CASE BEING HEARD										
Assessment Year:	2023	Petition I	No: 438		Parcol N	lumber:	182142-01	0		
Owner Name:		ACE STORAGE LLC					1021-2-010			
	3993223		25-101-120							
Situs Address:		16208 NE 10TH AVE RIDGEFIELD, WA 98642								
Property Type:	commerci	al storage unit			Acres:	2.64	NBHD	7430		
Mailing Address:	401 TOM	LANDRY HWY, #6	60901 DA	LLAS, TX 75266	5					
ATTENDANCE										
Held by:	⋈ Video	Conference	[]	Phone Confere	ence	[] In	-Person			
Board:		Taxpayer:	^	Assesso	r:		Third Part	ies (if any)		
	aniel Weaver Gloria Gomez-			Low	Lonni Dambino Observa					
HEARING SESSION										
Hearing Held On:	Start Time	::	End	Time:		Recor	Recording Name:			
March 21, 2024	10:0	4	i	0:15						
APPELLANT EVIDENCE:	rached note sheet The appellant su December 2022 an	bmitted an income a	proach anal ent from De	ysis indicating a vacember 2022.	alue of \$1,70	00,000.The a	ppellant's evid	ence		
APPELLANT EVIDENCE: included a rent roll from D ASSESSOR EVIDENCE: approach, aerial photos ar change to the assessed va	The appellant su December 2022 and The Assessor's event photos of the lue.	bmitted an income a nd an income statem	ent from De	cember 2022.	ling informa	tion income	approach and	sales		
APPELLANT EVIDENCE: included a rent roll from D ASSESSOR EVIDENCE: 1 approach, aerial photos ar	The appellant su December 2022 and The Assessor's event photos of the lue.	bmitted an income a nd an income statem ldence included a pro property, a Marcus &	ent from De operty summ Millichap so	cember 2022. nary packet includ elf-storage nation	ling informa al report, an	tion income d a cover let	approach and ster recommen	sales		
APPELLANT EVIDENCE: included a rent roll from D ASSESSOR EVIDENCE: approach, aerial photos ar change to the assessed va	The appellant su December 2022 and The Assessor's event photos of the flue. ARD ASSESSOR	bmitted an income a nd an income statem ldence included a pro property, a Marcus &	operty summ Millichap so	nary packet includelf-storage nation	ling informal al report, an	tion income d a cover let ETERMINA	approach and ter recommen	sales		
ASSESSOR EVIDENCE: approach, aerial photos ar change to the assessed va DECISION OF THE BO	The appellant su December 2022 and The Assessor's event photos of the lue.	bmitted an income a nd an income statem Idence included a pro property, a Marcus &	pperty summ Millichap se	cember 2022. nary packet includ elf-storage nation	ling informal al report, an	etion income id a cover let ETERMINA X Sust	approach and ster recomment	sales ding no		
APPELLANT EVIDENCE: included a rent roll from D ASSESSOR EVIDENCE: approach, aerial photos ar change to the assessed va DECISION OF THE BO LAND (ACRES)	The appellant su December 2022 and The Assessor's event photos of the lue. ARD ASSESSOR \$	bmitted an income a nd an income statem ldence included a property, a Marcus & VALUE:	pperty summ Millichap se	nary packet include elf-storage nations	ling informal al report, an	tion income d a cover let ETERMINA	approach and ster recomment	sales ding no D Appellan Analysis		
ASSESSOR EVIDENCE: approach, aerial photos ar change to the assessed va DECISION OF THE BO LAND (ACRES) IMPROVEMENTS	The appellant su December 2022 and The Assessor's event photos of the lue. ARD ASSESSOR \$	bmitted an income a nd an income statem ldence included a property, a Marcus & VALUE:	BOE VALUES 64	nary packet included elf-storage nations JE: 4,000	Ing informal al report, an	etion income id a cover let ETERMINA X Sust	approach and ster recomment	sales ding no Appellan Analysis Assessor		
