

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	976	Parcel Number:	986050-549
Owner Name:	EVERGREEN HQ LLC				
Situs Address:	12330 SE 5TH ST VANCOUVER, WA 98683				
Property Type:	n/a	Acres:	0.43	NBHD	
Mailing Address:	203 SE PARK PLAZA DRIVE SUITE 230 VANCOUVER, WA				

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	Dan Patyka <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:
October 2, 2024	10:00	10:10	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The opinion of value was updated to \$2,885,075 in additional evidence. The appellant's evidence included a spreadsheet documenting costs to cure on the building totaling \$2,543,904 for completed work as of November 2022

ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$3,181,071.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 341,171	\$ 341,171	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 3,169,700	\$ 2,543,904		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 3,510,871	\$ 2,885,075		
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	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/2/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	977	Parcel Number:	39332-000
Owner Name:	1111 MAIN PLACE LLC				
Situs Address:	1111 MAIN ST VANCOUVER, WA 98660				
Property Type:	The subject property is an office building	Acres:	0.24	NBHD	
Mailing Address:	203 SE PARK PLAZA DRIVE SUITE 230 VANCOUVER, WA				

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 <i>Greg LaBlanc</i>	<i>Greg Peterson</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 2, 2024	10:40	11:20	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The opinion of value was updated to \$11,921,000 in additional evidence. The appellant's evidence included an Income Capitalization Approach utilizing a loaded capitalization rate of 9% for a value of \$14,196,700 based on the provided income and expense analysis for the subject property. The appellant submitted five comparable sales [#51590-000 & #51600-000 sold for \$12,350,000 in December 2023; #164927-000 sold for \$6,100,000 in June 2023; #39630-000 sold for \$9,095,000 in April 2023; #121932-000 sold for \$7,900,000 in September 2022; an The appellant's evidence included a bid by Suppression Systems to replace the fire alarm system for \$89,201 as of January 2023 and a bid by AMW Roofing & Exteriors to replace the roof for \$417,855.

ASSESSOR EVIDENCE: The Assessor's evidence included six comparable sales, a breakdown of the land valuation and three comparable land sales, an Income Capitalization Approach, a cost approach and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 572,000	\$ 572,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 12,602,100	\$ 12,052,100		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 13,174,100	\$ 12,624,100		
NOTES: <i>Using appraiser calculation of value less \$50,000 for lease up costs</i>			<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>	10/2/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
EVERGREEN HQ LLC	986050-549	976	203 SE PARK PLAZA DRIVE SUITE 230	Dan Polityka	<p>The appellant's agent referred to their conversations with the Assessor's Office. The subject property is new construction and currently vacant; it is valued through the cost approach by the Assessor's Office. The appellant submitted the actual cost of construction which is the basis for their opinion of value. The total spent on construction is \$2.45 million and is not the same as the loan value. These construction costs include hard and soft costs. The appellant's agent updated their opinion of value to \$2,885,000.</p>
1111 MAIN PLACE LLC	39332-000	977	203 SE PARK PLAZA DRIVE SUITE 230	Greg LeBlanc Greg Peterson	<p>The appellant's agent updated their opinion of value to \$11,291,000 in additional evidence. The appellant believes the improvements, including the parking garage, are all in the same economic unit, influencing their income approach. The capitalization rates for Class-A Value Add Office Suburban properties in Portland range from 7.5% to 8.5%, referenced in the provided CoStar report. The appellant's agent utilized a base capitalization rate of 8% in their income approach. Rent is predicted to be \$25.87 per square foot per year. The building has a net operating income of \$1,371,817 combined with a loaded capitalization rate of 9% plus deferred maintenance and lease up costs resulting in an income value of \$14,196,700 or \$175.53 per square foot for the economic unit or \$11,291,000 for the subject property. The property also needs deferred maintenance for a fire alarm update and a roof replacement totaling over \$500,000. The agent projects lease up costs at more than \$550,000. The agent believes 1220 Main Place is the best comparable sale because it is located directly across from the subject property and is a similar size with comparable features.</p> <p>The Assessor's Office values the parking garage separate from the economic unit because it was initially owned by the City of Vancouver. The Assessor's Office agrees with the rent value and the lease up rate presented by the appellant's agent. The Assessor's Office states that they allow 2% for reserves and replacements and cannot</p>

					<p>also deduct capital maintenance costs because it would be a redundant reduction. The Assessor's Office states their reports do now show average capitalization rates of 8%, but instead see a range of 4% to 8%. The comparable sale of 1220 Main Place is only a sale of the building and is on a land lease which affects the value of that sale.</p>
--	--	--	--	--	--