		oard of Equa			a CICIN 3	necora	or meani	'B		
CASE BEING HEARD										
Assessment Year:	2024	2024 Petition No			443 Parcel Nu		lumber:	nber: 192610-000		0
Owner Name:	LEMEN MICH	IAEL J & LEMI	EN DEBRA K TRUSTEES							
Situs Address:	20808 NE 96	TH AVE BATT	LE GRO	OUND, WA	98604					
Property Type:	1.5-story residence Acres:						5	NBHD		
Mailing Address:	PO BOX 1957	BATTLE GRO	UND,	WA 98604	5					
ATTENDANCE										
Held by:	₩ Video Co	∀ Video Conference				[] [[] In-Person			
Board:	Taxpayer:				Assessor	r:		Third Parties (if a		es (if any
Lisa Bodner 🗷			personner and the							
HEARING SESSION										
Hearing Held On:	Start Time:			End Time			Reco	rding N	ame:	
March 19, 2025	9:11			9:2	3					
Name and Address of the Party o	ched note sheet)									
The state of the s	The appellant subm	itted three comp -000 sold for \$1,	parable 375,000	sales [#1926 0 in March 20	64-000 sold 23].	for \$1,075	,000 in Febr	ruary 202	3; #19.	2659-000
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2	The appellant subm 2023; and #215161	itted three comp -000 sold for \$1,	parable 375,000	sales [#1926 0 in March 20	64-000 sold [23].	f for \$1,075	,000 in Febr	ruary 202	3; #19	2659-000
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE:	The appellant subm 2023; and #215161	-000 sold for \$1,	375,000	sales [#1926 0 in March 20	64-000 sold 23].		,000 in Febr	or and and a	300 (Action) (A	2659-000
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE: DECISION OF THE BOA	The appellant subm 2023; and #215161	-000 sold for \$1,	375,000 BOE 1	0 in March 20	23].	D	ETERMIN	ATION:	1	
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE: DECISION OF THE BOA LAND (ACRES)	ASSESSOR VA	-000 sold for \$1,	BOE 1	VALUE: 440,0	23]. &U	D	ETERMIN > Sust	ATION:	1	
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE: DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	ARD ASSESSOR VA	-000 sold for \$1,	BOE 1	0 in March 20	23]. &U	D	ETERMIN	ATION:	1	□ Appellan Analysis
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE: DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR VA	-000 sold for \$1,	BOE 1 \$ 4	VALUE:	23]. 5U	D	ETERMIN > Sust	ATION:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Appellan Analysis Assessor
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE:	ARD ASSESSOR VA	ALUE: 440,000 1,001,754	BOE 1 \$ 4	VALUE: 440,0	23]. 5U	D	Sust Cha Pur	ATION: tained nged	[Appellan Analysis Assessor Recomdit epairs
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$1,100,000 in May 2 ASSESSOR EVIDENCE: DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	ARD ASSESSOR VA	ALUE: 440,000 1,001,754	BOE 1 \$ 4	VALUE: 440,0	23]. 5U	D	Sust Cha Pui	ATION: tained nged	[Appellan Analysis Assessor Recomdt epairs

	ark County Boar	d of Equalizat	tion - Boar	d Clerk's	Record o	of Hearin	g		
CASE BEING HEARD									
Assessment Year:	2024	Petition No:	Parcel Nu		lumber:	mber: 175041-000			
Owner Name:	LYNCH PATRICK C & LYNCH NICOLE K								
Situs Address:	27100 NE 9TH S	T CAMAS, WA	98607						
Property Type:	ranch style residence Acres: 5.						7 NBHD		
Mailing Address:	27100 NE 9TH ST CAMAS, WA 98607								
ATTENDANCE									
Held by:	∀ Video Conference				[] Ir	[] In-Person			
Board:	Taxpayer:		Assessor:		A11	***************************************		Third Parties (if any	
Lisa Bodner EX	ohn Rose Ferry Hagberg Gloria Gomez- Matthews oel Cline	trickh	meh						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tim	e:		Reco	rding Nar	me:	
March 19, 2025	9:2-	7	9	39					
APPELLANT EVIDENCE: To replace a portion of the re						or \$9,800 as	s of March		
Home Depot to replace win 2023.						ce asphalt f	or \$13,480		
