Assessment Year:	2023 Petition	No:	o; 1024 Parcel Numb		lumber:	ner: 181268-000	
Owner Name:	C AERO LLC						
itus Address:	2224 NE 179TH ST RIDGE	FIELD, V	/A 98642				
Property Type:	un man interest to	tyle mobile home residence Acres: 6.4				NBHE)
Mailing Address:	2019 NE 179TH ST APT A1						
vialining Place Cook		AMARIAN-A			===10		
TTENDANCE		-	pes resumentes	102022904		- K	
leld by:	[X] Video Conference				1.1.11	n-Person	ales to the
Board:	Taxpayer:		Assess	ior:		Inira Par	ties (if any):
☐ Daniel Weaver ☐ T ☐ Lisa Bodner ☐ G	ohn Rose erry Hagberg Joria Gomes Ratthews bel Cline	L rom					
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Reco	Recording Name:	
August 22, 2024	9:57		10:03				
March 2023. The appollant :	an access road for \$813,875 as of submitted three comparable sales 7-000 sold for \$540,000 in May 20 D ASSESSOR EVIDENCE)	[#18125]	s and a reconstance 7-000 sold for \$925,0	morandum og 200 in August	2023; #181	933-000 sold f	or \$275,000 in
DECISION OF THE BOA		BOE	/AIIIE-	1	DETERMIN	JATION:	
	ASSESSOR VALUE:		/ALUE:		DETERMIN		0
LAND (ACRES)	ASSESSOR VALUE: \$ 1,639,544	S	140,000			NATION:	Appellant
LAND (ACRES)	ASSESSOR VALUE:	\$				tained	Appellant Analysis
LAND (ACRES) IMPROVEMENTS	ASSESSOR VALUE: \$ 1,639,544	\$ \$ \$	140,0m		[] Sus	tained	Appellant
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	\$ 1,639,544 \$ 0	\$ \$ \$			[] Sus [X] Cha	tained anged	Appellant Analysis Assessor Recomdti
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ASSESSOR VALUE: \$ 1,639,544 \$ 0	\$ \$ \$ \$ \$ \$	740,000		[] Sus	anged urchase C	Appellant Analysis
LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	\$ 1,639,544 \$ 0 \$ 1,639,544	\$ \$ \$ \$ \$ \$	740,000		[] Sus	anged urchase E	Appellant Analysis Assessor Recomdtr Repairs Manfst Err.
AUTHORIZATION	\$ 1,639,544 \$ 0 \$ 1,639,544	\$ \$ \$ \$ \$ \$	740,000		[] Sus	urchase E	Appellant Analysis Assessor Recomdtr Repairs Manfst Err.

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

Cl	ark County Board of Equa	alization - Board Cler	rk's Record of	Hearin	g			
CASE BEING HEARD								
Assessment Year:	2023 Petition	No: 764	Parcel Nu	mber:	er: 37912-069			
Owner Name:	WILLIAMS-LEYBA JANICE	ANN TRUSTEE						
Situs Address:	7121 TOPEKA LN VANCOU	JVER, WA 98664						
Property Type:	ranch-style residence		Acres:	0.25	NBHD	109		
Mailing Address:	7121 TOPEKA LN VANCOU	IVER, WA 98664	11					
ATTENDANCE								
Held by:	[] Video Conference	[] Phone Con	ference	[] Ir	-Person			
Board:	Taxpayer:	Asse	essor:		Third Part	ies (if any):		
□ Lisa Bodner □ o	erry Hagberg Siloria Gomez Antthews bel Cline	Valliani-						
HEARING SESSION					-00			
Hearing Held On:	Start Time:	End Time:		Reco	Recording Name:			
August 22, 2024	10:05	10:18						
#37912-126 sold for \$510,00	e sales [#37912 106 xold for \$475, 00 in December 2021]. e Assessor's evidence included fiv	10000000000000000000000000000000000000						
DECISION OF THE BOA	PD							
