W	VA 98660					
Property Type:	1.5-story residence				Acres:	0.14	NBHD	103
Mailing Address:	401 W 21ST ST VANCO	OUVER, W	A 98660					
ATTENDANCE	•							
Held by:	y: 🄀 Video Conference [] Phone Conference				nce	[] In	-Person	
Board:	Taxpayer			Assessor				ies (if any):
Lisa Bodner	Daniel Weaver ☐ John Rose ☐ Terry Hagberg ☐ Gloria Gomez-							
HEARING SESSION								
Hearing Held On:	Start Time:		End Time	:		Recor	ding Name	:
January 25, 2024	11:34		11%	45				
repipe for \$23,957 as of Ma a bid from Mr. Electric to pe	The appellant's evidence included as, a bid by is Exteriors to perforch 2023, a bid by Henderson arrorm electrical work for \$78, are Assessor's evidence included sagreed with the appraiser's fixed.	orm siding v & Daughter 354 as of Ma d four sales	work for \$45,5 Windows and arch 2023.	582 as of Ma d Door to rep	rch 2023, a lace windo	bid by Heno ws for \$94,0	co Plumbing So 329 as of Marc	ervices to th 2023 and
DECISION OF THE BOA	ASSESSOR VALUE:	BOE	VALUE:		- Dr	TERRAINIA	TION	
LAND (ACRES)	\$ 224,2		224,2	ıf ı	DE	TERMINA		2(
IMPROVEMENTS	\$ 402,6		123,2		- [Proposition in	ainea	Appellant Analysis
PERSONAL PROPERTY	\$	\$	-		7	() Chan	geu	_
TOTAL	\$ 626,8	96 \$	347,4	68] []	190	Assessor Recomdtn
NOTES: Old ho	me (100 yrs) is d replaceme	nth nts	much	h nee	eclee)	☐ Purc	raisal 🗆 N	epairs fanfst Err. ether
AUTHORIZATION								
	rized Designee) Signature	e				Date	,	
Warrel (Clebaun					1/	25/2	Y

Owner	PID	Case	Mail	ATD?	NOTES
			4111 BLACK	No	No attendance
CEDARS GOLF LLC	194609000	299	POINT RD	attendance	No attenuance
			4111 BLACK	No	No attendance
CEDARS GOLF LLC	986051254	300	POINT RD	attendance	
AHSAN MUHAMMAD & AHSAN FAIZA	90265768	76	2424 NW IRIS CT	Muhammad Ahsan	The appellant stated the subject property was damaged in a landslide in 2015. It was assessed for \$0 value in 2015 and 2016 due to the partially destroyed condition of the subject property. The structure was reconstructed in 2017, but it was never fully rebuilt and a cost to cure was submitted to the County at that time. The Assessor's Office adjusted the value based on this estimate in past years but require updated information for future reductions. The appellant believes that 80% of the initial work needs to be completed.
KIESSLING MICHAEL A & KIESSLING KIMBERLY L	256760000	290	4505 NE 399TH ST	Kim Kiessling	The appellant referred to their three comparable sales from 2023 with an average sales price per square foot of \$232. All three comparable properties are located in the same neighborhood as the subject property. The appellant applied this price per square foot to their own property resulting in an opinion of value of \$911,360.
PETERSON ROBERT L & PETERSON DIANE C TRUSTEES	136856000	310	31420 NE 90 CIR	Robert Peterson	The appellant referred to their 2022 assessment appeal which set a value of \$1.5 million in July 2023. The appellant has a Camas address but lives a distance away from the suburban communities. The subject property is at high risk from wildfires and does not have reliable fire rescue services. The County has stated that the appellant cannot develop more than two acres of the subject lot's five acres and part of the subject lot is a riparian wetland habitat. The appellant submitted comparable sales with similar lot size, location, and fire danger, but the comparable properties do not face the same land restrictions on development as the subject property. The appellant's evidence included a Mitigation Inspection Report for a Coburn Habitat Permit as of March 2022 and a Wetland and Habitat Review.
RODRIGUEZ ROCIO & FITZGERALD KATHERINE H	109581138	306	15405 NE 42ND ST	Katherine Fitzgerald	The appellant agreed with the Assessor's new recommended assessed value of \$420,000.
CAMACHO DUNCAN & CAMACHO DANA	187785064	256	13210 NW 33RD AVE	Duncan Camacho	The appellant referred to their comparable sales which were located in close proximity to the subject property. The appellant stated the subject property has unique qualities because of its sloped lot.
NELSON TODD	54060000	813	401 W 21ST ST	Todd Nelson	The appellant stated the 100-year-old property was owned by his family for 50 years and is need of significant repair work. He referred to bids to repair many of the issues with the subject property that have not been completed. The flooring, bathroom, and kitchen are all original and need updates and replacements. The plaster is cracked and will need extensive repairs. There is no insulation in the upper floor and the windows and

					cedar siding have pervasive rotting. The appellant stated the estimates he submitted were not cosmetic repairs but necessary work to maintain the property. The appellant believes the value should consider the cost to cure, which would make the value \$324,855. The appellant believes the value should consider the cost to cure, which would make the value \$324,855.
NELSON TODD	54060000	135	401 W 21ST	Todd Nelson	The appellant stated the 100-year-old property was owned by his family for 50 years and is need of significant repair work. He referred to bids to repair many of the issues with the subject property that have not been completed. The flooring, bathroom, and kitchen are all original and need updates and replacements. The plaster is cracked and will need extensive repairs. There is no insulation in the upper floor and the windows and cedar siding have pervasive rotting. The appellant stated the estimates he submitted were not cosmetic repairs but necessary work to maintain the property. The appellant believes the value should consider the cost to cure, which would make the value \$324,855.