

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	670 - 675	Parcel Number:	986030-093 <i>(See attached)</i>
Owner Name:	GRAND CENTRAL PARTNERS LLC				
Situs Address:	2410 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661				
Property Type:	(SEE ATTACHMENT FOR PROPERTY DETAILS)	Acres:	0.49	NBHD	9630
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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:
September 17, 2024	12:34	12:36	

CASE DETAILS

TESTIMONY:	<i>(See attached note sheet)</i>
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
ASSESSOR EVIDENCE: The Assessor's evidence included comparables for each property, income approaches for each property, a summary of lease rates in the area, a cost approach for the shopping center, and a cover letter recommending no change to the assessed value.	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 747,100	\$ <i>See attached</i>	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 1,494,400	\$ <i>Schedule</i>	<input type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 2,241,500	\$		
NOTES: <i>No appellant information</i>			<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

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Wesen</i>	9/17/24

ATTACHMENT A

9-17-2024 Hearings

GRAND CENTRAL PARTNERS LLC

For values as of January 1, 2023

PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	BLDG SQFT	ASSESSOR			APPELLANT ESTIMATE	BOE DETERMINATION		
						LAND	STRUCTURES	TOTAL		LAND	STRUCTURES	TOTAL
986030-093	670	2410 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.49	SHOPPING CENTER/ RESTAURANT	6,515	\$ 747,100	\$ 1,494,400	\$ 2,241,500	\$ 1,640,000	747,100	1,494,400	2,241,500
31026-000	671	2404 COLUMBIA HOUSE BLVD UNIT H101 VANCOUVER, WA 98661	0.37	SHOPPING CENTER/ DENTAL OFFICE	3,600	\$ 451,300	\$ 921,700	\$ 1,373,000	\$ 1,216,000	451,300 310,000	921,700 451,000	1,373,000
31001-000	672	108 GRAND BLVD VANCOUVER, WA 98661	0.41	BANK	3,925	\$ 562,600	\$ 1,359,600	\$ 1,922,200	\$ 1,585,100	562,600	1,359,600	1,922,200
986030-094	673	2420 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.49	SHOPPING CENTER	7,062	\$ 747,000	\$ 1,639,400	\$ 2,386,400	\$ 1,791,120	747,000	1,639,400	2,386,400
986030-095	674	2510 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661	0.46	SHOPPING CENTER	7,052	\$ 701,300	\$ 1,484,200	\$ 2,185,500	\$ 2,019,700	701,300	1,484,200	2,185,500
986030-096	675	104 GRAND BLVD VANCOUVER, WA 98661	2.22	SHOPPING CENTER	28,109	\$ 2,611,000	\$ 6,644,300	\$ 9,255,300	\$ 7,588,100	2,611,000	6,644,300	9,255,300

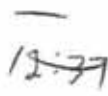
Stuart
Daniel C. Chapman

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	665	Parcel Number:	37916-965
Owner Name:	COLUMBIA SPRUCE LLC				
Situs Address:	4000 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661				
Property Type:	The subject property is an office building.	Acres:	4.5	NBHD	7610
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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:
September 17, 2024	12:37	12:38	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.	
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 2,004,087	\$ 2,014,047	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 10,509,813	\$ 10,509,813		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 12,513,900	\$ 12,513,900		
NOTES: No info			<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
	9/17/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	677	Parcel Number:	37916-991
Owner Name:	COLUMBIA GROVE LLC				
Situs Address:	3900 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661				
Property Type:	bare-land parcel	Acres:	3.99	NBHD	7610
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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:
September 17, 2024	12:38	12:38	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
<u>APPELLANT EVIDENCE:</u> No detailed quantitative information was provided by the appellant for Board review.	
<u>ASSESSOR EVIDENCE:</u>	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,339,972	\$ 1,339,972	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis
IMPROVEMENTS	\$ 0	\$	<input type="checkbox"/> Changed	<input type="checkbox"/> Assessor Recomdtn
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,339,972	\$ 1,339,972		
<u>NOTES:</u> No information			<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

