CASE BEING HEARD								
Assessment Year:	2024 Petition No: 3 Parcel Nu			lumber:	ber: 132613-015			
Owner Name:	WEAVER SAUNDE	RA J TRUSTEE						
Situs Address:	5300 U ST WASH	DUGAL, WA 9	8671					
Property Type:	1.5-story residence Acres: 4.7						NBH	D
Mailing Address:	5300 U ST WASH	DUGAL, WA 98	3671					
ATTENDANCE								
Held by:	∀ Video Confere	ence	[] Phor	ne Conferer	ice	[] Ir	n-Person	
Board:	Тахра	ayer:		Assessor	8		Third Pa	rties (if any):
☐ Lisa Bodner ☐ ☐	ohn Rose Ferry Hagberg Gloria Gomez- Matthews ool Cline	Wean	er					
HEARING SESSION	T		1			1-		
Hearing Held On:	Start Time:		End Tim	e:		Reco	rding Nam	ie:
October 23, 2024	9:13		9:	32				
ASSESSOR EVIDENCE: The GIS, and a cover letter record	e Assessor's evidence in nmending the assessed	22]. cluded a property	y information	n card lists of			5) 55	
	ASSESSOR VALUE	: BOE	VALUE:		D	ETERMIN	ATION:	
IMPROVEMENTS PERSONAL PROPERTY	\$	0 \$	77			[ ] Sustained [ [ ] Changed		Appellant Analysis
TOTAL	\$ 9	907,394 \$	1/4	4,396	1	De	rehase F	Recomdtr
NOTES: assisson	Suggeste	d					praisal [	Repairs Manfst Err. Other
AUTHORIZATION								
Chairperson (or Autho	rized Designee) Sign	nature				Date		
Wanill	2.4 Jesus					10	0/23/2	×

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

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CASE BEING HEARD								
Assessment Year:	2024	Petition N	Petition No: 9 Parcel Nu			lumber:	198549-000	
Owner Name:	HERNDON MI	CHAEL & HERN	NDON CHERY	L				
Situs Address:	12911 NE 87T	H AVE VANCO	UVER, WA 98	3662				
Property Type:	1.5-story resid	ence		1	Acres:	22.91	NBH	ID
Mailing Address:	12911 NE 87T	H AVE VANCO	UVER, WA 98	662				
ATTENDANCE								
Held by:	[∦ Video Con	ference	[] Pho	ne Conferenc	e	[ ] In	-Person	
Board:	Ta	xpayer:		Assessor:			Third Pa	rties (if any
☑ Lisa Bodner ☐	I John Rose I Terry Hagberg I Gloria Gomez- Matthews I Joel Cline	Nike He	in don	Nick	· Sur	in hour		
HEARING SESSION								
Hearing Held On:	Start Time:		End Tim	ne:		Recor	ding Nam	ne:
October 23, 2024	9:	37	10;	10				
APPELLANT EVIDENCE:	The appellant's evide	nce included a pl	at map, a Board	of Equalization	decision	from 2023, a	and photos	of the subjec
ASSESSOR EVIDENCE: information card, and a co	The appellant's evidential The Assessor's evidence	ce included three	comparable sale	es, an aerial map			=	
APPELLANT EVIDENCE: property.  ASSESSOR EVIDENCE:	The appellant's evidence The Assessor's evidence over letter recommende	e included three ling no change to	comparable sale the assessed va	es, an aerial map	p of the s	ubject prope	erty, a prope	
ASSESSOR EVIDENCE: information card, and a co	The appellant's evident The Assessor's evidence over letter recommend	ce included three ding no change to	comparable sale the assessed va	es, an aerial map llue.	p of the s	ubject prope	erty, a prope	
ASSESSOR EVIDENCE: information card, and a co	The Assessor's evidence over letter recommended ASSESSOR VA	te included three ling no change to	comparable sale the assessed va	es, an aerial map plue.	p of the s	ETERMINA  **X** Sust	ATION:	erty  Appellan
APPELLANT EVIDENCE: property.  ASSESSOR EVIDENCE: information card, and a co	The appellant's evidence The Assessor's evidence over letter recommend  ARD  ASSESSOR VA  \$	LUE: E 776,259 532,143	comparable sale the assessed va	es, an aerial map llue.	p of the s	ETERMINA  ** Sust  Char	ATION:	erty
