

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	49	Parcel Number:	228568-000
Owner Name:	HARWOOD TERI L				
Situs Address:	3416 NW 15TH WAY BATTLE GROUND, WA 98604				
Property Type:	2-story residence	Acres:	5.04	NBHD	
Mailing Address:	9111 MIDDLEBIE DR AUSTIN, TX 78750				

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	Teri Harwood Jason ✓	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 6, 2024	9:36	9:43	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an income and expense report from December 2023. The appellant submitted three comparable sales [#226487-000 sold for \$749,900 in September 2023; #201479-000 sold for \$715,000 in September 2023; and #233802-000 sold for \$675,000 in August 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included lists of sales with scatter charts, a property information card, and a cover letter recommending the assessed value be reduced to \$809,988.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 991,306	\$ 401,285	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$ 408,703		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 991,306	\$ 809,988		
NOTES: Assessor revised value based on appellant comparable sales.			<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>	11/6/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	51	Parcel Number:	123006-016
Owner Name:	JONES GARY M & JONES SANDRA A TRUSTEES				
Situs Address:	2650 W 6TH ST WASHOUGAL, WA 98671				
Property Type:	ranch style residence	Acres:	0.19	NBHD	
Mailing Address:	2650 W 6TH 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	—	—

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 6, 2024	9:45	9:47	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a chart of comparable local assessments.

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)	\$ 271,935	\$ 271,935	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 987,935	\$	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,259,870	\$ 1,200,000		
NOTES: County comps. 2 & 3 all other comps are 2022 and prior			<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
Daniel C. Weaver	11/6/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	53	Parcel Number:	127502-148
Owner Name:	CHUI CHI-MING				
Situs Address:	3922 NW OAKRIDGE LN CAMAS, WA 98607				
Property Type:	2-story residence	Acres:	0.1	NBHD	
Mailing Address:	3922 NW OAKRIDGE LN CAMAS, WA 98607				

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:
November 6, 2024	10:37	10:38	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included an appraisal performed by Ralph Olson of Pacific West Appraisal Services indicating a value of \$425,000 as of February 2021. The appellant submitted three comparable sales [#127363-014 sold for \$865,000 in November 2023; #127502-092 sold for \$459,033 in December 2023; and #127502-152 sold for \$582,000 in September 2023].

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)	\$ 229,640	\$ 229,640	<input checked="" type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 342,746	\$ 342,746	<input type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 572,386	\$ 572,386		
NOTES: <i>Assessor Comparable Sales</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>	11/6/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	54	Parcel Number:	123006-058
Owner Name:	PHAN SHANSHAN & PHAN DAT T				
Situs Address:	639 W CHESTNUT ST WASHOUGAL, WA 98671				
Property Type:	ranch style residence	Acres:	0.21	NBHD	
Mailing Address:	639 W CHESTNUT 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	S Phan <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:
November 6, 2024	10:50	11:05	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted six comparable sales [#123007-050 sold for \$850,000 in February 2024; #123001-024 sold for \$899,900 in February 2024; #123007-080 sold for \$1,010,000 in June 2024; #986058-333 sold for \$775,000 in December 2022; #986055-422 sold fo

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending the assessed value be reduced to \$1,307,390.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 271,935	\$ 271,935	<input type="checkbox"/> Sustained	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,058,537	\$ 989,112	<input checked="" type="checkbox"/> Changed	
PERSONAL PROPERTY	\$	\$	<input type="checkbox"/> _____	
TOTAL	\$ 1,330,472	\$ 1,261,047		
NOTES: Reduce value and no change from 2023			<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>	11/6/24

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	56	Parcel Number:	207538-000
Owner Name:	SMITH DURELL & SMITH PATRICIA				
Situs Address:	10025 NE WARD RD BRUSH PRAIRIE, WA 98606				
Property Type:	ranch style residence	Acres:	34.01	NBHD	
Mailing Address:	10025 NE WARD RD BRUSH PRAIRIE, WA 98606				

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: <i>Durrell Patricia Smith</i>	Assessor: -	Third Parties (if any):

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 6, 2024	11:22	11:28	

CASE DETAILS

TESTIMONY: (See attached note sheet)

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

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. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 649,476	\$ 318,657	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 330,419	\$ 334,343		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 979,898	\$ 653,000		
NOTES:	<i>Same property as last year No change per assessor study</i>		<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel E. Weaver</i>	11/6/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
HARWOOD TERI L	228568000	49	9111 MIDDLEBIE DR	Teri Harwood	The appellant stated their comparable properties resulted in a lower value than the assessed value. There was a development purchase offer in 2020 for a lower value than the assessment, but all of the neighboring properties needed to sell at the same time for this to be considered. The Assessor's Office removed the property from the prime developable designation and used the comparable provided by the appellants.
JONES GARY M & JONES SANDRA A TRUSTEES	123006016	51	2650 W 6TH ST	No attendance	No attendance
CHUI CHI- MING	127502148	53	3922 NW OAKRIDGE LN	No attendance	No attendance
PHAN SHANSHAN & PHAN DAT T	123006058	54	639 W CHESTNUT ST	Susan Phan	The appellant stated the Assessor's Office continues to use homes with river views for their comparable properties. The subject property does not have comparable luxury views and no useable backyard. The recorded square footage for the basement is incorrect by 200 square feet and has not been adjusted. The appellant's comparable sales were from December 2022, Feb 2024 and May 2024, and she believes they are closer than the Assessor's sales dates so more relevant to the market value of the subject property.
SMITH DURELL & SMITH PATRICIA	207538000	56	10025 NE WARD RD	Durell Smith Patricia Smith	The appellant stated the property is zoned Agriculture-20. The property cannot be broken up and it is predominately wetlands. Nothing can be done with the property and realtors have confirmed it would most likely not sell for more than \$700,000-\$800,000.