

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	3	Parcel Number:	132613-015
Owner Name:	WEAVER SAUNDRA J TRUSTEE				
Situs Address:	5300 U ST WASHOUGAL, WA 98671				
Property Type:	1.5-story residence	Acres:	4.75	NBHD	
Mailing Address:	5300 U 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 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	Saundra Weaver -	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 23, 2024	9:13	9:32	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted two comparable sales [#132797-000 & #132798-000 sold for \$13,250,000 in December 2023; and #132846-000 sold for \$820,000 in July 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card lists of sales with scatter chart, Land Details maps from GIS, and a cover letter recommending the assessed value be reduced to \$774,396.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 907,394	\$ 774,396	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$ -		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 907,394	\$ 774,396		
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	
Assessor suggested				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel B. Weaver</i>	10/23/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	9	Parcel Number:	198549-000
Owner Name:	HERNDON MICHAEL & HERNDON CHERYL				
Situs Address:	12911 NE 87TH AVE VANCOUVER, WA 98662				
Property Type:	1.5-story residence	Acres:	22.91	NBHD	
Mailing Address:	12911 NE 87TH AVE VANCOUVER, WA 98662				

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	Mike Herndon Anna Sevenshauß Nick	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 23, 2024	9:37	10:10	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a plat map, a Board of Equalization decision from 2023, and photos of the subject property.

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, an aerial map of the subject property, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 776,259	\$ 776,259	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 532,143	\$ 531,143		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,308,402	\$ 1,308,402		
NOTES: Assessor 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
<i>Renald C. Wease</i>	10/23/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	11	Parcel Number:	37919-422
Owner Name:	WALKER TAMMY				
Situs Address:	1327 NW 52ND ST VANCOUVER, WA 98663				
Property Type:	bi-level residence	Acres:	0.19	NBHD	
Mailing Address:	1327 NW 52ND ST VANCOUVER, WA 98663				

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	Tammy Walker	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 23, 2024	10:13	10:18	

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 four comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 185,600	\$ 185,600	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 367,612	\$ 367,612		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 533,212	\$ 533,212		
NOTES:	No appellant 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
<i>Daniel C. Wham</i>	10/23/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	18	Parcel Number:	37920-424
Owner Name:	SANTIC RODNEY A & SANTIC CRYSTAL J TRUSTEES				
Situs Address:	6708 NW DOGWOOD DR VANCOUVER, WA 98663				
Property Type:	ranch style residence	Acres:	0.29	NBHD	
Mailing Address:	5221 NW 139TH ST 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 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	Jason Arberry	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 23, 2024	11:04	11:10	

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 five comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 280,640	\$ 280,640	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 541,962	\$ 541,962		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 822,602	\$ 822,602		
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	
No appellant detail info				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	10/23/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	21	Parcel Number:	107979-124
Owner Name:	CHOWDHRY ATTA & CHOWDHRY FAKHRA				
Situs Address:	5700 NE 82ND AVE J 45 VANCOUVER, WA 98662				
Property Type:	2-story condominium unit	Acres:	0.44	NBHD	
Mailing Address:	3909 SE 183RD AVE VANCOUVER, WA 98683				

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	ATTA Chowdhry Courtney Gould Nick	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 23, 2024	11:19	11:32	

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 three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 0	\$	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 409,499	\$ 386,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 409,449	\$ 386,000		
NOTES: County misrepresented the comparables in same complex others not represented Appellant verbal comp.			<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>	10/23/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	20	Parcel Number:	184730-006
Owner Name:	SANCHEZ JOSHUA A & SANCHEZ ASHLEE M				
Situs Address:	4307 NW 140TH WAY VANCOUVER, WA 98685				
Property Type:	ranch style residence	Acres:	0.24	NBHD	
Mailing Address:	4307 NW 140TH WAY 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 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:
October 23, 2024	11:40	11:42	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#986037-361 sold for \$790,000 in January 2024; #117893-644 sold for \$875,000 in April 2024; and #117893-878 sold for \$845,000 in February 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 257,000	\$ 257,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 594,823	\$ 594,823		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 851,823	\$ 851,823		
NOTES: <i>Assessor Comps</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>	10/23/24

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	<p>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.</p> <p>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.</p>
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 & CHOWDHRY FAKHRA	107979124	21	3909 SE 183RD AVE	Atta Chowdhry Courtney Gould Nick Deatherage	<p>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.</p> <p>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 does show a floor plan with a basement.</p>