

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	26	Parcel Number:	108027-128
Owner Name:	SULAKOV VASYL & SULAKOV YANA				
Situs Address:	7321 NE 56TH ST VANCOUVER, WA 98662				
Property Type:	2-story residence	Acres:	0.04	NBHD	
Mailing Address:	11013 NE 97TH 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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 24, 2024	10:12	10:13	

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)	\$ 156,600	\$ 156,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 173,113	\$ 173,113		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 329,713	\$ 329,713		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
<i>No appellant information</i>			<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>	10/24/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	30	Parcel Number:	61911-000
Owner Name:	CLINE ANDREW PHILLIP				
Situs Address:	1011 W FOURTH PLAIN BLVD VANCOUVER, WA 98660				
Property Type:	ranch style residence	Acres:	0.12	NBHD	
Mailing Address:	1011 W FOURTH PLAIN BLVD VANCOUVER, WA 98660				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input type="checkbox"/> Phone Conference	<input type="checkbox"/> In-Person		
Board:	<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	Taxpayer:	Assessor:	Third Parties (if any):
		<i>Andrew Cline</i>			

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 24, 2024	11:01	11:12	

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, a photo of the current condition of the property, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 164,800	\$ 164,000	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 355,044	\$ 355,044	<input type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 519,844	\$ 519,844		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
<i>No quantitative info</i>			<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>	10/24/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	31	Parcel Number:	189372-000
Owner Name:	PEARCE CRAIG & PEARCE HALEY R				
Situs Address:	1100 NW 109TH ST VANCOUVER, WA 98685				
Property Type:	ranch style residence	Acres:	6.02	NBHD	
Mailing Address:	1100 NW 109TH 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	Craig Pearce	Jason Arberry	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
October 24, 2024	11:13	11:48	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a geotechnical consultation and geologic hazard study from Redmond Geotechnical Services as of August 2015.

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales with environmental constraints for each 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)	\$ 498,051	\$ 298,051	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 771,788	\$ 771,788	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,269,839	\$ 1,069,839		
NOTES:	Reduction of land value based on the geologic report - Reduction based on usable & restriction on Property - L			<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. Wilson</i>	10/24/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	32	Parcel Number:	986061-493
Owner Name:	KILLINEN WALTER W & KILLINEN WENDY				
Situs Address:	923 SE 35TH ST BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	0.14	NBHD	
Mailing Address:	923 SE 35TH ST BATTLE GROUND, WA 98604				

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 24, 2024	10:18	10:19	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$658,217 in September 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included a property information card and a cover letter recommending the assessed value be reduced to \$658,217.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 142,800	\$ 142,800	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 592,615	\$ 515,417		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 735,415	\$ 658,217		
NOTES:			<input type="checkbox"/> Purchase	<input type="checkbox"/> Repairs
Based on Purchase price as suggested by assessor			<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 S. Weaver</i>	10/24/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SULAKOV VASYL & SULAKOV YANA	108027128	26	11013 NE 97TH AVE	No attendance	No attendance
CLINE ANDREW PHILLIP	61911000	30	1011 W FOURTH PLAIN BLVD	Andrew Cline	The appellant stated the subject property has no improvements and is an older property. It is need of a new roof, HVAC system, and fence. The subject property is also zoned community commercial. The Assessor's Office's comparable properties were modern and centrally located. The subject property is on a busy commercial road with increased noise. The appellant does not believe there are many comparable properties due to this unique location.
PEARCE CRAIG & PEARCE HALEY R	189372000	31	1100 NW 109TH ST	Craig Pearce Jason Arberry	<p>The appellant provided a detailed geotechnical study from the time of the purchase of the subject property. The property is 6 acres, but most of the land is undevelopable due to sloping and riparian habitats. The riparian zone takes up most of the 2.9 acres of the rolling land. The appellant would like a reduction in land value to reflect the unbuildable state of the land.</p> <p>The Assessor's Office's representative considers the majority of the land surplus zone which adds value to the property but is not valued as if it could be subdivided into lots, recognizing the limitations of the subject property. The property cannot be considered prime land and has not been valued as such since 2014. There is an understanding at the Assessor's Office that only the flat portion can be used for a residential improvement. There were not similar comparable sales in the immediate area, but the Assessor's Office states that their comparable sales are similar to the type of property. The property is being valued as four categories: flat, rolling, steep, and low. The flat land or homesite is valued at \$94,469 per acre for a total of \$7,558. The 2.9 acres of rolling land are also valued at \$94,469 per acre, totaling \$273,960. The steep land is valued at \$66,128 per acre for a total of \$148,788, and the .79 acres of low land is valued at \$75,575 per acre or a total of \$59,704.</p>

KILLINEN WALTER W & KILLINEN WENDY	986061493	32	923 SE 35TH ST	No attendance	No attendance
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