pecision of the box	ASSESSOR VALUE:	BOE VALUE:	DE	TERMIN	ATION:			
LAND (ACRES)	\$ 174,000	\$ 174,000	1] Sus	tained	数 Appellan		
IMPROVEMENTS	\$ 371,982	\$ 326,000		/] Cha	nged	Analysis		
PERSONAL PROPERTY	\$	\$		1	37E	□ Assessor		
TOTAL	\$ 545,982	\$ 500,000	1	3-		Recomdt		
NOTES: Appello	int Comp.			□ Ap	praisal 🗅	Repairs Manfst Err Other		
AUTHORIZATION								
1 1	rized Designee) Signature			Date				
Chamil C	Weaun			9	/22/24			

ASE BEING HEARD				THE COMPANY OF THE SECOND	s Record	or treat		
CHOC DESIGN TICHED					_			
Assessment Year:	2023	Petition	No:	1019	Parcel f	lumber:	195489	9-028
Owner Name:	GONZALEZ	VALENTIN						
Situs Address:	17810 NE	96TH AVE BATTL	E GRO	OUND, WA 98604			626	
Property Type:	2-story res	idence Acres:				0.91	NB	HD
Mailing Address:	17810 NE	96TH AVE BATTL	E GRO	UND, WA 98604				
ATTENDANCE							13.31	
Held by:	∭ Video	Conference		[] Phone Confer	rence	11	In-Person	
Board:		Taxpayer:		Assess	or:		Third P	arties (if any)
© Daniel Weaver c © Lisa Bodner c © John Marks	J John Rose Terry Hagberg Gloria Gomez Matthews Joel Cline							
HEARING SESSION								
Hearing Held On:	Start Time	2;		End Time:		Re	cording Na	me:
August 22, 2024								
APPELLANT EVIDENCE	toched note sheet The appellant si 2022; and #22585	ubmitted three com	parable 000 in	sales [#236969-015 s lune 2023].	old for \$720,	000 in Fet	bruary 2022; 4)233520-000 so
ASSESSOR EVIDENCE: recommending no change	: The appellant si 2022; and #22585 The Assessor's ev e to the assessed	ubmitted three com 1-000 sold for \$772, vidence included thre	000 in .	lune 2023].				
ASSESSOR EVIDENCE: recommending no change	: The appellant si 2022; and #22585 The Assessor's ev e to the assessed	ubmitted three com 1-000 sold for \$772, vidence included thre value.	ee com	lune 2023].	rty informati	on sheet,		
ASSESSOR EVIDENCE: recommending no change DECISION OF THE BO	: The appellant si 2022; and #22585 The Assessor's eve e to the assessed	ubmitted three com 1-000 sold for \$772, vidence included thre value.	ee com	parable sales, a prope	rty informati	on sheet,	and a cover le	etter 🗆
ASSESSOR EVIDENCE: recommending no change	The appellant si 2022; and #22585 The Assessor's over to the assessed DARD ASSESSOR	ubmitted three com 1-000 sold for \$772, vidence included thre virlue.	ee com	parable sales, a prope	rty informati	DETERM	and a cover le	etter
APPELLANT EVIDENCE: for \$735,000 in October 2 ASSESSOR EVIDENCE: recommending no change DECISION OF THE BO LAND (ACRES)	The appellant st 2022; and #22585 The Assessor's eve to the assessed DARD ASSESSOR \$	ubmitted three com 1-000 sold for \$772, vidence included thre value: R VALUE: 297,295	ee com	parable sales, a prope VALUE: 297, 295	rty informati	DETERM	and a cover k	Appellar Analysis
ASSESSOR EVIDENCE: recommending no change DECISION OF THE BO LAND (ACRES) IMPROVEMENTS PERSONAL PROPERT	The appellant st 2022; and #22585 The Assessor's eve to the assessed DARD ASSESSOR \$	ubmitted three com 1-000 sold for \$772, vidence included thre value: R VALUE: 297,295	BOE \$	parable sales, a prope VALUE: 297, 295	rty informati	DETERM	and a cover le	□ Appellar Analysis