APPELLANT EVIDENCE: included a rent roll from D ASSESSOR EVIDENCE: Tapproach, aerial photos ar change to the assessed value of the	The appellant su December 2022 and December 2022 and The Assessor's evind photos of the liue. ARD ASSESSOR \$ \$	bmitted an income a nd an income statem defined an income statem defined an income statem defined and property, a Marcus & VALUE: 644,000 3,820,500	BOE VALUES GASS	nary packet included elf-storage nations 14,000 20,500	D [etion income id a cover let ETERMINA X Sust	ATION: ained chase	sales ding no Appellan Analysis Assessor Recomdt		
ASSESSOR EVIDENCE: Tapproach, aerial photos archange to the assessed value of the assess	The appellant su December 2022 and December 2022 and The Assessor's evind photos of the lue. ARD ASSESSOR \$ \$ \$	bmitted an income a nd an income statem lidence included a property, a Marcus & VALUE: 644,000 3,820,500 4,464,500	BOE VALUES GASS	nary packet included elf-storage nations 14,000 20,500	D [ETERMINA X Sust	ATION: ained chase	sales ding no Appellan Analysis Assessor Recomdt Repairs Manfst Err		

CASE BEING HEARD										
Assessment Year:	2023 Petition No: 168 Parcel Nun					lumber:	ber: 113893-004			
Owner Name:	TAFOYA RON RICHARD & CURRAN SIOBHAN									
Situs Address:	2112 SE 100TH CT VANCOUVER, WA 98664									
Property Type:	2-story residence	NBHD	222							
Mailing Address:	2112 SE 100TH CT VANCOUVER, WA 98664									
ATTENDANCE										
Held by:	y: [X] Video Conference [] Phone Conference [] In-Person									
Board:	rd: Taxpayer:			Assessor	:		Third Parties (if any):			
☐ Daniel Weaver ☐ John Rose ☐ Terry Hagberg ☐ Gloria Gomez- ☐ Matthews ☐ Joel Cline ☐ Daniel Weaver ☐ Doel Cline ☐ Doel C			an)				51		
HEARING SESSION	uş	_								
Hearing Held On:	Start Time:	1	End Time	e:		Reco	rding Name	:		
March 21, 2024	10:38		10	;54						
APPELLANT EVIDENCE: The analysis by Kara Hileman of a comparable sales [#113812-\$912,000 in March 2022; and perform landscaping work, respectively.]	RD	an average per 2021; #: 0 in May 20 ning wall fo wo sales an	value of si 122575-00 22]. The ap r \$22,446 a	ales of \$947, 6 sold for \$90 opellant's evi as of May 20	917 as of J 00,000 in J dence inclu 23.	une 2023. T uly 2022; #1 uded a bid b o change to	he appellant si 22575-030 so by Shaffer Exca the assessed	ubmitted four ld for vation to		
LAND (ACDES)	ASSESSOR VALUE:	BOE V	- North Control		D	ETERMIN	ATION:	_		
LAND (ACRES)	\$ 320,500	-	320,5		[] Sust	ained	☐ Appellant		
IMPROVEMENTS	\$ 724,715	\$ (041,5	,49	[々] Cha	nged	Analysis		
PERSONAL PROPERTY	\$	s								
TOTAL	\$ 1,045,215	\$ 9	162,6	049		Assessor Recomdtn				
NOTES: Purchas	e @ 925,000 in 0	set s	1				praisal 🗆	Repairs Manfst Err. Other		
	rized Designee) Signature					Date				
Lancil C. Wear 3/21/24										

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

C	lark County Board of E	qualizat	ion - Boar	d Clerk's	Record o	f Hearin	g			
CASE BEING HEARD										
Assessment Year:	2022 Petit	etition No: 815 Parcel I			umber:	ber: 98283-090				
Owner Name:	BURGESS C R JR BURG	ESS SAU	NDRA							
Situs Address:	8313 NW 12TH AVE VA	NCOUV	ER, WA 98	665						
Property Type:	2-story residence		0.34	NBH	D 178					
Mailing Address:	8313 NW 12TH AVE VA	NCOUVE	R, WA 986	65						
ATTENDANCE										
Held by:	(X) Video Conference	100	[] Phon	e Confere	nce	[] Ir	n-Person			
Board:	Taxpayer:	9 3 501 =	2.0	Assessor	:		Third Pa	rties (if any)		
U Lisa Bodner □ ☑ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline Sauck Sa	y Ung	gales	Star	Danve Ma	tuni	*			
HEARING SESSION										
Hearing Held On:	Start Time:		End Time	e:		Reco	Recording Name:			
March 21, 2024	1(=05		11:	25						
ASSESSOR EVIDENCE: The Income Tax Returns from 20	ne Assessor's evidence included 018, 2019, and 2021, bank state	a propert	y summary p m 2014-2021	acket includi	ng income r of the chec	eports, a Si k issued to	neriff's repor the Burgesse	t, Individual es.		
