

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	311	Parcel Number:	150273-000
Owner Name:	STEENECK ROBERT				
Situs Address:	4908 NE 22ND AVE VANCOUVER, WA 98663				
Property Type:	1.5-story residence	Acres:	0.39	NBHD	270
Mailing Address:	4908 NE 22ND AVE VANCOUVER, WA 98663				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person		
Board:	<input checked="" type="checkbox"/> Daniel Weaver <input checked="" type="checkbox"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Taxpayer: <i>Tony Steeneck</i>	Assessor: -	Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	9:00	9:15	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a series of photos documenting deferred maintenance of the property and an analysis of the Assessor's Office's comparables.

ASSESSOR EVIDENCE: The Assessor's evidence included five sales and a cover letter recommending the assessed value be reduced to \$355,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 183,676	\$ 183,676	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 206,991	\$ 136,324		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 390,667	\$ 320,006		
NOTES: <i>Purchase price in bidding war.</i>			<input checked="" 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 A. Weaver</i>	2/6/2024

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	313	Parcel Number:	194789-000
Owner Name:	SPAFFORD CHRISTOPHER M & MORRIS MELINDA C				
Situs Address:	17413 NE 167TH AVE BRUSH PRAIRIE, WA 98606				
Property Type:	ranch-style residence	Acres:	10.12	NBHD	12
Mailing Address:	17413 NE 167TH AVE BRUSH PRAIRIE, WA 98606				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Christopher Spafford		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	9:31	9:37	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#224759-000 sold for \$730,000 in November 2022; #194551-000 sold for \$830,000 in August 2022; #155754-000 sold for \$760,000 in November 2022; #208165-005 sold for \$700,000 in June 2022; #174365-000 sold for \$810,000 in March 2022; and #214704-000 sold for \$709,000 in December 2022].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 471,412	\$ 471,412	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 452,803	\$ 384,831		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 924,215	\$ 856,243		
NOTES: No Change from prior year No increase for 2022-23			<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>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	315	Parcel Number:	204095-000
Owner Name:	SALUTE DRAGONS COMMODITIES LIVING TRUST				
Situs Address:	17729 NE BAKER CREEK RD BRUSH PRAIRIE, WA 98606				
Property Type:	1.5-story residence	Acres:	2.97	NBHD	9
Mailing Address:	17729 NE BAKER CREEK RD BRUSH PRAIRIE, WA 98606				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	<i>Jill Clelland</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	9:42	9:52	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Pacific NW Community Contracting LLC to reconstruct a room and provide moisture barriers for \$26,065 as of January 2024. The appellant submitted six comparable sales [#205883-000 sold for \$725,000 in March 2023; #205680-000 sold for \$600,000 in January 2023; #206661-005 sold for \$730,000 in December 2022; #203866-000 sold for \$700,000 in July 2022; #202279-005 sold for \$747,686 in April 2022; and #205680-000 sold for \$600,000 in January 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included two sales 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)	\$ 310,462	\$ 310,462	<input type="checkbox"/> Sustained	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 562,461	\$ 464,538	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 872,923	\$ 775,000		
NOTES: <i>Comparables & Costs to cure</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>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	127	Parcel Number:	96158-392
Owner Name:	FULLER SEAN P & FULLER MARGAUX G				
Situs Address:	1842 N 15TH CT WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	0.27	NBHD	160
Mailing Address:	1842 N 15TH CT WASHOUGAL, WA 98671				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	<i>Sean Fuller</i>		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	9:56	10:06	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<p>APPELLANT EVIDENCE: The property was purchased for \$650,000 in August 2022. The appellant's evidence included a bid by Lifestyles Deck and Fence to replace a deck and stairs for \$40,746 as of July 2023. The appellant's evidence included a comparative market analysis performed by Cathi Byrd of John L Scott Real Estate indicating a value of \$651,988 as of June 2023. The appellant submitted eight comparable sales [#96158-100 sold for \$615,900 in March 2023; #96158-403 sold for \$620,000 in November 2022; #134140-390 sold for \$625,000 in April 2023; #123003-044 sold for \$636,000 in December 2022; #130056-052 sold for \$675,000 in April 2023; #132792-070 sold for \$675,000 in June 2023; #131173-002 sold for \$679,000 in February 2023; and #130035-022 sold for \$695,000 in March 2023]. The appellant's evidence included a home inspection report performed by Jared Ball of Bear Home Inspection as of August 2022.</p>	
<p>ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending the assessed value be reduced to \$650,000. The appellant disagreed with the appraiser's findings.</p>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 176,600	\$ 176,600	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 535,097	\$ 473,400		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 711,697	\$ 650,000		
<p>NOTES: <i>Purchase price in Aug 2022</i> <i>Assessor revised value.</i></p>			<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	318	Parcel Number:	226726-000
Owner Name:	STARLING DERIK & STARLING JULI				
Situs Address:	13718 NE 240TH ST BATTLE GROUND, WA 98604				
Property Type:	ranch-style residence	Acres:	1.24	NBHD	53
Mailing Address:	13718 NE 240TH ST BATTLE GROUND, WA 98604				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Juli Starling	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	10:32	10:35	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#192135-000 sold for \$495,200 in March 2023; #233959-000 sold for \$625,000 in June 2023; and #223220-000 sold for \$639,000 in July 2023].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 201,406	\$ 201,406	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 466,588	\$ 465,588		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 667,994	\$ 667,994		
NOTES: Appellant comps in 2023 & smaller			<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>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	320	Parcel Number:	986050-041
Owner Name:	DHINGRA MANISHA & SHIRODKAR BRIJESH				
Situs Address:	8546 N JUNIPER ST CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.17	NBHD	226
Mailing Address:	8546 N JUNIPER ST CAMAS, WA 98607				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Brijesh Shrodkar	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	10:50	10:52	

