Cla	ark County Boar	d of Equalizati	ion - Board	Cierk's	Record C)i neam	5		
ASE BEING HEARD	WANTED AND	Transfer of the control			Darsol A	lumber:	986043-	204	
ssessment Year:	2023	Petition No:	, 331				ei. 300043 03 v		
Owner Name:	MAKINSON ALL	ISON & MAKIN	SON RYAN					-	
itus Address:	3518 NW MCM/				Section				
Property Type:	1.5-story reside	nce	Acres: 0.3				NBH	D	225
Mailing Address:	3518 NW MCM	ASTER DR CAM	AS, WA 986	07					
ATTENDANCE									
Held by:		erence	[] Phor	e Confere	ence	[]	[] In-Person		
Board:				Assesso	or:		Third Pa	artie	s (if any):
Daniel Weaver John Rose Terry Hagberg Rysmalks John Marks Joel Cline Rysmalks Rysmalks Rysmalks Terry Hagberg Rysmalks Malthews Joel Cline Rysmalks Rysmalks		Makinso	~						
HEARING SESSION								100	
Hearing Held On:	Start Time:		End Tim	e:		Rec	ording Nar	ne:	
August 21, 2024	9:15		9:	29					
ASSESSOR EVIDENCE: Trecommending no change	he Assessor's evidence to the assessed value.	e included three co	omparable sak	es, a photo	of the subje	ect property	, and a cover	lette	r
DECISION OF THE BOA			SE 1/41 HE.			DETERMI	NATION:		
OSSILICATE DAY SAMESANIA	ASSESSOR VAI		DE VALUE:					T	¥
IMPROVEMENTS	\$	569,500 \$ 1,433,007 \$	1233			8 # SS	stained anged	1	Appellan Analysis
PERSONAL PROPERTY	\$	\$				[]	1 Asses		
TOTAL	\$	7.00 Sept. 100 S	1,802,	567				- 12	Recomd
Notes: Quot & st Need close	batentis for	len = 57	Kendy				Purchase Appraisal Comps		Repairs Manfst Er Other
AUTHORIZATION						T-			
Chairperson (or Auth	norized Designee)	Signature				Da		1	Table 1
(Waniel	C. Wear	<u> </u>					8/21/	2	4

CASE BEING HEARD		alization -	Board Clerk's	necora o	ricuii	ъ		
ASE DEING HEARD						T		
Assessment Year:	2023 Petition	No: 99	0	Parcel N	umber:	192197-0	00	
Owner Name:	OLD CASTLE GLASS INC							
Situs Address:	1611 SE COMMERCE AVE	BATTLE G	ROUND, WA 986	504				
Property Type:	warehouse and office con	nplex	olex Acres:			NBHE	7003	
Mailing Address:	16435 N SCOTTSDALE RD	SUITE 230	SCOTTSDALE, AZ	Z 85254				
ATTENDANCE								
Held by:	✓ Video Conference	1	[] Phone Conference			[] In-Person		
Board:	Taxpayer:					Third Parties (if		
Lisa Bodner G G	ohn Rose erry Hagberg iloria Gomez- Matthews pel Cline							
HEARING SESSION								
Hearing Held On:	Start Time:	Er	nd Time:		Rec	Recording Name:		
August 21, 2024	9:49		9:50					
ASSESSOR EVIDENCE: (N	413.00.000.000.000.000.000.000.000.000.00							
ASSESSOR EVIDENCE: (N	413.00.000.000.000.000.000.000.000.000.00	BOE VA	LUE:	0	ETERM	INATION:		
102	ARD		LUE: ,713,535			INATION:	□ Appellant	
DECISION OF THE BOA	ARD ASSESSOR VALUE:	\$ \$ /	4		[X] Su	stained	□ Appellant Analysis	
DECISION OF THE BOA	ARD ASSESSOR VALUE: \$ 1,723,535	\$ \$ /	723,535		[X] Su		Appellant Analysis	
DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS	ARD ASSESSOR VALUE: \$ 1,723,535 \$ 12,253,915	\$ \$ / \$ \$ /; \$	723,535	-	[X] Su	stained	Appellan Analysis Assessor	
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ASSESSOR VALUE: \$ 1,723,535 \$ 12,253,915 \$ \$ 13,977,450	\$ \$ / \$ \$ /; \$,713,535 2,253,915	-	[X] Su [] Ch	nanged Purchase E	Appellant Analysis	
DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION	ASSESSOR VALUE: \$ 1,723,535 \$ 12,253,915 \$ \$ 13,977,450	\$ \$ /: \$ \$ /: \$ \$ /:	,713,535 2,253,915	-	[X] Su [] Ch	Purchase C Appraisal C	Appellant Analysis Assessor Recomdt Repairs Manfst Err	