ASSESSOR EVIDENCE: recommending no change DECISION OF THE BO LAND (ACRES) IMPROVEMENTS PERSONAL PROPERT	The appellant st 2022; and #22585 The Assessor's eve to the assessed OARD ASSESSOR \$ \$ Y \$	ubmitted three com 1-000 sold for \$772, vidence included thre value: 297,295 669,782	BOE \$	parable sales, a prope VALUE: スタフ, スタリ ししタ,フォン	rty informati	DETERM [X] St [] Cl	and a cover le	Appellar Analysis Assessoi Recomd
APPELLANT EVIDENCE: for \$735,000 in October 2 ASSESSOR EVIDENCE: recommending no change DECISION OF THE BO LAND (ACRES) IMPROVEMENTS PERSONAL PROPERT TOTAL NOTES:	The appellant st 2022; and #22585 The Assessor's over to the assessed DARD ASSESSOR \$ \$ \$ \$ \$ Compa	ubmitted three completes and sold for \$772, widence included three values. R VALUE: 297,295 669,782	BOE \$	parable sales, a prope VALUE: スタフ, スタリ ししタ,フォン	rty informati	DETERM [X] St	and a cover le	Appellar Analysis Assessor Recomd Repairs Manfst Er

Cla	ark County	Board of Equali	zation - Bo	ard Clerk'	s Record	of Hearin	g	
CASE BEING HEARD			- 1		1	517/02/50/5	T SOUVEDONE CO	TOWN TO
Assessment Year:	2023	Petition N	0: 1026		Parcel N	lumber:	986051-	252
Owner Name:	CEDARS HO	OLDINGS LLC						
Situs Address:	#104 SEC 1	2 T3N R2EWM 9.	72A,		7			
Property Type:	n/a	n/a Acres: 9.7						D
Mailing Address:	PO BOX 86	6 BATTLE GROUN	ID, WA 9860)4			1/1.00	
ATTENDANCE								
Held by:	₩ Video (Conference	[] Ph	one Confe	rence	[]	n-Person	
Board:		Taxpayer:		Assess	or:		Third Pa	rties (if any)
☑ Daniel Weaver □ t ☐ Lisa Bodner □ G St John Marks	ohn Rose erry Hagberg Bons Gomez- Matthews oei Cline	Scott He	nehrels					
HEARING SESSION	100-100-1							
Hearing Held On:	Start Time	e .	End T	ime:		Reco	ording Nan	ne:
August 22, 2024	10:2	9	10	34				
ASSESSOR EVIDENCE:								
DECISION OF THE BOA	ASSESSOR	VALUE:	BOE VALUE			DETERMIN	NATION:	
LAND (ACRES)	\$	2,212,204	\$ 801,	View of the last		F 1 Sm	stained	
IMPROVEMENTS	\$		ş			[X] Ch		Appellar Analysis
PERSONAL PROPERTY	\$		5			[] Cit	ingeu	□ Assessor
TOTAL	s	2,212,204	\$ 801,	873		11_		Recomd
NOTES: Rurchasi	price					□ A	ppraisal	☐ Repairs ☐ Manfst Er ☐ Other
AUTHORIZATION		577				12		
Chairperson (or Autho	1					Dat		
Daniel C.	7					N X	1/22/2	* V

Cla	ark County B	oard of Equali	izati	ion - Boar	d Clerk's	Record	of Hea	ring	
CASE BEING HEARD		1		T and a				- Townson	
Assessment Year:	2023	Petition N	Vo:	1027		Parcel N	lumbe	r: 986051-	253
Owner Name:	CEDARS HOL	DINGS LLC							
Situs Address;	#105 SEC 12	T3N R2EWM 8	.32/	۸,			u Tea		
Property Type:	n/a					Acres:	8.32	NBH	D
Mailing Address:	PO BOX 866	BATTLE GROUP	ND,	WA 98604			11		
ATTENDANCE									
Held by:	(X Video Co	onference		[] Phor	ne Confere	ence	I] In-Person	
Board:		Taxpayer:			Assesso	r:		Third Pa	rties (if any):
	ohn Rose erry Hagberg Iorta Gomez fatthews nel Cline	Jegt Lende	ch	oRe∼					
HEARING SESSION									