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, aerial photos of the neighborhood, a land contour map and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 219,375	\$ 219,375	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 499,810	\$ 499,810		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 719,185	\$ 719,185		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
No comps or other data				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	331	Parcel Number:	177231-020
Owner Name:	KALMBACH FREDERICK & KALMBACH DINA				
Situs Address:	18814 SE ALICIA CIR VANCOUVER, WA 98683				
Property Type:	ranch-style residence	Acres:	0.18	NBHD	148
Mailing Address:	18814 SE ALICIA CIR VANCOUVER, WA 98683				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Dina Kalmbach		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	10:57	11:04	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#177227-008 sold for \$450,000 in September 2022; #176623-006 sold for \$469,000 in May 2023; and #172207-038 sold for \$450,000 in June 2023].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 217,600	\$ 217,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 467,486	\$ 467,486		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 685,086	\$ 685,086		
NOTES: Appellant Comps - much smaller on a per sq. ft. Basis - support assessed value			<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>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	380	Parcel Number:	227598-000
Owner Name:	LIGATICH KEITH & LINDBERG KATIE				
Situs Address:	6538 NE 239TH ST BATTLE GROUND, WA 98604				
Property Type:	ranch-style residence	Acres:	5.45	NBHD	13
Mailing Address:	6538 NE 239TH ST BATTLE GROUND, WA 98604				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	11:29	11:30	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#265245-000 sold for \$370,000 in September 2022; #223432-000 sold for \$660,000 in January 2023; and #275028-000 sold for \$425,999 in March 2022].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 429,921	\$ 429,921	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 362,987	\$ 362,987		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 792,908	\$ 792,908		
NOTES: No relevant comparable information			<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>David C. Weaver</i>	2/6/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	267	Parcel Number:	118137-762
Owner Name:	KRUSMARK LEE & KRUSMARK LINDA M				
Situs Address:	13220 NW 40TH AVE VANCOUVER, WA 98685				
Property Type:	bi-level (split entry)	Acres:	0.24	NBHD	184
Mailing Address:	13220 NW 40TH AVE VANCOUVER, WA 98685				

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"/> Lisa Bodner <input checked="" type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 6, 2024	11:52	11:53	

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.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 254,800	\$ 254,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 206,344	\$ 206,344		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 461,144	\$ 461,144		
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 info</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/6/24

Owner	PID	Case	Mail	ATD?	NOTES
STEENECK ROBERT	150273000	311	4908 NE 22ND AVE	Tony Steeneck	The appellant referred to photos showing the condition of the subject property. The second floor of the subject property is currently just framing, and much of the property needs extensive work. One of the appellant's comparable properties has been stripped down for remodeling. The purchase of the subject property was a Fannie Mae sale, and due to the bidding process, the appellant believes he overpaid for the property. The appellant purchased the property only after two previous winning bids backed out of the purchase with concerns of condition.
SPAFFORD CHRISTOPHER M & MORRIS MELINDA C	194789000	313	17413 NE 167TH AVE	Chris Spafford	The appellant referred to the submitted comparable properties and does not believe that these sales represent an 8% increase in market value. No improvements have been completed on the property.
SALUTE DRAGONS COMMODITIES LIVING TRUST	204095000	315	17729 NE BAKER CREEK RD	Jill Clelland	The appellant stated the subject property was purchased in 2019 in an arms-length transaction for \$536,100 after being listed on the market for a length of time. There is a large amount of deferred maintenance on the subject property. The appellant referred to a bid to replace rotted support beams for \$26,000. The previous owner replaced the roof but did not replace the sheeting. The property has a crumbling driveway, damaged sidewalk, and a collapsing retaining wall. The appellant referred to the first comparable sale which sold at a similar time as the subject property in 2019, and then again in July 2022 for \$700,000. The Assessor valued the 45-year-old pool at \$95,000, but the appellant stated the pool has a damaged heat pump and is regularly inoperable.
FULLER SEAN P & FULLER MARGAUX G	96158392	127	1842 N 15TH CT	Sean Fuller	The appellant referred to an inspection of the subject property at the time of its purchase in August 2022 that showed multiple problems with the roof. The interior of the structure contains multiple stress fractures, and two showers are not usable because of cracks and chips. The subject property is located on a sloped piece of land with a spring with poor drainage. One comparable sale was a neighboring property that sold for \$625,000 and of more recent construction. The property was purchased for \$650,000 in August 2022.
STARLING DERIK & STARLING JULI	226726000	318	13718 NE 240TH ST	Juli Starling	The appellant stated she received a revised valuation after a 2022 appeal and believed that should be considered in the 2023 assessment. The appellant referred to their comparable sales that have an average value of \$548,674.

DHINGRA MANISHA & SHIRODKAR BRIJESH	986050041	320	8546 N JUNIPER ST	Brijesh Shirodkar	The appellant stated he believes the house would sell for 10% less than the assessment. The subject property has no backyard and little privacy. The structure has a very narrow staircase to the second floor.
KALMBACH FREDERICK & KALMBACH DINA	177231020	331	18814 SE ALICIA CIR	Dina Kalmbach	The appellant expressed concern that the Assessor's Office's comparable properties are located further away from the subject property. The appellant's submitted comparable sales are located near the subject property's neighborhood. The subject property is only one of two single story properties on their street.
LIGATICH KEITH & LINDBERG KATIE	227598000	380	6538 NE 239TH ST	No attendance	No attendance
KRUSMARK LEE & KRUSMARK LINDA M	118137762	267	13220 NW 40TH AVE	No attendance	No attendance