		or Education	ion board cicit	c's Record	oi nearin	g			
CASE BEING HEARD		- 220							
Assessment Year:	2023 Petition No: 850 Parcel N			lumber:	127741-0	00			
Owner Name:	GRAZUL DOROTHY	,							
Situs Address:	1328 NW ASTOR S	T CAMAS, W	A 98607						
Property Type:	1.5-story residence	1.12	L.12 NBHD						
Mailing Address:	1328 NW ASTOR ST	T CAMAS, W	A 98607						
ATTENDANCE									
Held by:	[K] Video Conferer	nce	[] Phone Confe	erence	[] Ir	n-Person			
Board:	Тахрау	/er:	Asses	sor:	9507400	Third Part	ies (if anv		
	ohn Rose Ferry Hagberg Sloria Gomez- Matthews oel Cline	othy razul							
HEARING SESSION									
Hearing Held On:	Start Time:		End Time:		Reco	Recording Name:			
August 20, 2024	9:05		9:17						
000 and 0841156-000 for a 0	combined \$1,425,000 for	7.64 acres.	e tax affidavit that sho	ows the sales p	rice for com	parable parce	ls 084128-		
ASSESSOR EVIDENCE: (N	O ASSESSOR EVIDENCE)	7.64 acres.	e tax affidavit that sho	ows the sales p	rice for com	parable parce	ls 084128-		
ASSESSOR EVIDENCE: (N	O ASSESSOR EVIDENCE)	7.64 acres.	e tax affidavit that sho				is 084128-		
ASSESSOR EVIDENCE: (N	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 66	7.64 acres.			ETERMINA] Sust	ATION:	ů(
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE:	BOE	VALUE:	Di	ETERMINA] Sust	ATION: ained	ů(
ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 66	BOE 0,653 \$	VALUE:	Di	ETERMINA] Sust ×] Char	ATION: ained	À Appellant Analysis		
ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 66	BOE 0,653 \$ \$	VALUE:	Di	ETERMINA] Sust ×] Char	ATION: ained nged	Appellant Analysis		
ASSESSOR EVIDENCE: (NO DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 66	BOE 0,653 \$ \$	VALUE: 208,900	Di	ETERMINA] Sust ×] Char	arion: ained ained chase	Appellant Analysis		
ASSESSOR EVIDENCE: (NO DECISION OF THE BOAR LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	O ASSESSOR EVIDENCE) RD ASSESSOR VALUE: \$ 66 \$	BOE 0,653 \$ \$	VALUE: 208,900	Di	Sust Chai	arion: ained ained chase	Appellan Analysis C Assessor Recomdt Repairs Manfst Err		
ASSESSOR EVIDENCE: (NO DECISION OF THE BOAD LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Cappellan	Composition of the composition o	BOE 0,653 \$ 0 \$ 5 0,653 \$	VALUE: 208,900	Di	Sust Chai	arion: ained ained chase	Appellan Analysis Assessor Recomdt Repairs Manfst Err		

CASE BEING HEARD												
Assessment Year:	2023	Petition	No:	851		Parcel N	lumber:	127724-000				
Owner Name:	GRAZUL D	OROTHY										
Situs Address:	1342 NW	ASTOR ST CAMA	s, w	A 98607								
Property Type:	1.5-story r	esidence			Acres:	4.12	NBF	ID 74				
Mailing Address:	1328 NW /	ASTOR ST CAMAS	s, W	A 98607		fire-						
ATTENDANCE												
Held by:	∦] Video	Conference		[] Phon	e Confere	ence	[]	n-Person				
Board:	Taxpayer:				Assesso	r:		Third Parties (if a				
☑ Lisa Bodner ☐ G X□ John Marks	erry Hagberg iloria Gomez- Aatthews oel Cline	Boroths	le			271						
HEARING SESSION				1			-12					
Hearing Held On:	Start Time		_	End Time	2:		Reco	Recording Name:				
August 20, 2024	7:	05		9:1	7							
ASSESSOR EVIDENCE: (N	O ASSESSOR EV	(IDENCE)										
DECISION OF THE BOA	The state of the s											
	ASSESSOR			VALUE:		D	ETERMIN	IATION:	+			
LAND (ACRES)	\$	915,010	\$	768,4	154		[] Sus	tained	Appellan			
IMPROVEMENTS	\$	0	\$				X Cha	inged	Analysis			
PERSONAL PROPERTY	\$		\$				1					
TOTAL	\$	915,010	\$	768,4	54		1	Assess Recom				
NOTES: Appelland	& com	ps					□ A _l	opraisal [Repairs Manfst Err Other			
AUTHORIZATION												
Chairperson (or Autho	rized Design	ee) Signature					Date	2				
(Danie)	110						11111000	141				