Home Depot to replace win	ndows for \$9,723 as of ne Assessor's evidence	March 2021, and a	a bid by Preci	sion Paving P	lus to repla			as of August	
Home Depot to replace win 2023. ASSESSOR EVIDENCE: The recommending no change to	ndows for \$9,723 as of ne Assessor's evidence to the assessed value.	March 2021, and a	a bid by Preci	sion Paving P	lus to repla			as of August	
Home Depot to replace win 2023. ASSESSOR EVIDENCE: The	ndows for \$9,723 as of ne Assessor's evidence to the assessed value.	March 2021, and a included four com The appellant disa	a bid by Preci	sion Paving P	nformation s findings.		cover lette	as of August	
Home Depot to replace win 2023. ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	ndows for \$9,723 as of the Assessor's evidence to the assessed value.	March 2021, and a included four com The appellant disa	a bid by Preci	sion Paving P , a property i ee appraiser':	nformation s findings.	card, and a	cover lette	as of August	
Home Depot to replace win 2023. ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES)	ndows for \$9,723 as of the Assessor's evidence to the assessed value. RD ASSESSOR VALUE	March 2021, and a included four com The appellant disa	parable sales agreed with the EVALUE:	sion Paving P , a property i ee appraiser':	information s findings.	etermin	ATION:	as of August	
Home Depot to replace win 2023. ASSESSOR EVIDENCE: The recommending no change to	ndows for \$9,723 as of the Assessor's evidence to the assessed value. RD ASSESSOR VALUE	March 2021, and a included four com The appellant disa JE: BOI 396,512 \$	parable sales agreed with the EVALUE:	a property in a	information s findings.	card, and a	ATION:	Appellan Analysis	
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	RD ASSESSOR VALU \$ \$ \$	March 2021, and a included four com The appellant disa JE: BO 396,512 \$ 129,794 \$ \$ 526,306 \$	parable sales agreed with the Solor Sol	a property in the appraiser's	information s findings.	etermin	ATION:	Appellar Analysis	
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	RD ASSESSOR VALU \$ \$ \$	March 2021, and a included four com The appellant disa JE: BO 396,512 \$ 129,794 \$ \$ 526,306 \$	parable sales agreed with the Solor Sol	a property in the appraiser's	information s findings.	ETERMIN Sust Cha	ATION: tained nged	Appellan Analysis	
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL	RD ASSESSOR VALU \$ \$ \$	March 2021, and a included four com The appellant disa JE: BO 396,512 \$ 129,794 \$ \$ 526,306 \$	parable sales agreed with the Solor Sol	a property in the appraiser's	information s findings.	ETERMIN Sust Cha Pu	ATION: tained nged	Appellan Analysis Assessor Recomdi	

CASE BEING HEARD									
Assessment Year:	2024 Petition No: 445					Parcel Number: 192679-			000
Owner Name:	LEMEN AARON M & LEMEN KATHERINE A								
Situs Address:				Walter Stre					
Property Type:	20701 NE 96TH AVE BATTLE GROUND, WA 98604 1.5-story residence Acres: 5.13							NRH	n l
	1.5-story residence Acres: 5.13 NBHD 20701 NE 96TH AVE BATTLE GROUND, WA 98604								
Mailing Address:	20/01 NE	961H AVE BATTL	E GRO	UND, WA	4 98604				
ATTENDANCE									
Held by:	[X] Video	Conference		[] Phor	ne Confer	ence	[]	n-Person	
Board:	Taxpayer:				Assesso	r:		Third Pa	rties (if any
KI Daniel Weaver	lohn Rose Terry Hagberg	accon 1	Lem	on					
THE STATE OF THE S	Gloria Gomez-								
D4 JOHN IVIALES	Matthews loel Cline								
HEARING SESSION									
Hearing Held On:	Start Time	:		End Tim	e:		Reco	ording Nam	e:
March 19, 2025	9:	41		9	:51				
CASE DETAILS									
TESTIMONY: (See attack APPELLANT EVIDENCE: 1	ched note sheet		-						- 4
	23; and #2019;	L5-000 sold for \$987	,117 in A	/lay 2023].					
