

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	667	Parcel Number:	108821-000
Owner Name:	VILLAGE PARK APARTMENTS LLC				
Situs Address:	3214 NE 62ND AVE VANCOUVER, WA 98661				
Property Type:	The subject property is a multi-family apartment complex residence.	Acres:	3.48	NBHD	8001
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	— Keri Dudley	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
September 19, 2024	9:05	9:31	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Jeremy Snow and Jory Wilcox of Colliers International indicating a retrospective value of \$15,750,000 and a value with loaded capitalization rate of \$14,990,000 as of January 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, an income capitlization approach indicating a value of \$17,187,898, and financial information from the property owner.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,515,888	\$ 1,515,888	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 15,672,010	\$ 15,672,010		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 17,187,898	\$ 17,187,898		
NOTES: Assessor analysis			<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>	9/19/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	668	Parcel Number:	160526-005
Owner Name:	MADRONA PARKWAY LLC				
Situs Address:	4601 NE 77TH AVE VANCOUVER, WA 98662				
Property Type:	The subject property is an office building.	Acres:	2.39	NBHD	9220
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 19, 2024	9:35	9:38	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: The Assessor's evidence included an income capitalization approach indicating a value of \$10,835,700 and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,499,200	\$ 1,499,200	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 9,336,500	\$ 9,336,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 10,835,700	\$ 10,835,700		
NOTES:			<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	
<i>No Appellant information</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	9/19/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	669	Parcel Number:	125847-010
Owner Name:	KAYSER FAMILY LLC				
Situs Address:	3401 SE 192ND AVE VANCOUVER, WA 98653				
Property Type:	The subject property is a shopping center.	Acres:	0.91	NBHD	9830
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 19, 2024	9:41	9:42	

CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	No detailed quantitative information was provided by the appellant for Board review.
ASSESSOR EVIDENCE:	The Assessor's evidence included a real estate excise tax affidavit indicating a sales value of \$3,730,000 as of August 2023.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,253,615	\$ 1,253,615	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,278,085	\$ 1,278,085		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,531,700	\$ 2,531,700		
NOTES:			<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	
Excise Tax Statement				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	9/19/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	679	Parcel Number:	167674-000
Owner Name:	WPC MILL PLAIN LLC				
Situs Address:	705 SE PARK CREST AVE VANCOUVER, WA 98683				
Property Type:	A business park that includes an automotive center measuring 5,750 square feet, a mini-lube garage measuring 1,230 square feet, a service garage measuring 10,100 square feet, a day care center measuring 7,008 square feet, a self-storage warehouse measuring 12,120 square feet, and one additional self-storage warehouse measuring 10,752 square feet.	Acres:	3.87	NBHD	9600
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 19, 2024	9:45	9:46	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: The Assessor's evidence included an income capitalization approach indicating a value of \$9,014,600 as of January 2021 and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 2,888,312	\$ 2,888,312	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 6,090,788	\$ 6,090,788		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 8,979,100	\$ 8,979,100		
NOTES:			<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	
<i>No appellant info</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	9/19/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	680	Parcel Number:	198088-000
Owner Name:	GREEN PRAIRIE II LLC				
Situs Address:	11512 NE 119TH ST VANCOUVER, WA 98662				
Property Type:	bare-land parcel	Acres:	1.17	NBHD	9900
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 19, 2024	9:48	9:49	

CASE DETAILS

TESTIMONY: *(See attached note sheet)*

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: The Assessor's evidence included a real estate excise tax affidavit indicating a sale of the subject property for \$1,114,102 on December 15, 2023, four comparable commercial land sales, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 647,532	\$ 647,532	<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	\$ 647,532	\$ 647,532		
NOTES:			<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	
<i>No appellant information</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	7/19/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	757	Parcel Number:	37917-903
Owner Name:	GARRISON SQUARE INVESTORS LLC				
Situs Address:	8070 E MILL PLAIN BLVD VANCOUVER, WA 98664				
Property Type:	The subject property is a shopping center.	Acres:	5.77	NBHD	9620
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 19, 2024	9:50	9:51	

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)	\$ 3,016,100	\$ 3,016,100	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 3,885,800	\$ 3,885,800		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 6,901,900	\$ 6,901,900		

NOTES: *No appellant info*

Purchase Repairs
 Appraisal Manfst Err.
 Comps Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	9/19/24

Owner	PID	Case	ADDRESSES (Mail)	ATD?	NOTES
VILLAGE PARK APARTMENTS LLC	108821000	667		Keri Dudley	The Assessor's Office's representative stated the income approach is used for multi-family properties. She used market rents and a capitalization rate of 5% that would signify the risk to a potential investor with recognition that this is an older property and there will likely be construction needs in the future. The Assessor's Office used a 32% expense rate. The Assessor's Office did consider reserves in their valuation. The appellant's income approach used deductions for reserves, maintenance, and capital improvements. The Assessor's Office does not consider capital improvements as operating expenses, and their deductions show overlapping reductions to the value. The appellant received a fee appraisal in 2020 for \$15,700,000, which is the same value as the May 2023 value.
MADRONA PARKWAY LLC	160526005	668		No attendance	
KAYSER FAMILY LLC	125847010	669		No attendance	Fisher's Terrace
WPC MILL PLAIN LLC	167674000	679		No attendance	
GREEN PRAIRIE II LLC	198088000	680		No attendance	
GARRISON SQUARE INVESTORS LLC	37917903	757		No attendance	