	in county book	d of Equalizat	011 - 00010	Cicino					
ASE BEING HEARD	-100/9888W		1020	D:	arcel N	umber:	110184-1	154	
33C33IIICITE / Curr	2023	Petition No. 1020				umocn			
wner Name:	XU ZHIYUAN &						-		
tus Address:	15419 NE 12TH ST VANCOUVER, WA 98684								
roperty Type:	ranch-style res	ch-style residence Acres: 0.1						D	
Nailing Address:	15419 NE 12TH	ST VANCOUVE	R, WA 98684	1					
TTENDANCE									
Held by: [X] Video Conference			[] Phon	e Conferenc	e	[]1	[] In-Person		
pard: Taxpayer:				Assessor:			Third Parties (if any):		
Daniel Weaver Te	hn Rose erry Hagberg Ioria Gomez- latthews Ioel Cline								
HEARING SESSION			End Tim	•		Rec	ording Nan	ne:	
Hearing Held On:	Start Time:		End IIm	e:		nec	ording		
August 21, 2024	10:5	28	10:5	9					
TESTIMONY: (See attack APPELLANT EVIDENCE: The	ched note sheet) he property was pur	chased for \$413,00	0 in December	r 2023.					
ASSESSOR EVIDENCE: The be reduced to \$413,000.	he property was pur				cover le	tter recomr	nending the a	assessed value	
ASSESSOR EVIDENCE: The	he property was pur ne Assessor's evident	ce included a propo	erty informatio					assessed value	
ASSESSOR EVIDENCE: The be reduced to \$413,000. DECISION OF THE BOA	ne Assessor's evident ARD ASSESSOR VA	ce included a proposition	oe VALUE:	on sheet and a		DETERM	INATION:	assessed value	
ASSESSOR EVIDENCE: The be reduced to \$413,000.	he property was pur ne Assessor's evident	LUE: BG	OE VALUE:	on sheet and a		DETERM		□ Appellan	
ASSESSOR EVIDENCE: The be reduced to \$413,000. DECISION OF THE BOA	ne Assessor's evident ARD ASSESSOR VA	LUE: BG	oe VALUE:	on sheet and a		DETERMI	INATION:	□ Appellan Analysis	
ASSESSOR EVIDENCE: The be reduced to \$413,000. DECISION OF THE BOALLAND (ACRES)	he property was pur ne Assessor's evident ARD ASSESSOR VA \$	LUE: B6 205,875 \$ 243,297 \$	OE VALUE:	975 / 25		DETERMI	INATION:	Appellan Analysis	
ASSESSOR EVIDENCE: The reduced to \$413,000. DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VA \$ \$	LUE: B6 205,875 \$ 243,297 \$	0E VALUE: 205) 301,	875 / 25		DETERMI	ination: istained nanged	Appellan Analysis Assessor Recomd	
ASSESSOR EVIDENCE: The reduced to \$413,000. DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR VA \$ \$	LUE: B6 205,875 \$ 243,297 \$	0E VALUE: 205) 301,	875 / 25		DETERMI	INATION:	□ Appellan Analysis	
ASSESSOR EVIDENCE: The reduced to \$413,000. DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VA \$ \$ \$	205,875 \$ 243,297 \$ 449,172 \$	0E VALUE: 205) 301,	875 / 25		DETERMI	ination: istained nanged Purchase Appraisal	Appellan Analysis Assessor Recomdi	

A CONTRACTOR OF THE PARTY OF TH	rk County Board of	Equalizati	ion - Board	Cierk's K	ecoru	n ricarii	18		
ASE BEING HEARD							229865-0	00	
ssessment Year:	2023 Pe	tition No:					er. 225805-000		
)wner Name:	ALLEN STEVEN D & I	MANGUM I	HOLLY R						
itus Address:	32101 NE CC LANDO	Lucus							
Property Type:	2-story residence		Acres: 53				NBHD NBHD		
Mailing Address:	555 N AMBOY AVE U	JNIT 572 Y	ACOLT, WA	98675					
ATTENDANCE							**************************************		
Held by:	⟨↑ Video Conference		[] Phone Conference		[]	[] In-Person			
Board:	Taxpayer:			Assessor	:		Third Pa	rties (if any):	
Daniel Weaver Lisa Bodner G Lohn Marks	isa Bodner Goria Gomez-				_				
HEARING SESSION						Das	ording Nam	101	
Hearing Held On:	Start Time:		End Tim	e:		Ked	Ording Ivan	16.	
