CI	lark County	Board of Equa	lizati	on - Boar	d Clerk's	Record	of Hearin	g		
CASE BEING HEARD										
Assessment Year:	2024 Petition No: 126 Parcel Nu							umber: 4180-000		
Owner Name:	BOYD JEN	NIFER								
Situs Address:	714 W 37	TH ST VANCOUV	ER, V	VA 98660						
Property Type:	1.5-story residence Acres: 0.							NBHI	D	
Mailing Address:	401 TOM	LANDRY HWY #6	6090	1 DALLAS,	TX 75266					
ATTENDANCE										
Held by:	[★ Video	Conference		[] Phon	e Confer	ence	[ ] Ir	n-Person		
Board:		Taxpayer:			Assesso	or:		Third Par	ties (if any)	
S Lisa Bodner	ohn Rose Terry Hagberg Gloria Gomez- Matthews oel Cline	Jordan	Ru	bin		100 E				
HEARING SESSION	Start Time			Fud Fine		10				
Hearing Held On:	Start Time		-	End Time	2:	F	Keco	rding Nam	e:	
March 4, 2025	10:	35		10	42	iš.				
CASE DETAILS										
TESTIMONY:   (See attac	ched note sheet	)	n :							
APPELLANT EVIDENCE: T \$457,190 in December 2023 ASSESSOR EVIDENCE: The recommending no change to	e Assessor's ev	ld for \$484,000 in O	ctober	2023; and #.	17760-000	sold for \$53	5,000 in Apr	il 2023].		
DECISION OF THE BOA	RD ASSESSOR	VALUE.	BOE	VALUE:			ETERMIN	ATION:		
LAND (ACRES)			- 23		5-28733		LILIMIN	ATTOW.	K	
	\$	217,086	\$	217,0	186		Sust	stained Appe		
IMPROVEMENTS	\$	266,742	\$	217,9	14		≻] Cha	Analysis		
PERSONAL PROPERTY	\$		\$		(		- [ ] Ass			
TOTAL	\$	483,828	\$	435,	080				Recomdt	
NOTES: appellant reprentat	Lanna	0 1 1 0 D D		to sal			□ Pu		Repairs Manfst Err	

Chairperson (or Authorized Designee) Signature

3/4/25

	lark County Board of Eq	ualization - Bo	oard Clerk's Rec	ord of Hear	ing		
CASE BEING HEARD							
Assessment Year:	2024 Petiti	on No: 132	Par	rcel Number:	96158-788		
Owner Name:	HUTCHISON RALPH C & HUTCHISON CAROL S TRUSTEES						
Situs Address:	1857 N 10TH ST WASH	DUGAL, WA 986	571				
Property Type:	ranch		res: 0.23	NBHD			
Mailing Address:	401 TOM LANDRY HWY	#660901 DALLA	AS, TX 75266				
ATTENDANCE					7,		
Held by:	Video Conference	[ ] Ph	none Conference	[]	[ ] In-Person		
Board:	Taxpayer:		Assessor:		Third Parties (if an		
Lisa Bodner	ohn Rose Ferry Hagberg Sloria Gomez- Matthews oel Cline	e Rubin					
HEARING SESSION							
Hearing Held On:	Start Time:	End T	ime:	Rec	Recording Name:		
March 4, 2025	10:50	10	1:51				
APPELLANT EVIDENCE: 1 for \$725,000 in April 2023; a	ched note sheet) The appellant submitted three count #131173-086 sold for \$690,000 The Assessor's evidence included to the assessed value.	000 in November 2	023].				
DECISION OF THE BOA							
	ASSESSOR VALUE:	BOE VALUE	:	DETERMIN	NATION:		
LAND (ACRES)	\$ 229,00	000	9,000	[ ] Sus	stained Appellar		
IMPROVEMENTS	\$ 491,95	6 \$ 41	6,000	[M] Cha	Amalusia		
PERSONAL PROPERTY	\$	\$		[ s] Cili			
TOTAL	\$ 720,95	6 \$ 64	5,000	- L I	Assessor Recomd		
NOTES: appellan represent:	t camparable			may a	urchase Repairs  ppraisal Manfst En  omps Other		
AUTHORIZATION							
Chairperson (or Autho	rized Designee) Signature			Date	e		
(Daniel C	.Weaun			3	3/4/25		