AUTHORIZATION



Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weeman</i>	9/17/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	678	Parcel Number:	37521-000
Owner Name:	COLUMBIA GROVE LLC				
Situs Address:	3700 COLUMBIA HOUSE BLVD VANCOUVER, WA 98661				
Property Type:	bare-land parcel	Acres:	13.14	NBHD	7610
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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:
September 17, 2024	12:38	12:38	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 4,886,954	\$ 4,886,954	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 4,886,954	\$ 4,886,954		
NOTES:	No info		<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	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	9/17/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	690-702	Parcel Number:	181942-000
Owner Name:	THREE CREEKS INVESTORS LLC				
Situs Address:	17611 NE UNION RD RIDGEFIELD, WA 98642				
Property Type:	(SEE ATTACHMENT FOR PROPERTY DETAILS)	Acres:	0.95	NBHD	9460
Mailing Address:	1 MOUNT JEFFERSON TERRACE, SUITE 101 LAKE OSWEGO, OR 97035				

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:
September 17, 2024	12:42	12:43	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 579,300	\$ See attached	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$ Schedule		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 579,300	\$		
NOTES:	No 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>Daniel C. Weaver</i>	9/17/24

THREE CREEKS INVESTORS LLC

For values as of January 1, 2023

PROPERTY DETAILS				ASSESSOR			APPELLANT ESTIMATE	BOE DETERMINATION		
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	LAND	STRUCTURES	TOTAL	LAND	STRUCTURES	TOTAL
181942-000	690	17611 NE UNION RD RIDGEFIELD, WA 98642	0.95	RV SALES OFFICE/SHOP AREA	\$ 579,300	-	\$ 579,300	\$ 539,200		
181979-000	691	12701 NE UNION RD RIDGEFIELD, WA 98642	1.18	RESTAURANT	\$ 719,600	-	\$ 719,600	\$ 308,400		
117800-000	692	1207 NE 179TH ST RIDGEFIELD, WA 98642	2.42	PARKING LOT	\$ 1,475,800	-	\$ 1,475,800	\$ 600,000		
181932-000	693	(NO SITUS ADDRESS) LOCATION: 440 & 451 SEC 14 T1N R1E1W1 1.60A	1.6	PARKING LOT	\$ 975,700	-	\$ 975,700	\$ 418,200		
181937-000	694	17714 NE 14TH AVE RIDGEFIELD, WA 98642	4.11	BARE LAND PARCEL	\$ 1,009,300	-	\$ 1,009,300	\$ 317,123		
181938-000	695	(NO SITUS ADDRESS) LOCATION: 445 SEC 14 T1N R1E1W1 2.21A	2.23	PARKING LOT	\$ 1,359,900	-	\$ 1,359,900	\$ 388,500		
181901-000	696	1203 NE 179TH ST RIDGEFIELD, WA 98642	2.05	BARE LAND PARCEL	\$ 1,250,200	-	\$ 1,250,200	\$ 357,200		
117840-000	697	(NO SITUS ADDRESS) LOCATION: MOUNTAIN VIEW ACRES LOT 8 & 12 LOT 9 5.64A	5.64	BARE LAND PARCEL	\$ 2,500,300	-	\$ 2,500,300	\$ 419,300		
181930-000	698	1219 NE 179TH ST RIDGEFIELD, WA 98642	4.01	BARE LAND PARCEL	\$ 793,400	-	\$ 793,400	\$ 211,333		
181971-000	699	(NO SITUS ADDRESS) LOCATION: 472 SEC 14 T1N R1E1W1 2.39A	2.39	BARE LAND PARCEL	\$ 1,396,535	-	\$ 1,396,535	\$ 173,800		
181957-000	700	17611 NE 14TH AVE RIDGEFIELD, WA 98642	2.07	BARE LAND PARCEL	\$ 740,300	-	\$ 740,300	\$ 157,800		
181963-000	701	(NO SITUS ADDRESS) LOCATION: 471 SEC 14 T1N R1E1W1 3A	2.91	BARE LAND PARCEL	\$ 1,774,635	-	\$ 1,774,635	\$ 228,700		
181905-000	702	1409 NE 179TH ST RIDGEFIELD, WA 98642	2.5	BARE LAND PARCEL	\$ 396,396	-	\$ 396,396	\$ 183,300		

NOTE: Parcel 181942-000 (Case 690) includes a five-bay rv garage.