August 21, 2024	10:31		10	:40					
sold for \$1,175,000 in Janua									
ASSESSOR EVIDENCE: (N									
ASSESSOR EVIDENCE: (N	ARD	B	OE VALUE:			DETERM	IINATION:		
	ARD ASSESSOR VALUE:	B0 20,602 \$	OE VALUE:	602			IINATION:	23 Appellan	
DECISION OF THE BOA	ARD ASSESSOR VALUE:		520	602 398		[] St		Appellan Analysis	
DECISION OF THE BOA	ARD ASSESSOR VALUE: \$ 5.	20,602 \$	520			[] St	ustained	Appellan Analysis	
DECISION OF THE BOALLAND (ACRES) IMPROVEMENTS	ARD ASSESSOR VALUE: \$ 5. \$ 1,0	20,602 \$ 99,917 \$	520 929,			[] St [X] Cl	ustained	Appellan Analysis Assessor Recomd	
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VALUE: \$ 5.	20,602 \$ 99,917 \$ \$ 20,519 \$	520 929,	398		[] St [X] Cl [] _	ustained	Appellan Analysis	
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ARD ASSESSOR VALUE: \$ 5.5 \$ 1,0 \$ \$ 1,6 Compo - Eaps	20,602 \$ 99,917 \$ 20,519 \$	520 929,	398		[] St [X] Cl []	hanged Purchase	Appellan Analysis Assessor Recomd Repairs Manfst Er	

		Board of Equaliz								
ASE BEING HEARD	2 M. C.					Parcel N	tumb	210	801-00	n
ssessment Year:	2023	Petition N	991		Parcer	1. 215001-000				
Owner Name:	NVR LLC									
itus Address:	#27 #130 #	131 FREDERICK S	HOE	BERT DLC	15.91A M	/L,				
roperty Type:	bare land p		Acres: 15.91			NBHD	76			
Mailing Address:	4004 SW V	VESTDALE DR PO	RTLA	ND, OR 97	7221					
TTTAIDANCE										
ATTENDANCE	Ni Video I	Conference		[] Phor	ne Confere	ence	-] In-Per	son	
Held by:	[V] Video Conference Taxpayer:				Assesso			Third Parties (if ony		
Board:	hn Rose	Jo Ellen			7.00000					
Daniel Weaver Te	erry Hagberg oria Gomez- latthews el Cline	Jarri	à							
HEARING SESSION				F 17			_	Recordin	g Name	•
Hearing Held On:	Start Time):		End Tim	e:			Recording	5 rearrie	
August 21, 2024	il	.00		11	16					
TESTIMONY: (See attac	ary 2023. The	widence included an	appr	aisal perforr ded a series	ned by Jo El of geograph	len Jarvis of nical, geolog	Jarvis gical, ar	Appraisal C nd habitat n	ompany i naps to sh	ndicating a ow the
APPELLANT EVIDENCE: The value of \$185,000 as of Janu	ne appellant's of ary 2023. The ect property.	evidence included an appellant's evidence	appr	aisal perforr ded a series	ned by Jo El of geograph	len Jarvis oi nical, geolog	Jarvis Jacol, an	Appraisal C d habitat n	ompany i	ndicating a ow the
TESTIMONY: (See attact APPELLANT EVIDENCE: The value of \$185,000 as of Janu developable land of the subjection)	ne appellant's of ary 2023. The ect property. O ASSESSOR E	evidence included an appellant's evidence	inclu	ded a series	ned by Jo El of geograph	len Jarvis of	icai, ai	ig nathtat n	isapo to su	ndicating a ow the
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janu developable land of the subject o	ne appellant's of ary 2023. The ect property. O ASSESSOR E	evidence included an appellant's evidence VIDENCE)	inclu	aisal perform ded a series E VALUE:	ned by Jo El of geograph	len Jarvis oʻ nical, geolog	icai, ai	Appraisal C nd habitat n	isapo to su	
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janu developable land of the subject o	ne appellant's of ary 2023. The ect property. O ASSESSOR E	evidence included an appellant's evidence VIDENCE)	inclu	E VALUE:	ned by Jo El of geograph	icai, geolog	DETE	ig nathtat n	ON:	
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janu developable land of the subject o	ne appellant's of ary 2023. The ect property. O ASSESSOR E	evidence included an appellant's evidence VIDENCE)	BOI	E VALUE:	ot geograpi	icai, geolog	DETE	RMINATI	on:	
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janu developable land of the subject o	ne appellant's of ary 2023. The ect property. O ASSESSOR ET RD ASSESSOI \$	evidence included an appellant's evidence VIDENCE) R VALUE: 1,125,132	BOI	E VALUE:	ot geograpi	icai, geolog	DETE	RMINATI	on:	□ Appellan Analysis
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janus developable land of the subject	ne appellant's cary 2023. The ect property. O ASSESSOR EVENT ASSESSOR	evidence included an appellant's evidence VIDENCE) R VALUE: 1,125,132	BOI \$	E VALUE:	85,00	D.	DETE	RMINATI	on:	☐ Appellan Analysis