ASSESSOR EVIDENCE: Th	ne Assessor's ev			arable sale		y informatio	on card, and	l a cover lette	r
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	ne Assessor's ev o the assessed o	value.	ee comp						r
ASSESSOR EVIDENCE: The recommending no change to	ne Assessor's ev o the assessed v	value.	ee comp	arable sale			DETERMIN		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	ne Assessor's ev o the assessed o	value.	BOE V		s, a propert	E	DETERMIN	NATION:	0
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOALLAND (ACRES)	ne Assessor's evo the assessed of the Assessor ARD	VALUE:	BOE V	ALUE:	s, a propert	C		NATION:	
ASSESSOR EVIDENCE: The recommending no change to	ne Assessor's evo the assessed to the Assessor S	VALUE: 414,153	BOE V	ALUE:	s, a propert	C	ETERMIN [서 Sus [] Cha	NATION:	□ Appellar Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR \$	VALUE: 414,153	BOE V	YALUE: 414,7 531,	s, a propert	C	DETERMIN [서 Sus	NATION:	□ Appellar Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAL LAND (ACRES)	ARD ASSESSOR \$	VALUE: 414,153 531,366	BOE V	ALUE:	s, a propert	C	ETERMIN [大 Sus [] Cha	nation: tained anged	Appellar Analysis

Chairperson (or Authorized Designee) Signature

Date

	Clark County Board o	f Equalizat	ion - Boa	rd Clerk's	Record	of Hearin	g		
CASE BEING HEARD									
Assessment Year:	2024 P	etition No:	446 Parcel Nu		lumber:	umber: 986046-			
Owner Name:	GUPTA SHANKAR N	OHANLAL	& GUPTA	ARTI		N.			
Situs Address:	759 NE PROVINCE O	T CAMAS, I	WA 98607	ÿ					
Property Type:	2-story residence	Acres:	0.23	NBHD					
Mailing Address:	759 NE PROVINCE CT CAMAS, WA 98607								
ATTENDANCE			-						
Held by:	∀ Video Conference	☑ Video Conference [] Phone Conference				[] In-Person			
Board:	Taxpay	WAG.	- Cart I gallerin	Assessor	1000000	20.00	AUTHORNIO AT	rties (if any)	
☑ Daniel Weaver ☐ Lisa Bodner ☑ Striction Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	nkar J	upta						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tim	e:		Reco	Recording Name:		
March 19, 2025	9:51		10:	05					
ASSESSOR EVIDENCE: (October 2024]							
DECISION OF THE BO	ASSESSOR VALUE:	BOE	VALUE:		n	ETEDRAIN	ATION:		
LAND (ACRES)	The same of the sa	2,500 \$	electric and the second	70.		erical order or	Sustained Appe		
IMPROVEMENTS	\$ 1,215	5,814 \$	392,5	P14					
PERSONAL PROPERTY	S	\$		9.1	- !	j Cha] Changed		
TOTAL	\$ 1,608	8,314 \$	1,608	314		Assess Recon			
NOTES: Parel 7	1,600,000 m Se	pt 23				1902200711114	praisal C	Repairs Manfst Err Other	
AUTHORIZATION									
	orized Designee) Signat	ture				Date			
Waniel	C. Wesser					3	/19/	25	

	ciark County B	oard of Equaliz	ation - Board C	lerk's Record	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2024	Petition N	o: 449	Parcel N	Number:	er: 211264-000	
Owner Name:	CARLSON CA	AREN L ETAL					
Situs Address:	#62 SEC 9 T4	N R1EWM 25.7	BA,				
Property Type:	bare-land pa	rcel	25.78	NBHD			
Mailing Address:	3113 CALLE	ATALAYA MAYA	SUF7 PR 682	Acres:	23.70	INDITE	
See the results of the desired Nation			70 EE, 1 11 00 E				
ATTENDANCE	16.01						
Held by:	₩ Video Conference		[] Phone C	Macada Castranani	[] In	-Person	
Board:	John Rose	Taxpayer:		ssessor:		Third Partie	es (if any
☐ Lisa Bodner □ ☐ Lisa Bodner □ ☐ Lisa Bodner □	Terry Hagberg Gloria Gomez- Matthews Joel Cline	Bryan Ka Crisent B Center Cor Appellin	lsen	_			
HEARING SESSION	C X	hus Noce	~				
Hearing Held On:	Start Time:		End Time:		Recor	ding Name:	
March 19, 2025	10	122	11:00	Ď			
TESTIMONY: (See atta	iched note sheet) The appellant's evid	dence included map	of the developable	area, the undevelo	pable slopes	, and the landfil	l layer.