David Chasman

Sutton



THREE CREEKS INVESTORS LLC

For values as of January 1, 2023

PROPERTY DETAILS				ASSESSOR			APPELLANT			BOE DETERMINATION		
PID	CASE	LOCATION ADDRESS	ACRES	BUILDING TYPE	LAND	STRUCTURES	TOTAL	ESTIMATE	LAND	STRUCTURES	TOTAL	
181942-000	690	17611 NE UNION RD RIDGEFIELD, WA 98642	0.95	RV SALES OFFICE/SHOP AREA	\$ 579,300	-	\$ 579,300	\$ 539,200	579,300		579,300	
181979-000	691	17701 NE UNION RD RIDGEFIELD, WA 98642	1.18	RESTAURANT	\$ 719,600	-	\$ 719,600	\$ 308,400	719,600		719,600	
117800-000	692	1207 NE 179TH ST RIDGEFIELD, WA 98642	2.42	PARKING LOT	\$ 1,475,800	-	\$ 1,475,800	\$ 600,000	1,475,800		1,475,800	
181932-000	693	(NO SITUS ADDRESS) LOCATION: #40 & #51 SEC 14 T3N R1EWM 1.60A	1.6	PARKING LOT	\$ 975,700	-	\$ 975,700	\$ 418,200	975,700		975,700	
181937-000	694	17714 NE 14TH AVE RIDGEFIELD, WA 98642	4.06	BARE LAND PARCEL	\$ 1,009,300	-	\$ 1,009,300	\$ 317,123	1,009,300		1,009,300	
181938-000	695	(NO SITUS ADDRESS) LOCATION: #46 SEC 14 T3N R1EWM 2.21A	2.23	PARKING LOT	\$ 1,359,900	-	\$ 1,359,900	\$ 388,500	1,359,900		1,359,900	
181901-000	696	1203 NE 179TH ST RIDGEFIELD, WA 98642	2.05	BARE LAND PARCEL	\$ 1,250,200	-	\$ 1,250,200	\$ 357,200	1,250,200		1,250,200	
117840-000	697	(NO SITUS ADDRESS) LOCATION: MOUNTAIN VIEW ACRES LOT 8 & #2 LOT 9 5.64A	5.64	BARE LAND PARCEL	\$ 2,500,300	-	\$ 2,500,300	\$ 419,300	2,500,300		2,500,300	
181930-000	698	1219 NE 179TH ST RIDGEFIELD, WA 98642	4.01	BARE LAND PARCEL	\$ 793,400	-	\$ 793,400	\$ 211,333	793,400		793,400	
181971-000	699	(NO SITUS ADDRESS) LOCATION: #79 SEC 14 T3N R1EWM 2.39A	2.39	BARE LAND PARCEL	\$ 1,396,535	-	\$ 1,396,535	\$ 173,800	1,396,535		1,396,535	
181957-000	700	17611 NE 14TH AVE RIDGEFIELD, WA 98642	2.07	BARE LAND PARCEL	\$ 740,300	-	\$ 740,300	\$ 157,800	740,300		740,300	
181963-000	701	(NO SITUS ADDRESS) LOCATION: #71 SEC 14 T3N R1EWM 3A	2.39	BARE LAND PARCEL	\$ 1,774,635	-	\$ 1,774,635	\$ 228,700	1,774,635		1,774,635	
181905-000	702	1409 NE 179TH ST RIDGEFIELD, WA 98642	2.58	BARE LAND PARCEL	\$ 396,396	-	\$ 396,396	\$ 183,300	396,396		396,396	

NOTE: Parcel 181942-000 (Case 690) Includes a five-boy rv garage.

Owner	PID	Case	ATD?	NOTES
GRAND CENTRAL PARTNERS LLC	Multiple	670-675	No attendance	
COLUMBIA SPRUCE LLC	37916965	665	No attendance	
COLUMBIA GROVE LLC	37916991	677	No attendance	
COLUMBIA GROVE LLC	37521000	678	No attendance	
THREE CREEKS INVESTORS LLC	Multiple	690-702	No attendance	