DECISION OF THE BOX	ASSESSOR VALUE:	BOE	VALUE:		DI	ETERMIN	ATION:			
LAND (ACRES)	\$	\$	\$							
IMPROVEMENTS	\$	\$				1	nged	Appellan Analysis		
PERSONAL PROPERTY	\$	3/]		□ Assessor		
TOTAL	\$ Deny exemption	on \$)					Recomdt		
NOTES:							praisal 🗆	Repairs Manfst Err Other		
AUTHORIZATION										
Chairperson (or Authorized Designee) Signature										
10	inzed Designee) Signature	6				Date				

Cl	ark County E	Board of Equalizat	tion - Boar	d Clerk's I	Record	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2021 Petition No: 826 Parcel Num				lumber:	ber: 98283-090		
Owner Name:	BURGESS C	R JR BURGESS SAU	INDRA					
Situs Address:	8313 NW 1	2TH AVE VANCOU\	/ER, WA 98	665				
Property Type:	2-story resi	dence	0.34	NBH	178			
Mailing Address:	8313 NW 1	2TH AVE VANCOUV	ER, WA 986	665		1		
ATTENDANCE								
Held by:	₩ Video C	onference	[] Phor	e Confere	nce	[] [n-Person	
Board:		Taxpayer:		Assessor			Third Par	ties (if any):
Daniel Weaver St Lisa Bodner Dohn Marks	ohn Rose Terry Hagberg Sloria Gomez- Matthews oel Cline	Sandra Bu Linday In	rapus Zalveo	Beter (Sheer	anost Ma	when		
HEARING SESSION								
Hearing Held On:	Start Time:		End Tim	e:		Reco	ording Name	e:
March 21, 2024	1110	5	1/1:	25				
ASSESSOR EVIDENCE: The Income Tax Returns from 20								
DECISION OF THE BOA	RD							
	ASSESSOR	VALUE: BC	E VALUE:		1	DETERMIN	NATION:	1 (1000)
LAND (ACRES)	\$	\$				[X] Sus	Sustained Appe	
IMPROVEMENTS	\$	\$				\ [] Cha	anged	Analysis
PERSONAL PROPERTY	\$	\$						
TOTAL	\$ De	ny exemption \$						Assessor Recomdtr
NOTES:						□ A	ppraisal 🗆	Repairs Manfst Err. Other
AUTHORIZATION								
Chairperson (or Autho	orized Designa	ee) Signature				Date	e 1 1	
Damil	C. Le	leaven					3/21/2	4

	Clark County Bo	ard of Equalizat	ion - Boa	rd Clerk's	Record	of Hearin	g			
CASE BEING HEARD										
Assessment Year:	2019	Petition No: 1493 Parcel Nun				lumber:	nber: 98283-090			
Owner Name:	BURGESS C R .	BURGESS C R JR BURGESS SAUNDRA								
Situs Address:	8313 NW 12TI	H AVE VANCOUV	ER, WA 98	665						
Property Type:	2-story reside	nce	0.34	NBHI	178					
Mailing Address:	8313 NW 12TI	H AVE VANCOUVE	ER, WA 98	665						
ATTENDANCE										
Held by:	∀ Video Con	ference	[] Phor	ne Confere	nce	[] lr	n-Person			
Board:	Ta	expayer:	707(1-02)	Assessor	r:	7,00,00	Third Par	ties (if any):		
≥ Lisa Bodner S John Marks	☐ John Rose ☐ Terry Hagberg ☐ Gloria Gomez- Matthews ☐ Joel Cline	ander Bur	zias Ziles	Peter Star	Vanno i ma	rtunis Vin				
HEARING SESSION										
Hearing Held On:	Start Time:		End Tim	e:		Reco	Recording Name:			
March 21, 2024	11:05		11:3	5						
ASSESSOR EVIDENCE: Income Tax Returns from	The Assessor's evidence 2018, 2019, and 2021,	ce included a propert bank statements fro	ty summary p om 2014-202	acket includi 1, and a copy	ing Income of the che	reports, a Si ck issued to	heriff's report, the Burgesses	, Individual s.		