	ciaik county be	pard of Equali:	cation - boo	ilu cierk	s Record	of Hearin	ıg					
CASE BEING HEARD												
Assessment Year:	2024	Petition N	ition No: 139		Parcel N	Parcel Number:		-323				
Owner Name:	AL-ZUGHIR H	AL-ZUGHIR HANI & ABDALSHAH DAJLAH										
Situs Address:	9708 NE 150	TH AVE VANCO	UVER, WA 9	8682								
Property Type:	2-story reside	ence	0.23	.23 NBHD								
Mailing Address:	401 TOM LAN	NDRY HWY #660		10000000								
ATTENDANCE												
Held by:	[X Video Cor	nference	[ ] Pho	no Confor	2000	1.1.6	. Darran					
Board:	T Video Col	[ ] Phone Conference Assessor:			f 1 ii	[ ] In-Person  Third Parties (if any						
Lisa Bodner □  Zi John Marks		Jordan	Rubin					13 177				
HEARING SESSION	Charles Time		1									
Hearing Held On:	Start Time:	Start Time:			End Time:			Recording Name:				
March 4, 2025	10:52	0:52 10:54										
TESTIMONY: (See atta APPELLANT EVIDENCE:	The appellant subm 2023; #200545-008	itted four compara sold for \$799,950 i	ble sales [#200 n August 2023;	610-006 solo and #98603	d for \$682,00 2-696 sold fo	0 in Decemi or \$630,000	ber 2023; #2 in April 202	200337-086 so				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: T	The appellant subm 2023; #200545-008 he Assessor's eviden	sold for \$799,950 i	n August 2023;	and #98603	2-696 sold fo	or \$630,000	in April 202	3].				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change	The appellant subm 2023; #200545-008 : the Assessor's evident to the assessed value	sold for \$799,950 i ace included three e.	n August 2023; comparable sal	and #98603	2-696 sold fo	or \$630,000	in April 202	3].				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 In December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOX	The appellant submice 2023; #200545-008 street with the Assessor's evident to the assessed value ARD ASSESSOR VA	ace included three e.	n August 2023; comparable sal	and #98603 es, a propert	2-696 sold fo	or \$630,000	in April 202	3]. er				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 In December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOX	The appellant subm 2023; #200545-008 : the Assessor's evident to the assessed value	ace included three e.	n August 2023; comparable sal	and #98603	2-696 sold fo	n card, and	in April 202	er /				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOX LAND (ACRES)	The appellant submice 2023; #200545-008 street appellant submice 202	ace included three e.  ALUE: B	n August 2023; comparable sal	es, a propert	2-696 sold for	er \$630,000 In card, and ETERMIN.	a cover lette	er /				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOX LAND (ACRES)  IMPROVEMENTS	The appellant subm 2023; #200545-008 s  The Assessor's evident to the assessed value  ARD  ASSESSOR VA  \$	ace included three e.  ALUE: B 254,600 :	OE VALUE:	es, a propert	2-696 sold for	n card, and	a cover lette	er Appellant				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: T recommending no change  DECISION OF THE BOX LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	The appellant subm 2023; #200545-008 s  The Assessor's evident to the assessed value  ARD  ASSESSOR VA \$	ALUE: B 254,600 :	OE VALUE:	es, a propert	2-696 sold for	er \$630,000 In card, and ETERMIN.	a cover lette	Appellant Analysis  Assessor				
TESTIMONY: (See atta APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOX LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	The appellant subm 2023; #200545-008 s The Assessor's evident to the assessed value  ARD  ASSESSOR VA  \$ \$ \$	ALUE: B 254,600 : 581,695 :	OE VALUE:  5 254  5 786	es, a propert	2-696 sold for	ETERMIN.    Sust	ATION: cained nged rchase	Appellant Analysis Assessor Recomdt				
TESTIMONY: (See attr. APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOY  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  Appellan  represents	The appellant subm 2023; #200545-008 s The Assessor's evident to the assessed value  ARD  ASSESSOR VA  \$ \$ \$	ALUE: B 254,600 : 581,695 :	OE VALUE:  5 254  5 786	es, a propert	2-696 sold for	ETERMIN.    Sust	ATION: cained nged rchase	Appellant Analysis  Assessor Recomdto				
APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: T recommending no change  DECISION OF THE BOX  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	The appellant subm 2023; #200545-008: The Assessor's evident to the assessed value  ARD  ASSESSOR VA  \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	254,600 : 836,295 : 254,600 : 3581,695 : 358	OE VALUE:  5 254  5 786	es, a propert	2-696 sold for	ETERMIN.    Sust	ATION: cained nged rchase	Appellant Analysis  Assessor Recomdtr  Repairs  Manfst Err.				
TESTIMONY: (See attr.  APPELLANT EVIDENCE: for \$740,000 in December  ASSESSOR EVIDENCE: Trecommending no change  DECISION OF THE BOY  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  Appellan  represents	The appellant subm 2023; #200545-008: The Assessor's evident to the assessed value  ARD  ASSESSOR VA  \$ \$ \$ Comparative Designee	Signature	OE VALUE:  5 254  5 786	es, a propert	2-696 sold for	ETERMIN.    Sust   Chal   Pui   Ap	ATION: cained nged rchase	Appellant Analysis  Assessor Recomdtr  Repairs  Manfst Err.				