ASSESSOR EVIDENCE: property.  ASSESSOR EVIDENCE: information card, and a co	The appellant's evidence The Assessor's evidence over letter recommend  ARD  ASSESSOR VA  \$	LUE: E 776,259 532,143	comparable sale the assessed value:  \$ 776 \$ 531,	es, an aerial map plue. , 259 143	p of the s	ETERMINA  **X** Sust	ATION:	Appellan Analysis Assessor
ASSESSOR EVIDENCE: information card, and a co	The appellant's evidence over letter recommend ASSESSOR VA \$ \$	LUE: E 776,259 532,143	comparable sale the assessed value:  \$ 776 \$ 531,	es, an aerial map plue. , 259 143	p of the s	ETERMINA  ** Sust  Char	arty, a properation: ained aged chase	Appellan Analysis
APPELLANT EVIDENCE: property.  ASSESSOR EVIDENCE: information card, and a co	The appellant's evidence over letter recommend ASSESSOR VA \$ \$	LUE: E 776,259 532,143	comparable sale the assessed value:  \$ 776 \$ 531,	es, an aerial map plue. , 259 143	p of the s	ETERMINA  ** Sust  Char  Pur  App	arty, a properation: ained aged chase	Appellan Analysis Assessor Recomd

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CASE BEING HEARD							
Assessment Year:	2024	Petition No: 11 Parcel Nu			Number:	nber: 37919-422	
Owner Name:	WALKER TAMIN	ΛY					
Situs Address:	1327 NW 52ND	ST VANCOL	JVER, WA 986	63			
Property Type:	bi-level residen	ce		Acres	0.19	NBH	D
Mailing Address:	1327 NW 52ND	ST VANCOL	JVER, WA 9866	53			
ATTENDANCE							
Held by:	[X] Video Confe	erence	[] Phor	ne Conference	[ ] tr	n-Person	
Board:	Tax	xpayer:	\$	Assessor:		Third Pa	rties (if any
以 Lisa Bodner 口 D John Marks	Iohn Rose Terry Hagberg Gloria Gomez- Matthews Ioel Cline	anny l	Valku				
HEARING SESSION	F1 - 1 77						
Hearing Held On:	Start Time:		End Time	e:	Reco	rding Nam	e:
CASE DETAILS							
TESTIMONY:   (See attack	ched note sheet) No detailed quantitati	ve information	was provided by	the appellant for Boar	rd review.		
ASSESSOR EVIDENCE: The recommending no change to	No detailed quantitati ne Assessor's evidence o the assessed value.	included four		199		a cover letter	
ASSESSOR EVIDENCE: The	No detailed quantitati ne Assessor's evidence o the assessed value.	e included four		199	on card, and a		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	No detailed quantitation of the assessed value.	e included four	comparable sales,	a property informati	on card, and a	ATION:	
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOALLAND (ACRES)	ne Assessor's evidence o the assessed value.	e included four	comparable sales,	a property informati	DETERMIN	ATION: tained	Appellan
ASSESSOR EVIDENCE: The recommending no change to	ne Assessor's evidence o the assessed value.  ARD  ASSESSOR VAL	UE:	comparable sales,  BOE VALUE:	a property informati	DETERMIN  [ \( \) Sust	ATION: tained	Appellar Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES)	ne Assessor's evidence o the assessed value.  ARD ASSESSOR VAL	UE:	BOE VALUE: \$ 185,0	a property information	DETERMIN	ATION: tained	Appellan Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	No detailed quantitation of the Assessor's evidence to the assessed value.  ARD ASSESSOR VAL  \$ \$ \$	UE: 185,600 367,612 533,212	BOE VALUE: \$ 185,0 \$ 367,1	a property information	DETERMIN  [X] Sust  [ ] Cha  [ ]	tained inged	Appellan Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	No detailed quantitation of the Assessor's evidence to the assessed value.  ARD ASSESSOR VAL  \$ \$ \$	UE: 185,600 367,612 533,212	BOE VALUE: \$ 185,0 \$ 367,1	a property information	DETERMIN  [   Sust  [ ] Cha  [ ]	tained inged	Appellan Analysis  Assessor Recomdi