Hearing Held On:	Start Time:			End Tim	e:		R	ecording Nan	ne:
August 22, 2024	10,2	29		10	:34				
ASSESSOR EVIDENCE:	300	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
DECISION OF THE BOA	-	VALUE.	PO	E VALUE:		- 1	DETER	MINATION:	-
LAND (ACRES)	ASSESSOR V	1,893,574	\$	Switz-mir I	77.0				п
LAND (ACRES)	1000	1,033,374		686,	2//_		115	Sustained	Appellan
IMPROVEMENTS	\$		\$				[]	Changed	Analysis
PERSONAL PROPERTY	5		\$				1.1		Assessor
TOTAL	\$	1,893,574	\$	686,	377				Recomdt
NOTES: Perrehaa	. priis						E	☐ Appraisal	□ Repairs □ Manfst Err □ Other
AUTHORIZATION	40 6500	227					- 152	2022	
Chairperson (or Autho							1	Date / /	
Lanu	c. U	barren						8/22/2	-4

	din bount	Board of Equal	lizati	on - Board	Clerk's F	Record	of Hea	ring		
CASE BEING HEARD										
Assessment Year:	2023	Petition I	No:	1029		Parcel N	lumbe	r: 2520 3	31-00	0
Owner Name:	SHERMAN	ANDREW C								
Situs Address:	#19, #18 5	EC 9 T5N R1EWN	vi 2.8	7A M/L,						
Property Type:	n/a Acres: 2.87					2.87	87 NBHD			
Mailing Address:	606 N HUI	BBARD AVE YACO	LT, V	VA 98675				11.5		
ATTENDANCE	1/									
Held by:	D Video	Conference		[] Phone	Conferer	nce	1	In-Person	1	
Board:	Wi Linco	Taxpayer:	_	5,700,000,00	Assessor	0.0000	Ži:		-	ies (if any):
E Daniel Weaver Lisa Bodner	lohn Rose Terry Hagberg Gloria Gomez Matthews Joel Cline	andrew Sher								
HEARING SESSION										
Hearing Held On:	Start Time	2:		End Time:			R	ecording N	ame:	
August 22, 2024	10	:44		10:55	5					
									Mil 126	st 22018].
ASSESSOR EVIDENCE:									SURTERS	St ZZU10]-
ASSESSOR EVIDENCE: DECISION OF THE BOA		D VALUE-	801						WH 150 C	ot econoj-
DECISION OF THE BOA	ASSESSO	CARLES SWEET	1996	· VALUE:			DETERM	MINATION:	1,	zd
DECISION OF THE BOA	ASSESSOI \$	R VALUE: 119,729	\$				DETERM			⊠ Appellan
	ASSESSO	CARLES SWEET	\$	· VALUE:			DETERM	MINATION:		⊠ Appellan Analysis
DECISION OF THE BOA	\$ \$	CARLES SWEET	\$	· VALUE:			DETERM	MINATION: ustained		⊄ Appellan Analysis
DECISION OF THE BOALLAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ASSESSOII \$ \$ \$ \$	119,729	\$ \$ \$	VALUE:	ti D		DETERM	MINATION: ustained		⊄ Appellan Analysis □ Assessor
DECISION OF THE BOALLAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	ASSESSOII \$ \$ \$ \$	119,729	\$ \$ \$	VALUE:	ti D		DETERM [] S [M C	MINATION: ustained	- 01	⊠ Appellan Analysis
DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: A Cory AUTHORIZATION	s s s s s openty ale of y	119,729 119,729 will be a	\$ \$ \$	VALUE:	ti D		DETERM [] S [M C	MINATION: ustained hanged Purchase	- 01	Appellan Analysis Assessor Recomdit Repairs Manfst Err
DECISION OF THE BOALLAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: A Cory	s s s s s openty ale of y	119,729 119,729 will be a	\$ \$ \$	VALUE:	ti D		ETERM [] S [×] C [] _	MINATION: ustained hanged Purchase		Appellan Analysis D Assessor Recomdt Repairs Manfst Err Other

Cl	ark County	Board of Equa	lizat	ion - Boar	d Clerk's	Record o	of Hearin	g	
CASE BEING HEARD				ř.					
