

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	91	Parcel Number:	35770-698
Owner Name:	METCALF DENNIS E & MARTIN KATHLEEN F				
Situs Address:	5615 SE SCENIC LN #105 VANCOUVER, WA 98661				
Property Type:	ranch-style condominium unit	Acres:	0	NBHD	
Mailing Address:	5615 SE SCENIC LN #105 VANCOUVER, WA 98661				

**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	Dennis Metcalf Kathleen Martin	

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 21, 2024	9:16	9:24	

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included sales information for two other units in the condominium complex.

**ASSESSOR EVIDENCE:** The Assessor's evidence included five comparable sales, photos of the condominium unit, 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 checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,379,560	\$ 1,175,686		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 1,379,560</b>	<b>\$ 1,175,686</b>		
<b>NOTES:</b>			<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	
<i>Appellant Comps</i>				

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	11/21/24

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	93	Parcel Number:	986026-200
Owner Name:	MARTIN MICHAEL E & MARTIN GLENDA E TRUSTEES				
Situs Address:	13805 NE 385TH ST LA CENTER, WA 98629				
Property Type:	ranch style residence	Acres:	5.01	NBHD	
Mailing Address:	13805 NE 385TH ST LA CENTER, WA 98629				

**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	Michael Martin	

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 21, 2024	9:28	9:56	

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included two maps showing the details and environmental constraints of the subject property. The appellant submitted three comparable sales [#273910-000 sold for \$675,000 in February 2023; #229430-000 sold for \$625,000 in August 2023; and #262383-000 sold for \$577,500 in February 2023].

**ASSESSOR EVIDENCE:** The Assessor's evidence included three comparable sales, a breakdown of the land types 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)	\$ 256,317	\$ 216,523	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 582,799	\$ 582,799		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 839,116</b>	<b>\$ 798,322</b>		
<b>NOTES:</b> Assessor property value page			<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 C. Weaver</i>	11/21/24

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	106	Parcel Number:	145044-000
Owner Name:	POWERS MITCHELL L & POWERS ADRIENNE E				
Situs Address:	8605 NE 25TH AVE VANCOUVER, WA 98665				
Property Type:	ranch style residence	Acres:	0.97	NBHD	
Mailing Address:	8605 NE 25TH AVE VANCOUVER, WA 98665				

**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 21, 2024	10:10	10:11	

**CASE DETAILS**

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

**APPELLANT EVIDENCE:** The appellant's evidence included photos of the condition of the subject property. The appellant submitted three comparable sales [#98468-036 sold for \$430,000 in January 2023; #157058-002 sold for \$435,000 in March 2023; and #37301-900 sold for \$430,000 in June 2023].

**ASSESSOR EVIDENCE:** The Assessor's evidence included six 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)	\$ 220,467	\$ 220,467	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input checked="" type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 220,244	\$ 213,028		
PERSONAL PROPERTY	\$	\$ <del>87,875</del>		
<b>TOTAL</b>	\$ 440,711	\$ 433,495		
<b>NOTES:</b>			<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	
Condition of Property				

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	11/21/24

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

### CASE BEING HEARD

Assessment Year:	2024	Petition No:	93	Parcel Number:	986026-200
Owner Name:	MARTIN MICHAEL E & MARTIN GLENDA E TRUSTEES				
Situs Address:	13805 NE 385TH ST LA CENTER, WA 98629				
Property Type:	ranch style residence	Acres:	5.01	NBHD	
Mailing Address:	13805 NE 385TH ST LA CENTER, WA 98629				

### 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	Michael Martin 	

### HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 21, 2024	9:28	9:56	

### CASE DETAILS

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

**APPELLANT EVIDENCE:** The appellant's evidence included two maps showing the details and environmental constraints of the subject property. The appellant submitted three comparable sales [#273910-000 sold for \$675,000 in February 2023; #229430-000 sold for \$625,000 in August 2023; and #262383-000 sold for \$577,500 in February 2023].

**ASSESSOR EVIDENCE:** The Assessor's evidence included three comparable sales, a breakdown of the land types 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)	\$ 256,317	\$ 216,643	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 582,799	\$ 582,799		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 839,116</b>	<b>\$ 799,442</b>		
<b>NOTES:</b> Assessor land valuation page indicates a market value of \$216,643			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input checked="" type="checkbox"/> Other	

### AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	11/21/24

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

**CASE BEING HEARD**

Assessment Year:	<b>2024</b>	Petition No:	<b>94</b>	Parcel Number:	<b>209722-000</b>
Owner Name:	<b>CURRY BARBARA J</b>				
Situs Address:	<b>32205 NW EAGLE CREST DR RIDGEFIELD, WA 98642</b>				
Property Type:	2-story residence	Acres:	5.06	NBHD	
Mailing Address:	32205 NW EAGLE CREST DR RIDGEFIELD, WA 98642				