CACE DEINIC LIFADO	ium county .	odaru or Equal	ization -	Board Clerk's	s Record (	or Hearin	g	
CASE BEING HEARD					T		Figure 1	0.0
Assessment Year:	2024	Petition No: 18 Parcel Nu			lumber:	nber: 37920-424		
Owner Name:	SANTIC ROI	ONEY A & SANT	IC CRYST	AL J TRUSTEES				
Situs Address:	6708 NW D	OGWOOD DR V	ANCOU	/ER, WA 98663				
Property Type:	ranch style	ranch style residence Acres: 0						D
Mailing Address:	5221 NW 1	39TH ST VANCO	UVER, W	/A 98685				
ATTENDANCE								
Held by:	[X] Video C	onference	[ ]	Phone Confer	ence	[] Ir	n-Person	
Board:		Taxpayer:		Assesso	or:		Third Pa	rties (if any):
An Lisa Bodner	Iohn Rose Ferry Hagberg Gloria Gomez- Matthews Joel Cline	-	Jason					
HEARING SESSION								
Hearing Held On:	Start Time:		En	d Time:		Reco	rding Nam	ie:
October 23, 2024	11:00	(	1	1:10				
The second secon	ched note sheet) No detailed quan	titative information	ı was provi	ded by the appella	nt for Board	review.		
ASSESSOR EVIDENCE: The no change to the assessed v	No detailed quan ne Assessor's evid value.	26					cover letter i	recommendin
ASSESSOR EVIDENCE: The no change to the assessed videoccision of the BOA	No detailed quan ne Assessor's evid value.	ence included five		e sales, a property	information			recommendin
ASSESSOR EVIDENCE: The no change to the assessed videocision of the BOA	No detailed quant ne Assessor's evid value.	ence included five	BOE VA	e sales, a property  LUE:  80, 640	information	card, and a	ATION:	0
ASSESSOR EVIDENCE: The no change to the assessed vidence of the board of the board of the board of the board (ACRES)	ne Assessor's evid	ence included five	BOE VA	e sales, a property	information	card, and a	ATION: tained	0
ASSESSOR EVIDENCE: The no change to the assessed videocision of the BOA	No detailed quantine Assessor's evidualue.	VALUE: 280,640	BOE VA	e sales, a property  LUE:  80, 640	information	card, and a	ATION:	□ Appellant Analysis
ASSESSOR EVIDENCE: The no change to the assessed volume to the assessed volume. The boar LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	No detailed quantine Assessor's evid	VALUE: 280,640	BOE VAI	e sales, a property  LUE:  80, 640	information	card, and a	ATION: tained nged	Appellant Analysis Assessor Recomdt
ASSESSOR EVIDENCE: The no change to the assessed vidence of the assessed viden	No detailed quantine Assessor's evidualue.	VALUE: 280,640 541,962 822,602	SOE VAI	LUE: 80,640	information	ETERMIN  Susi	ation: tained nged	Appellant Analysis  Assessor Recomdt
ASSESSOR EVIDENCE: The no change to the assessed vidence of the assessed viden	No detailed quantine Assessor's evid value.  ARD ASSESSOR \$ \$ \$	VALUE: 280,640 541,962 822,602	SOE VAI	LUE: 80,640	information	ETERMIN  Sust  Cha Pu  Ap	ation: tained nged	Appellant Analysis  Assessor Recomdt Repairs Manfst Err
ASSESSOR EVIDENCE: The no change to the assessed vidence to the assessed vidence.  DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:	No detailed quantine Assessor's evid value.  ARD ASSESSOR \$ \$ \$ curt ale	VALUE: 280,640 541,962 822,602	SOE VAI	LUE: 80,640	information	ETERMIN  Sust  Cha Pu  Ap	ation: tained nged rchase D praisal D	Appellant Analysis  Assessor Recomdto Repairs Manfst Err.