TESTIMONY: (See atta APPELLANT EVIDENCE:	The appellant's evid		s of the developable	area, the undevelo	pable slopes	, and the landfil	l layer.
TESTIMONY: (See atta APPELLANT EVIDENCE: ASSESSOR EVIDENCE: (N	The appellant's evid	ENCE)	s of the developable	area, the undevelo	pable slopes	, and the landfil	l layer.
TESTIMONY: (See atta APPELLANT EVIDENCE: ASSESSOR EVIDENCE: (N	The appellant's evid	ENCE)	of the developable		pable slopes		l layer.
ASSESSOR EVIDENCE: (N	The appellant's evid	ENCE)	DE VALUE:	Di	ETERMINA	ATION:	
ASSESSOR EVIDENCE: (NO DECISION OF THE BOAL LAND (ACRES)	The appellant's evidence of the appellant evidence of the appell	ALUE: BO	DE VALUE:	Di [ETERMINA] Susta	ATION:	Oppellar
ASSESSOR EVIDENCE: (No. 1) DECISION OF THE BOA LAND (ACRES)	The appellant's evidence of the appellant evidence of the appe	ALUE: B6 1,963,800 \$	DE VALUE: 655, 8 7 0	Di [ETERMINA	ATION:	(ppellar nalysis
ASSESSOR EVIDENCE: (ADDECISION OF THE BOAD LAND (ACRES) MPROVEMENTS PERSONAL PROPERTY	The appellant's evidence of the appellant evidence of the appe	ALUE: B6 1,963,800 \$ 92,400 \$	DE VALUE: 655, 8 7 0 92,400	DI	ETERMINA] Susta	ained An	ppellar
ASSESSOR EVIDENCE: (A DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Only 8.6 developable Augulations	ARD ASSESSOR EVIDE ARD S S S S ACT A Cress S ACT A Cress S	ALUE: BO 1,963,800 \$ 92,400 \$ 2,056,200 \$ Hc 25.78	92,400 74827	DI [Di [Susta Chan	ained Ai	ppellar nalysis ssessor ecomd pairs
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Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
LEMEN MICHAEL J & LEMEN DEBRA K TRUSTEES	192610000	443	PO BOX 1957	Michael Lemen Debra Lemen	The appellant stated that two of their recent comparable sales are located on their street. They believe the property should be assessed at \$308 per square foot. The subject property does not have outbuildings or other features that some of their comparable sales have.
LYNCH PATRICK C & LYNCH NICOLE K	175041000	444	27100 NE 9TH ST	Patrick Lynch	The appellant stated there is a new roof on the property as of August 2023. He stated that the Assessor improved the quality of the subject property on record because there was new paint from 2019. The appellant provided an updated list of repairs that still need to be remedied and has removed bids for items that have been completed.
LEMEN AARON M & LEMEN KATHERINE A	192679000	445	20701 NE 96TH AVE	Aaron Lemen	The appellant chose sales from the end of 2023 from the Assessor's list of market sales. Three local comparable properties on 5 acre lots were provided with the similar construction dates, similar construction quality, and comparable square footage. The average price of those sales is \$298 per square foot. The comparable sales have additional outbuildings. The appellant did not receive the Assessor's letter and comparable sales.
GUPTA SHANKAR MOHANLAL & GUPTA ARTI	986046455	446	759 NE PROVINCE CT	Shankar Gupta	The appellant stated the neighborhood is comprised of all new construction properties. He provided four comparable sales from this neighborhood. The appellant averaged the per square foot value from the assessments of these comparable properties to apply to his square footage, resulting in his opinion of value. He believes he overpaid for the subject property. The builder is doing \$50,000 of repairs that were included in the sale price, but he has not finished.
CARLSON CAREN L	211264000	449	3113 CALLE ATALAYA	Bryan Kast Chris Nocee Curtis Carlson Caren Carlson	The appellant's agent stated the property value increased from \$440,400 to over \$2 million in one year. This property is zoned for the La Center Junction Plan, but it currently is undeveloped and maintained by the Carlson family. Many mitigating factors negatively affect the value of this property and its potential development. Only 8.6 acres are developable due to slopes and a drainage basin that bisects the property, limiting access to the flat acreage. There are no utilities to this site currently, and a bridge and roadway structure would need to be constructed to access the developable portion of the subject property. There is a landfill layer that would need to be removed before the land could be developed according to Clark County Public Health. There are no current plans to develop the property.