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

Cla	ark County I	Board of Equal	izat	ion - Board Clerk'	s Record	of Hearin	g				
CASE BEING HEARD							,				
Assessment Year:	2023 Petition 1			852	Parcel Nun		92372-00	00			
Owner Name:	GRAZUL DO	ROTHY									
Situs Address:	FOREST HO	ME ADDN #3 LO	OTS:	16 & 17 .51A ,							
Property Type:	bare land parcel Acres: 0.5						NBHI	74			
Mailing Address:	1328 NW A	STOR ST CAMAS	s, W	A 98607							
ATTENDANCE											
Held by:	₩ Video C	Conference		[] Phone Confe	rence	[]1	n-Person				
Board:		Taxpayer:		Assess	or:		Third Par	rties (if any):			
☑ Daniel Weaver ☐ To ☑ Lisa Bodner ☐ G ☑ John Marks	ohn Rose erry Hagberg Ioria Gomez- Natthews oel Cline	Dorothy	ul								
HEARING SESSION											
Hearing Held On:	Start Time:			End Time:		Reco	Recording Name:				
August 20, 2024	9:0	20		9:17							
ASSESSOR EVIDENCE: (N		IDENCE)									
DECISION OF THE BOA	ASSESSOR	VALUE:	во	E VALUE:		DETERMI	NATION:				
LAND (ACRES)	\$	108,065	\$	95,124		[] Sus	stained	Appellant			
IMPROVEMENTS	\$	0	\$			[刈] Cha	☐ Asso				
PERSONAL PROPERTY	\$		\$			[]					
TOTAL	\$	108,065	\$	95,124		Name of the last o	Reco				
NOTES: appe	llant	Comps				□ A	ppraisal [☐ Repairs ☐ Manfst Err. ☐ Other			
AUTHORIZATION											
Chairperson (or Author	orized Design	ee) Signature				Dat	Date				
Waniel C	Wear					2	7/20/2	-4			

Cla	ark County Board of Equ	ıalizati	on - Board Cle	rk's Record	of Hearin	g			
CASE BEING HEARD									
Assessment Year:	2023 Petitio	n No:	o: 857 Parcel Num			ımber: 198941-000			
Owner Name:	SWIFT KENNETH A & SW	IFT LIN	IDA E (C/B)						
Situs Address:	6219 NE 139TH ST VANC	OUVE	R, WA 98686						
Property Type:	ranch-style mobile home	3.96	NBHD 72						
Mailing Address:	10013 NE HAZEL DELL AV	/E BOX	#333 VANCOUV	/ER, WA 9868	5				
ATTENDANCE									
Held by:	[X] Video Conference		[] Phone Cor	nference	[]1	n-Person			
Board:	Taxpayer:		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	essor:		Third Par	ties (if any):		
Daniel Weaver Lisa Bodner Donn Marks	ohn Rose erry Hagberg illoria Gomez- fatthews pel Cline Lund 4 Sc Lawren Baughtz	uift a Su Si	ilt.						
HEARING SESSION									
Hearing Held On:	Start Time:		End Time:		Reco	Recording Name:			
August 20, 2024	9:50		10:08	>					
ASSESSOR EVIDENCE: (N	O ASSESSOR EVIDENCE)								
DECISION OF THE BOA	ASSESSOR VALUE:	PO.	E VALUE:		DETERMII	NATION:			
LAND (ACRES)	\$ 1,227,24		503,00		[] Sus	Appellan			
IMPROVEMENTS	\$	0 \$			[X] Ch	anged	Analysis		
PERSONAL PROPERTY	\$	\$			[]	Asse			
TOTAL	\$ 1,227,24	\$ 0	503,800		Recor				
NOTES: Appellount	feasibily re	por	+			ppraisal 🗆	Repairs Manfst Er Other		
AUTHORIZATION									
	orized Designee) Signature	9			Dat	-11			
(Wamil		8/20/24							