DECISION OF THE BO		IIIE. DOI			15	F7FD0 4101	171011			
LAND (ACRES)	ASSESSOR VA		E VALUE:		D	ETERMIN	ATION:			
LAND (ACRES)	\$		\$			Sust	Sustained Appel			
IMPROVEMENTS	\$	\$				1 Cha	nged	Analysis		
PERSONAL PROPERT	Y \$	5								
TOTAL	\$ Deny	exemption \$			1	Asses				
NOTES:							praisal 🗆	Repairs Manfst Err. Other		
AUTHORIZATION										
Chairperson (or Aut						Date	1 1			
Danie	C.Wea	un				3	121/2	24		

Owner	PID	Case	Mail	ATD	NOTES
					The appellant's representative stated that
					subject property is a 360-unit self-storage
					property and finished construction in 2021.
					The property was 81% vacant at the date of
					value and is currently at 60% vacancy. The
					representative believes the value should be
					discounted until the property can reach its
					full value with full occupancy, which the
					appellant estimates this will take one
					additional year.
				Jordan	The Assessor's Office's representative
				Rubin and	referred to the income approach in their
				Lonnie	packet. Their income model shows a value of
				Dawkins	\$4,786,293 estimated from market rents with
					a 20% vacancy, 25% operating expenses, a
					discount of \$321,000 for the lease up period,
					and a loaded capitalization rate of 7.4%. The
					comparable sales that were presented show
					this property is valued lower than other
			401 TON4		storage facilities sales in the County, and the
			401 TOM		market for storage facilities is very active.
MAGDE CDAGE			LANDRY		The property is located in a rapidly changing
MORE SPACE			HWY,		area in Ridgefield near the fairgrounds with
STORAGE LLC	182142010	438	#660901		opportunity for growth.
					The appellants referred to the comparable
					properties provided. The appellants do not believe the Assessor's two comparable
					properties are comparable to the subject
				Ron Tafoya	property. These two properties have superior
				and Siobhan	features and are located in more desirable
TAFOYA RON				Curran	areas. The appellant's comparable properties
RICHARD &					are more similar to the subject property. The
CURRAN			2112 SE		opinion of value was updated to \$813,975 in
SIOBHAN	113893004	168	100TH CT		additional evidence.
BURGESS C R					The appellant stated that medical records
JR BURGESS			8313 NW		may not have been considered for 2021. The
SAUNDRA	98283090	1493	12TH AVE	5.1	appellants are concerned with the additional fine of interest being calculated back to the
BURGESS C R				Peter Van	date due. The home is still owned jointly by
JR BURGESS			8313 NW	Nortwick	the appellant and her husband.
SAUNDRA	98283090	826	12TH AVE	Stacy	the appendit and her massanar
				Martin	The Assessor stated that their office was
				Sandy	notified of the appellant's income
				Burgess	discrepancy from other court procedures in
				Lindsay	the County and were advised to remove the
				Inzalaco	subject property from the program. On a
BURGESS C R					review of the documentation, the appellants'
JR BURGESS			8313 NW		combined income was too high to qualify. The Assessor stated that the interest was
SAUNDRA	98283090	815	12TH AVE		decided upon by the Treasurer's Office.
JACINDIA	30203030	313	12111AVL		active apoli by the Heasuler's Office.