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janual developable land of the subject	ne appellant's cary 2023. The ect property. O ASSESSOR ET RD ASSESSOI \$ \$ \$	evidence included an appellant's evidence VIDENCE) R VALUE: 1,125,132 0 1,125,132	BOI \$ \$ \$ \$ \$ \$	E VALUE:	ot geograpi	D.	DETE	RMINATI	on: ned ed	Appellan Analysis Assessor Recomd
TESTIMONY: (See attack APPELLANT EVIDENCE: THe value of \$185,000 as of Janual developable land of the subject	ne appellant's ary 2023. The ect property. O ASSESSOR EVENTY	evidence included an appellant's evidence vidence vide	BOI \$ \$ \$ \$ \$ \$	E VALUE:	85,00	D.	DETE	Change Purcha	on: ned ed	Appellan Analysis Assesson Recomd
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janual developable land of the subject	ne appellant's ary 2023. The ect property. O ASSESSOR EVENTY	evidence included an appellant's evidence vidence vide	BOI \$ \$ \$ \$ \$ \$	E VALUE:	85,00	D.	DETE	Sustair Change Date	on: ned ed	Appellan Analysis Assesson Recomd
TESTIMONY: (See attack APPELLANT EVIDENCE: The value of \$185,000 as of Janual developable land of the subject o	ne appellant's ary 2023. The ect property. O ASSESSOR EVENTY	evidence included an appellant's evidence VIDENCE) R VALUE: 1,125,132 0 1,125,132 Granda (nee) Signature	BOI \$ \$ \$ \$ \$ \$	E VALUE:	85,00	D.	DETE	Change Purcha	on: ned ed	Appellan Analysis Assessor Recomd Repairs Manfst Er

Owner	PID	Case	Mail	ATD?	NOTES
MAKINSON ALLISON & MAKINSON RYAN	986043894	854	3518 NW MCMASTER DR	Ryan Makinson	The appellant stated there is a commercial property abutting the subject property. The appellant is in active litigation with the owner of that commercial property over noise created by many HVAC systems located adjacent to the appellant's property line. The appellant conducted a noise study to show the negative impact with noise pollution levels regularly above Vancouver's standards. There is also light pollution from this neighboring property's stadium style lighting. The appellant stated it was difficult to find comparable properties that suffered from the same noise and light pollution from a commercial building. The Assessor's comparable sales do not have the same influence from the commercial property as the subject property, and so do not receive the same negative impact from the commercial property.
ALLEN STEVEN D & MANGUM HOLLY R	229865000	988	555 N AMBOY AVE UNIT 572	Holly Mangum	The appellant stated the property is in a heavily forested rural area with an access gravel road that is not maintained by the county. There is also a pond and culvert in the access area that floods and needs improvement. The property is over 50 acres total and zoned FR-40. There are no improvements that have been finished on the subject property and the land needs maintenance. The area over the garage is unfinished and is not considered livable space. The first comparable property has timber land, the second comparable property has agricultural land, and the last property is similarly zoned to the subject property.
NVR LLC	219801000	991	4004 SW WESTDALE DR	Jo Ellen Jarvis (spectator)	The appraiser stated the property is zoned for low density residential development. When a subdivision was created, this property was designated as a common area because of sloping. It would not be suitable for multiple homes, and the property was appraised as if only one home could be constructed. It was estimated that \$125,000 additional work would need to be provided to make the land suitable for a building site from a previous engineering study. Geographical studies would be required due to the sloped nature of the property before development could begin. The appraiser attended the hearing and summarized her findings on the property.
XU ZHIYUAN & NG JUDY F	110184154	1020	15419 NE 12TH ST	no	No attendance
OLD CASTLE GLASS INC	192197000	990	16435 N SCOTTSDALE RD SUITE 230	NO	No attendance