CASE BEING HEARD										
Assessment Year:	2023 Petition No: 979 Parcel Nun			lumber:	nber: 188315-000					
Owner Name:	SNOEY ROGER B & S	NOEY BAR	BARA J TRU	JSTEES						
Situs Address:	#123 CHRISTIAN PO	WLEY DLC	5A,		0.					
Property Type: bare land parcel Acres: 5						5	NE	BHD		
Mailing Address:	3711 NW 110TH CIR	VANCOUV	ER, WA 986	585						
ATTENDANCE										
Held by:	Video Conferenc	e	[] Phon	e Confere	nce	[]	In-Person			
Board:	Taxpaye	er:		Assesso	r:		Third Parties (if any)			
ED Daniel Weaver ☐ To Lisa Bodner ☐ G Ø John Marks	ohn Rose erry Hagberg loria Gomez- tatthews sel Cline	noey								
HEARING SESSION Hearing Held On:	Start Time:		End Time	p:		Rec	ording Na	me:		
August 20, 2024				0	-7					
APPELLANT EVIDENCE: The appellant submitted three countries and #181450-000 sold for \$2 ASSESSOR EVIDENCE: (No. 1)	omparable sales [#198857-0 ,550,000 in September 202	000 sold for	phical maps sl \$1,200,000 in	nowing the t June 2022; ‡	otal develo	ppable land 00 sold for	d on the sub \$1,966,667	ject pro	operty. The	
DECISION OF THE BOA	- process of the same of the s	T.S.	and the state of			nustral trans				
	ASSESSOR VALUE:		E VALUE:		- 1	DETERMI	NATION:	1	2	
LAND (ACRES) IMPROVEMENTS	\$ 1,018	3,003 \$ 0 \$	433,7	183		1000.0			ppellant analysis	
PERSONAL PROPERTY	\$	S	[X]			[X] Ch	Changed Changed		3	
TOTAL	\$ 1,018	8,003 \$	4/33,7	183		Assess Recom				
ν	Comps adju Buffer land		35710	WANTE		ام	Purchase Appraisal Comps		epairs Ianfst Err. ther	
AUTHORIZATION Chairperson (or Autho	rized Decignon Cignot	ture				Da	te	-		
	C. Wesser					Da	1 /	.4		

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

Owner	PID	Case	Mail	ATD?	NOTES
GRAZUL DOROTHY	127741000	850	1328 NW ASTOR ST	Dorothy Krahn	The appellant stated that her comparable sale is very similar to the subject property. The
GRAZUL DOROTHY	127724000	851	1328 NW ASTOR ST	Dorothy Krahn	Assessor's comparable properties are ready to develop immediately, while the appellant's
GRAZUL DOROTHY	92372000	852	1328 NW ASTOR ST	Dorothy Krahn	comparable sale is a residential property that would also need work and have a cost to be developed. Property ID 127741000 has a cliff on the land reducing the usable land. Property ID 127724000 is very similar to the comparable sale because it is sloped and would need a geotechnical study before development. Property ID 92372000 cannot be sold without being subdivided. It has no access road, contains a septic tank, and it has a drain field, so could not be sold independently to be developed. The appellant stated this property has no value without the connected parcels. She does not consider any of these parcels as prime developable land.
SWIFT KENNETH A & SWIFT LINDA E (C/B)	198941000	857	10013 NE HAZEL DELL AVE BOX #333	Linda Swift Chloe Swift (witness) Lauren Swift	The appellant referred to her submitted evidence including the feasibility report and the WA State Board of Tax Appeals stipulation. The land of the subject property could create a maximum of 14 lots due to its narrow nature since the property is considered a flag lot. To develop this land into 14 "shovel-ready" parcels," it would cost \$2.28 million with a profit margin of \$407,028. Local developers offered to pay \$500,000 for the land. The appellant stated that only 1.928 acres can be considered developable. The appellant updated their opinion of value to \$503,000 in their additional evidence.
SNOEY ROGER B & SNOEY BARBARA J TRUSTEES	188315000	979	3711 NW 110TH CIR	Roger Snoey	The appellant stated that the subject property is being assessed as prime developable land. The three comparable properties are level land and are considered 100% developable land, while the subject property is sloped and only consists of two acres of developable land. Based on these comparable sales, the value of the developable land of the subject property is \$329,463.