	lark County	Board of Equa	alizat	ion - Boar	d Clerk's	Record	of Hearin	ng			
CASE BEING HEARD											
Assessment Year:	2024	4 Petition No: 85			Parcel Number:		r: 165174-005				
Owner Name:	FKR PROPERTIES LLC										
Situs Address:	312 SE ST	ONEMILL DR VA	NCOL	JVER, WAS	8684						
Property Type:							9.08	.08 NBHD			
Mailing Address:	14400 METCALF AVE OVERLAND PARK, KS 66223										
ATTENDANCE				24-14-14-24-11-23-1							
Held by:	⊠ Video	Conference		[ ] Phon	e Confere	ence	[1]	n-Person			
Board:		Taxpayer: Assessor:					Third Parties (if any				
☑ Lisa Bodner ☐	lohn Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Reed Fri	- Gel	Q.							
HEARING SESSION											
Hearing Held On:	Start Time	:	End Time:			Reco	Recording Name:				
March 4, 2025	1(:1	5		11:	23						
APPELLANT EVIDENCE: T \$17,620,000. The appellant ASSESSOR EVIDENCE: Th indicating a value of \$19,67 disagreed with the appraise	submitted seven ne Assessor's evi 6,671, three con r's findings.	n comparable offic dence included a con nparable sales, and	ost ana	ling leases wit	h rental rat	h utilizing ti o change to	he loaded ca the assess	apitalizatio ed value.	n rate of 7.66%		
			-	VALUE:		D	ETERMIN	ATION:	T.,		
IMPROVEMENTS  PERSONAL PROPERTY	\$	6,639,859 13,321,941	\$	10,98		[	] Sust	tained nged	Appellar Analysis		
TOTAL	s	19,961,800	\$	17 12		[	1		Assessor		
NOTES: Cyppell Porperty Sale price  AUTHORIZATION  Chairperson (or Authoritation)	Cant or	ee) Signature	بر در کردیم (	7	o, sore	mhal	Date	mps	Recomd Repairs Manfst Er		
Daniel (	7 /1 /	4					3				

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
BOYD JENNIFER	4180000	126	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's agent referred to the four comparable sales. Comparable sale 2 and 4 are in the subject property's neighborhood, 102. These properties are all similar square footage and sold close to the assessment date.
HUTCHISON RALPH C & HUTCHISON CAROL S TRUSTEES	96158788	132	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's agent referred to three comparable sales that are located within 1/3 of a mile from the subject property. Adjusted sale prices for these comparable sales range from \$561,335 to \$645,103 with an average adjusted value of \$622,343.
AL-ZUGHIR HANI & ABDALSHAH DAJLAH	986053323	139	401 TOM LANDRY HWY #660901	Jordan Rubin	The appellant's agent referred to his four comparable sales located within ½ a mile from the subject property. These properties are similar square footage and sold in 2023. After adjustments, their values range from \$719,572 to \$795,192 with an average adjusted value of \$768,315.
FKR PROPERTIES			14400	Reed Frizell	The appellant presented their income approach utilizing a loaded capitalization rate of 8.9%. The average for capitalization rates in the area in 2023 was 8.2%, and the agent presented a CoStar report showing a trend of increases in capitalization rates for this market. The appellant referred to a CoStar Comparable Lease summary with 8 properties all located near the subject property. The appellant used a 10% vacancy in their calculations, but the average vacancy for Quarter 4 in 2023 was 28%.
LLC	165174005	85	METCALF AVE		Updated their opinion of value to \$17,620,000