	lark County Board o	Lyuanzat	ion - Boai	d Clerk's F	Record	of Hearin	g	
CASE BEING HEARD								
Assessment Year:	2024 P	etition No:	ition No: 21 Parce		Parcel N	lumber:	107979-	124
Owner Name:	CHOWDHRY ATTA	& CHOWDH	RY FAKHR	A				
Situs Address:	5700 NE 82ND AVE	J 45 VANCO	UVER, W	98662				
Property Type:	2-story condominiu	condominium unit Acres: 0.						ID
Mailing Address:	3909 SE 183RD AVE	VANCOUVE	R, WA 986	683				
ATTENDANCE								
Held by:	Video Conferen	ce	[ ] Phor	ne Conferen	ice	[] Ir	n-Person	
Board:	Тахрау	er:		Assessor:			OF SECURITION	rties (if any):
Lisa Bodner	Iohn Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Choon	olny	Rick	ney	Jould		
HEARING SESSION			_					
Hearing Held On:	Start Time:		End Tim	e:		Reco	rding Nan	ne:
October 23, 2024	18 11:19		11:3	12				
APPELLANT EVIDENCE:	vo detalleo quantitative ini	ormation was	provided by	tne appellant	tor Board	review.		
		ded three con	nparable sale	s, a property i	informatio	n card, and	a cover lette	er
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	o the assessed value.	ded three con	nparable sale	s, a property i	informatio	n card, and	a cover lette	er
recommending no change to	o the assessed value.		parable sale	s, a property i		en card, and		er
DECISION OF THE BOA	o the assessed value.			s, a property i		ETERMIN		
DECISION OF THE BOA	ARD ASSESSOR VALUE:	BOE	VALUE:		D	ETERMIN	ATION:	
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS	ARD ASSESSOR VALUE:	0 \$			D	ETERMIN	ATION:	□ Appellant Analysis
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	ASSESSOR VALUE: \$ \$ 40	0 \$ 9,499 \$	VALUE:	\$70	D	ETERMIN	ATION:	□ Appellant Analysis □ Assessor
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:	ASSESSOR VALUE: \$ \$ 409	BOE 0 \$ 9,499 \$ \$ 9,449 \$	386,6 386,6	oro	D	Sust	ATION: tained nged rchase	Appellant Analysis Assessor Recomdt
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:	S 40:  \$ 40:  \$ crhal comp	BOE 0 \$ 9,499 \$ 9,449 \$	386,6 386,6	oro	D	Sust	ATION: tained nged rchase	Appellant Analysis  Assessor Recomdti Repairs  Manfst Err.

Cl	ark County	Board of Equa	lizati	ion - Boar	d Clerk's	Record	of Hearir	ng		
CASE BEING HEARD										
Assessment Year:	2024	Petition	ition No: 20 Parcel			Parcel N	Number:	mber: 184730-006		3
Owner Name:	SANCHEZ J	OSHUA A & SAI	NCHE	Z ASHLEE	M			230		
Situs Address:	4307 NW 1	40TH WAY VAN	ıcou	VER, WAS	98685					
Property Type:	ranch style residence Acres: 0.2					0.24	24 NBHD			
Mailing Address:	4307 NW 1	40TH WAY VAN	ICOU	VER, WA 9	8685					
ATTENDANCE										
Held by:	M Video €	Conference		[ ] Phor	e Confere	ence	[]	n-Person		
Board:	- 5 - 5 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Taxpayer:		Are To the Second	Assesso	r:	67175763	Third Pa	artie	s (if any):
Lisa Bodner	ohn Rose Ferry Hagberg Gloria Gomez- Matthews Joel Cline	+								
HEARING SESSION										
Hearing Held On:	Start Time	:		End Tim	e:		Reco	ording Nar	ne:	
October 23, 2024	11:40	5		(1:4	2					
ASSESSOR EVIDENCE: The value.	ne Assessor³s evi	idence included five	e comp	parable sales	and a cover	letter reco	mmending	no change to	o the	assessed
DECISION OF THE BOA										
And all and a second second second	ASSESSOR	100000000000000000000000000000000000000		E VALUE:		I	DETERMIN	NATION:	1-	
LAND (ACRES)	\$	257,000	\$	257	1000		[≯ Sus	tained	A	ı ppellant
IMPROVEMENTS	\$	594,823	\$	594,	823		[ ] Cha	anged	100	nalysis
PERSONAL PROPERTY	\$		\$				, ,			] ssessor
TOTAL	\$	851,823	\$	851,	823				1000	ecomdt
NOTES: Olgscsser	Cony	24					□ A	ppraisal		epairs anfst Err. ther
AUTHORIZATION										
Chairperson (or Autho							Date	1	2	
(Donil )	. ale	am					/	0/23	/2	4

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
