

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	79	Parcel Number:	986053-585
Owner Name:	SERELL/HOMAN CONSTRUCTION LLC				
Situs Address:	821 SE MORGAN RD VANCOUVER, WA 98664				
Property Type:	bare-land parcel	Acres:	0.14	NBHD	
Mailing Address:	807 SE MORGAN RD VANCOUVER, WA 98664				

**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	Brent Homan Mrs Homan		

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 19, 2024	9:04	9:27	

**CASE DETAILS**

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#166703-000 sold for \$123,000 in February 2022; #986053-581 sold for \$120,000 in September 2020; and #986053-580 sold for \$141,500 in September 2020].

**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. The appellant disagreed with the appraiser's findings.

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 194,880	\$ 141,500	<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	\$		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 194,880</b>	<b>\$ 141,500</b>		
<b>NOTES:</b> Assessor used assessed values for adjust & should have converted to price per sq ft for comparable to appellant comp. in Neighborhood #986053580			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input checked="" 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. Wean</i>	11/19/24

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

### CASE BEING HEARD

Assessment Year:	2024	Petition No:	80	Parcel Number:	986053-584
Owner Name:	SERELL/HOMAN CONSTRUCTION LLC				
Situs Address:	817 SE MORGAN RD VANCOUVER, WA 98664				
Property Type:	bare-land parcel	Acres:	0.14	NBHD	
Mailing Address:	807 SE MORGAN RD VANCOUVER, WA 98664				

### 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	Brent Homan Mrs. Homan	

### HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 19, 2024	9:04	9:27	

### CASE DETAILS

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#166703-000 sold for \$123,000 in February 2022; #986053-581 sold for \$120,000 in September 2020; and #986053-580 sold for \$141,500 in September 2020].

**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. The appellant disagreed with the appraiser's findings.

### DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 194,880	\$ 141,500	<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	\$		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 194,880</b>	<b>\$ 141,500</b>		
<b>NOTES:</b> Assessor used assessed values for comparison 5/8 price per sq ft of sales price Appellant Comp # 986053580			<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	

### AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Ween</i>	11/19/24

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	81	Parcel Number:	166652-000
Owner Name:	SERELL-HOMAN LAURIE L & HOMAN BRENT R				
Situs Address:	807 SE MORGAN RD VANCOUVER, WA 98664				
Property Type:	1.5-story residence	Acres:	0.27	NBHD	
Mailing Address:	807 SE MORGAN RD VANCOUVER, WA 98664				

**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>Brent Homan Mrs. Homan</i>	Assessor:	Third Parties (if any):

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 19, 2024	9:04	9:27	

**CASE DETAILS**

**TESTIMONY:** (See attached note sheet)

**APPELLANT EVIDENCE:** The appellant submitted three comparable sales [#37911-817 sold for \$430,000 in February 2024; #27913-244 sold for \$447,000 in January 2024; and #37911-572 sold for \$420,000 in October 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. The appellant disagreed with the appraiser's findings.

**DECISION OF THE BOARD**

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 194,880	\$ 194,880	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 335,205	\$ 325,205		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 530,085</b>	<b>\$ 530,085</b>		
<b>NOTES:</b> <i>Assessor's 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>	11/19/24

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
SERELL/HOMAN CONSTRUCTION LLC	986053585	79		<b>BRENT HOMAN LAURIE HOMAN</b>	The appellant stated there is a neighboring property that continues to create additions to their structure without building permits, resulting in poor construction quality and unpleasant curb appeal. This home is large and covered in black plastic wrap. The appellants intend to sell their bare-land lots, and a local realtor informed them that the value is damaged by the neighboring property.
SERELL/HOMAN CONSTRUCTION LLC	986053584	80			
SERELL-HOMAN LAURIE L & HOMAN BRENT R	166652000	81			