Assessment Year:	2023	Petition	No:	1023		Parcel N	lumber:	159775-	000
Owner Name:	VELENDO	VANCOUVER PL	AZA.	rrc					
Situs Address:	5131 NE 94	4TH AVE VANCO	DUVE	R, WA 986	62				
Property Type:	n/a					Acres:	2.36	NBH	D
Mailing Address:	6501 NE 4	7TH AVE VANCO	UVE	R, WA 9866	51			- 10	AC 48 FEE 17
ATTENDANCE									
Held by:	Video	Conference		[] Phor	ne Confere	ence	[]1	n-Person	
Board:		Taxpayer:			Assesso	r:		Third Pa	rties (if any):
Daniel Weaver	ohn Rose erry Hagberg Boria Gomez- Natthews ool Cline	Ben Rens	نهر المراد	A					
HEARING SESSION									
Hearing Held On:	Start Time	er .		End Tim	e:		Reco	ording Nan	ne:
August 22, 2024	11:4	υ		11:5	5				
ASSESSOR EVIDENCE:	an.								
DECISION OF THE BOA	ASSESSOR	VALUE:	ВО	E VALUE:		1	ETERMIN	NATION:	
LAND (ACRES)	\$	1,184,300	s	1,184	,300		[X Sus	tained	
IMPROVEMENTS	\$	3,305,400	\$	a-seven	5,400		Mario (fili maria) On a di mario di mario	anged	Appellani Analysis
PERSONAL PROPERTY	\$		5				[]		Assessor
TOTAL	\$	4,489,700	\$	4,48	1,700		t to		Recomdt
NOTES: Assessor	Valu	شعب					۵A	ppraisal	☐ Repairs ☐ Manfst Err ☐ Other
AUTHORIZATION		-1/5-2					77.000.0		
Chairperson (or Autho							Dat		,
(Namil (" ale	un					3	8/24/	27

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
GONZALEZ VALENTIN	195489028	1019	17810 NE 96TH AVE	No Attendance	No attendance
C AERO LLC	181268000	1024	1216 E Main St Medford OR 97504	Dennis Ingram	The appellant's initial requested value was the purchase price of this property. He referred to his comparable sales that show the market value of properties has declined this year. The appellant believes the comparable sales justify a value of \$625,000. Insurance companies will only value the manufactured home at \$36,000.
WILLIAMS- LEYBA JANICE ANN TRUSTEE	37912069	764	7121 TOPEKA LN	Janice Williams- Leyba	The appellant stated she submitted recent photos of the condition of the property. Three comparable properties in the appellant's neighborhood are similar size, style, and have close construction dates. One of these properties was placed on the market in August 2023 for \$560,000, but it sold in September of 2023 for \$475,000. This property is exactly like the subject property and contains dated features. Only after refinishing and many updates, did the property resell for over \$600,000. The appellant stated that the subject property needs significant updates and work to be comparable to current sales and would not have the appeal of other properties.
CEDARS	0,011000			Scott	not have the appear of other properties.
HOLDINGS LLC	986051252	1026	PO BOX 866	Hendrickson	The appellant stated he purchased this property in a
CEDARS HOLDINGS LLC	986051253	1027	PO BOX 866	Scott Hendrickson	competitive market between developers in July 2023 for just under 1.5 million. The subject property has significant wetlands so only 33 lots can be developed when initially it was estimated that 66 lots could be developed.
SHERMAN ANDREW C	252031000	1029	606 N HUBBARD AVE	Andrew Sherman	The appellant stated there is severe erosion issues with the subject property. Twenty-five feet of the bank is now gone and a cement slab for a boat dock has been destroyed. The erosion is so significant that it will soon encroach on the road. The septic tank on the property needed to be removed due to exposure from the erosion. The property was not initially considered a legal lot, so the appellant could not receive the many permits needed to utilize the property or repair the embankment before the erosion decreased the property's size.
VELENDO VANCOUVER PLAZA LLC	159775000	1023	6501 NE 47TH AVE	Ben Ransonet	The Assessor's Office's representative stated the subject property is currently being assessed in a reevaluation year, and a land study was conducted on the subject property and land value increased from \$12 per foot to \$16 per foot. Current commercial rents for flex spaces in Clark County start at 75 cents per foot. Income records from the appellant could have helped to properly assess the property, but they did not provide that information. The Assessor's representative stated the market analysis and comparable properties provided by the appellant were from throughout the state and not comparable so did not reflect the Clark County market and was not relevant to the subject property.