

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	837	Parcel Number:	986059-416
Owner Name:	GRUSHEVSKIY PETER & ZHILKO IRINA				
Situs Address:	5110 S ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	0.23	NBHD	405
Mailing Address:	5110 S ST WASHOUGAL, WA 98671				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline		—		Jeremy Clifford		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 3, 2024	10:11	10:22	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#96159-318 sold for \$675,000 in May 2022; #134140-402 sold for \$700,000 in February 2022; and #132389-022 sold for \$590,000 in December 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information sheet, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 185,000	\$ 185,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 764,043	\$ 660,350		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 949,043	\$ 845,350		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Appellant Comps + Comp' of assessor				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	10/3/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	842	Parcel Number:	187345-000
Owner Name:	TAYLOR CONNIE L & QUINTO FLOOD CATHERINE				
Situs Address:	12101 NW 17TH AVE VANCOUVER, WA 98685				
Property Type:	1.5 finished	Acres:	5.95	NBHD	72
Mailing Address:	12101 NW 17TH AVE VANCOUVER, WA 98685				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	Wayne Kasper	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 3, 2024	10:32	10:45	

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 lists of sales with scatter chart, a Land Details map from GIS and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,663,043	\$ 1,663,043	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,663,043	\$ 1,663,043		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
Property Zone R1-10 in a developed area Recommended state appeal on that basis			<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>	10/3/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	847	Parcel Number:	132844-000
Owner Name:	ZHILKO VIKTOR & ZHILKO VIKTORIYA				
Situs Address:	5120 S ST WASHOUGAL, WA 98671				
Property Type:	ranch-style residence	Acres:	0.88	NBHD	405
Mailing Address:	5120 S ST WASHOUGAL, WA 98671				

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 type="checkbox"/> John Marks	<input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input checked="" type="checkbox"/> Gloria Gomez-Matthews <input type="checkbox"/> Joel Cline	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 3, 2024	10:52	10:54	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#132835-000 sold for \$690,000 in July 2023; #130050-100 sold for \$700,000 in May 2022; and #142020-001 sold for \$770,000 in December 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a property information sheet, and a cover letter recommending the assessed value be reduced to \$975,000.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 255,500	\$ 255,500	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 981,275	\$ 719,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,236,775	\$ 975,000		
NOTES: <i>Assessor suggested Value</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

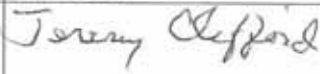

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/3/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	848	Parcel Number:	89846-030
Owner Name:	GRUBER BRIAN & WITHERSPOON GILLIAN				
Situs Address:	407 NE PROVINCE DR CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.29	NBHD	127
Mailing Address:	407 NE PROVINCE DR CAMAS, WA 98607				

ATTENDANCE

Held by:	<input 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 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:
October 3, 2024	10:55	11:06	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#89846-010 sold for \$600,000 in October 2022; #98945-150 sold for \$630,000 in February 2023; and #86925-000 sold for \$685,000 in July 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information sheet, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 201,498	\$ 201,498	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 567,535	\$ 567,535		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 769,033	\$ 769,033		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Assessor comps & current assessment				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	10/3/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
GRUSHEVSKIY PETER & ZHILKO IRINA	986059-416	837	5110 S ST	Jeremique Clifford	The Assessor's Office's representative stated that the square footage of the subject property was decreased, and a revised Notice of Value was issued for \$949,043. The new Notice of Value was sent to the taxpayer, but it was not attached on the Property Information Center or submitted to the Board of Equalization for review. The Assessor's Office referred to their comparable properties that are all within five years of the construction date and located in Washougal.
TAYLOR CONNIE L & QUINTO FLOOD CATHERINE	187345-000	842	12101 NW 17TH AVE	Wayne Riegler	The appellant stated comparable sales were submitted, but the Board of Equalization does not have record of this information. The property is zoned as prime developable property. The appellant stated properties surrounding the subject property are flooded and could influence the developable state of the property.
ZHILKO VIKTOR & ZHILKO VIKTORIYA	132844-000	847	5120 S ST	No attendance	No attendance
GRUBER BRIAN & WITHERSPOON GILLIAN	89846-030	848	407 NE PROVINCE DR	Jeremique Clifford	The Assessor's Office stated the subject property's improvement value was adjusted to \$363,227 in 2019 by the order of the Board of Equalization. Through a clerical error, this value was locked into the Assessor's system for the following years during a time of rapid value growth. The improvements value was not affected by market factors during this time. In a 2023 audit, this error was corrected, which resulted in a significant change in the value of the improvements. The Assessor's Office did not penalize the appellant for past errors in taxes due to the error. This property did sell with a full remodel for \$660,000 in 2021 when it was assessed for \$559,000 because of this error.