WEAVER SAUNDRA J TRUSTEE	132613015	3	5300 U ST	Saundra Weaver	The appellant referred to restrictions from environmental constraints from wetlands and easements located on the subject property. Only 3.25 acres of the land are usable for development. The appellant referred to their three comparable sales all purchased by a single developer. These parcels sold for approximately \$96,000 per acre. These properties have no wetland constraints and are close to road access and utilities. The developer did not approach the property owner about purchasing the subject property.
HERNDON MICHAEL & HERNDON CHERYL	198549000	9	12911 NE 87TH AVE	Mike Herndon Anna Swinhart Nick Deatherage	The appellant requested last year's Board of Equalization value for the subject property. The subject property was misrepresented as 24 acres for 40 years, but it has been corrected to 22 acres. The outbuildings are in poor condition and approximately 70% of the outbuildings are not being used. The appellant suggested the Assessor's Office first comparable is not similar to the subject property. The structure has significantly more square footage and is of high quality with extensive remodeling. This property is also zoned R-5 and could be divided into other lots, while the subject property is not dividable because it is zoned as Agriculture-20.  The Assessor's Office's representative stated the subject property is recorded as a single-family residence with 10 outbuildings on 22.91 acres and is in the agriculture program. They stated the poor condition of the outbuildings are accounted for in the property card and do have reduced values. The majority of the outbuilding value is assigned to the horse arena, the stable, and the hoop arena. The Assessor's Office referred to a review of the subject property's business stating the facilities are in good condition, so the Assessor's Office believes these buildings do bring value to the property.
WALKER TAMMY	37919422	11	1327 NW 52ND ST	Tammy Walker	The appellant stated there are no improvements to the subject property. Updated homes on the subject property's street sold for approximately \$500,000

					but the appellant believes her home is not comparable because of its lack of features.
SANTIC RODNEY A & SANTIC CRYSTAL J TRUSTEES	37920424	18	5221 NW 139TH ST	Jason Arberry	The Assessor's Office stated there was visible discoloration on the roof of the property, but there was no other apparent damage, and no bids were submitted to detail the condition of the property or quantify possible repairs. The Assessor's Office's comparable properties are all similar construction dates and quality, so required minimal adjustments. With quotes and bids, the Assessor's Office would consider making reductions for required work, but no current information was presented.
SANCHEZ JOSHUA A & SANCHEZ ASHLEE M	184730006	20	4307 NW 140TH WAY	None	No attendance
CHOWDHRY ATTA &			3909 SE	Atta Chowdhry Courtney Gould Nick Deatherage	The appellant stated there are 60 units in the condominium complex, and none sold for the assessed value. One condominium sold for \$365,500 in August 2024. The appellant stated that the Assessor's Office's first comparable sale is identical to the subject property and does have a basement despite the discrepancy in their report.  The Assessor's Office stated they provided three comparable sales which differed in value due to basement square footage and bathroom counts. The first sale, Property ID #107979-118, sold for \$385,000 in November 2023 and was in the same condominium unit as the subject property with an identical floor plan. The Assessor's Office reports there is no basement in this property, but the GIS
CHOWDHRY ATTA & CHOWDHRY FAKHRA	107979124	21	183RD AVE		does show a floor plan with a basement.