**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		Barbara Curry				

**HEARING SESSION**

Hearing Held On:	Start Time:	End Time:	Recording Name:
November 21, 2024	10:11	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 three comparable sales, an analysis of the appellant's 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)	\$ 384,482	\$ 384,482	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 452,529	\$ 440,018		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 837,011</b>	<b>\$ 824,500</b>		
<b>NOTES:</b>			<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	

*Assessor alternate grid without subjective view adjustments provides a better comparison & value*

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	11/21/24

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

### CASE BEING HEARD

Assessment Year:	2024	Petition No:	95	Parcel Number:	92002-196
Owner Name:	SELLEN PETER A & SELLEN LINDA TRUSTEE				
Situs Address:	2403 SE 133RD CT VANCOUVER, WA 98683				
Property Type:	ranch style residence	Acres:	0.38	NBHD	
Mailing Address:	2403 SE 133RD CT VANCOUVER, WA 98683				

### ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference                     [ ] Phone Conference                     [ ] 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 21, 2024	10:28	10:29	

### CASE DETAILS

TESTIMONY:	(See attached note sheet)
APPELLANT EVIDENCE:	The appellant's evidence included a bid by Koala T Exteriors to replace the roof for \$50,900 as of July 2024.
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)	\$ 190,000	\$ 190,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 436,029	\$ 386,029		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 626,029</b>	<b>\$ 576,029</b>		
NOTES:			<input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
Allowance for roof				

### AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
	11/21/24

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	88	Parcel Number:	144961-050
Owner Name:	BRASKETT JERILYN K				
Situs Address:	2016 NE 95TH ST VANCOUVER, WA 98655				
Property Type:	2-story residence	Acres:	0.09	NBHD	
Mailing Address:	7811 NE 252ND 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:
November 21, 2024	10:33	10:34	

**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)	\$ 172,800	\$ 172,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 172,607	\$ 172,607		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 345,407</b>	<b>\$ 345,407</b>		
<b>NOTES:</b> <i>No information</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 E. Weaver</i>	11/21/24

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

**CASE BEING HEARD**

Assessment Year:	2024	Petition No:	89	Parcel Number:	227417-000
Owner Name:	BRASKETT JERILYN				
Situs Address:	7811 NE 252ND ST BATTLE GROUND, WA 98604				
Property Type:	1.5-story residence	Acres:	3.88	NBHD	
Mailing Address:	7811 NE 252ND 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:
November 21, 2024	10:36	10:37	

**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)	\$ 339,080	\$ 339,080	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis  <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 163,526	\$ 163,526		
PERSONAL PROPERTY	\$	\$		
<b>TOTAL</b>	<b>\$ 502,606</b>	<b>\$ 502,606</b>		
<b>NOTES:</b>			<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	
<i>No information</i>				

**AUTHORIZATION**

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	11/21/24



Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
METCALF DENNIS E & MARTIN KATHLEEN F	35770698	91	5615 SE SCENIC LN #105	Dennis Metcalf Kathleen Martin	The appellant stated they live in Tidewater Coves condominium unit on the Columbia River. Recent sales show a wide variety of prices, directly related to the views from each unit. The subject property is on the first floor with limited views, so not as comparable to units on higher floors. The subject property does not have a view of Mount Hood, but instead does have partial views of an office building. The appellant's comparable properties were located to each side of the subject property on the same floor but with additional square footage. The appellant adjusted for time and square footage in his opinion of value.
MARTIN MICHAEL E & MARTIN GLENDA E TRUSTEES	986026200	93	13805 NE 385TH ST	Michael Martin	The appellant stated there are development restrictions on the property imposed by the County. The subject property has extensive Class 3 and Class 4 restricted wetlands. There is an easement and community drainage system on the property. This stormwater facility needs to be maintained by the owners and requires a yearly inspection. Only two acres are available for potential development. Due to the wetlands, the property cannot have a gravity septic system, so instead requires an engineered septic system, which also requires a yearly inspection by the County. The property has increased slopes and erosion problems. The appellant believes the land should be assessed at \$61,000 per acre or \$102,000 based on the usable acreage. The subject property is not eligible for timber production because of the wetland presence.
CURRY BARBARA J	209722000	94	32205 NW EAGLE CREST DR	Barbara Curry	The appellant stated the subject property is 30 years old with no additions or improvements. There were problems with the septic system and there was soil movement on a slope that could cause potential damage to the property. The

					appellant stated they provided information for the cost to hold back the sand with boulders to prevent erosion.
SELLEN PETER A & SELLEN LINDA TRUSTEE	92002196	95	2403 SE 133RD CT	No attendance	No attendance
POWERS MITCHELL L & POWERS ADRIENNE E	145044000	106	8605 NE 25TH AVE	No attendance	No attendance
BRASKETT JERILYN K	144961048	87	7811 NE 252ND ST	No attendance	No attendance
BRASKETT JERILYN K	144961050	88	7811 NE 252ND ST	No attendance	No attendance
BRASKETT JERILYN	227417000	89	7811 NE 252ND ST	No attendance	No attendance