	-	Board of Equ			ra Cierk s	Record	of Hearin	ng		
CASE BEING HEARD	12227									
Assessment Year:	2024 Petition N			157		Parcel N	Number:	er: 181268-000		
Owner Name:	C AERO LL	С								
Situs Address:	2224 NE 1	79TH ST RIDGE	FIELD,	WA 9864	12					
Property Type:	ranch style	mobile home				Acres:	6.4	6.4 NBHD		
Mailing Address:	1216 E MA	IN ST MEDFOR	D, OR	97504						
ATTENDANCE										
Held by:	☑ Video	Conference		[] Pho	ne Confere	nce	[] In	n-Person		
Board:		Taxpayer:			Assesso	r:			rties (if any	
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Dennis (	log	am		7.0	l bearing		10	
HEARING SESSION										
Hearing Held On:	Start Time	:		End Tim	e:		Recor	ording Name:		
March 20, 2025	9:	04		9:	33					
CASE DETAILS										
APPELLANT EVIDENCE: T 2023 and a technical memo from C Aero for a monthly of the appellant submitted the	randum by Casc of \$3,450 as of Se ree comparable :	vidence included a adia Ecological Ser eptember 2022 and sales [#181257-000	vices as d d a Deve	of March 2 looment Fe	023.The apper	ellant's evide	ence also inc	cluded a leas	se agreement	
ASSESSOR EVIDENCE: The construction covenant, a bo	The appellant's en brandum by Casco of \$3,450 as of Se ree comparable s d for \$275,000 in the Assessor's evice bundary line adju	vidence included a adia Ecological Ser- eptember 2022 and sales [#181257-000 February 2022]. dence included a su stment, sales lists	vices as of a Deve	of March 2 lopment Fe r \$925,000 the subject	023.The apperaison of the control of	ellant's evide ings Study f 23; #181315	ence also inc rom Sterling 9-000 sold fo	cluded a least g Design as o or \$1,460,00	se agreement of May 2023. O in August	
ASSESSOR EVIDENCE: To construction covenant, a both e assessed value be reduced.	The appellant's en prandum by Casco of \$3,450 as of Se ree comparable of d for \$275,000 in the Assessor's evid oundary line adju- ced to \$1,173,280	vidence included a adia Ecological Ser- eptember 2022 and sales [#181257-000 February 2022]. dence included a su streent, sales lists	vices as of a Deve	of March 2 lopment Fe r \$925,000 the subject	023.The apperaison of the control of	ellant's evide ings Study f 23; #181315	ence also inc rom Sterling 9-000 sold fo	cluded a least g Design as o or \$1,460,00	se agreement of May 2023. O in August	
ASSESSOR EVIDENCE: The construction covenant, a both e assessed value be reduced.	The appellant's en prandum by Casco of \$3,450 as of Se ree comparable of d for \$275,000 in the Assessor's evid oundary line adju- ced to \$1,173,280	vidence included a adia Ecological Sen eptember 2022 and sales [#181257-000 February 2022]. dence included a su stment, sales lists	vices as of a Deve of sold for urvey of and scat	of March 2 lopment Fe r \$925,000 the subject	023.The apperaison of the control of	ellant's evide ings Study f 23; #181315 S maps of ti formation c	ence also inc rom Sterling 9-000 sold fo	cluded a leas g Design as o or \$1,460,00 croperty, a ro over letter r	se agreement of May 2023. O in August	
APPELLANT EVIDENCE: To 2023 and a technical memor or C Aero for a monthly of the appellant submitted the 2024; and #181933-000 sole assessor EVIDENCE: The construction covenant, a both e assessed value be reduced by the construction of the assessed value be reduced by the construction of the assessed value be reduced by the construction of the assessed value be reduced by the construction of the assessed value be reduced by the construction of the assessed value be reduced by the construction of the assessed value be reduced by the construction of the construc	The appellant's en brandum by Casco of \$3,450 as of Se ree comparable of d for \$275,000 in the Assessor's evid bundary line adju- ced to \$1,173,280	vidence included a adia Ecological Sen eptember 2022 and sales [#181257-000 February 2022]. dence included a su stment, sales lists	vices as of a Deve of sold for urvey of and scat	of March 2 lopment Fe r \$925,000 the subjecter charts,	023.The apperasibility Find in August 20. t property, Gi a property in	ellant's evide ings Study f 23; #181315 S maps of ti formation c	ence also inc rom Sterling 3-000 sold for the subject p ard, and a co	cluded a leas g Design as o or \$1,460,00 croperty, a ro over letter r	se agreement of May 2023. O in August  oad ecommendin	
APPELLANT EVIDENCE: To 2023 and a technical memor from C Aero for a monthly of the appellant submitted the 2024; and #181933-000 sole assessor EVIDENCE: The construction covenant, a both e assessed value be reduced by the assessed value by the assessed value by the assessed value be reduced by the assessed value by th	the appellant's enterandum by Casco of \$3,450 as of Serie comparable of for \$275,000 in the Assessor's evidentially line adjusted to \$1,173,280 ard ASSESSOR	vidence included a adia Ecological Sen eptember 2022 and sales [#181257-000 February 2022]. dence included a su stment, sales lists 0.	vices as d a Deve D sold for urvey of and scat	of March 2 lopment Fe r \$925,000 the subject ter charts,	023.The apperasibility Find in August 20. t property, Gi a property in	ellant's eviderings Study f 23; #181315 S maps of ti formation c	ence also inc rom Sterling 8-000 sold for the subject p ard, and a co	cluded a leas g Design as o or \$1,460,00 property, a ro over letter ro	se agreement of May 2023. O in August  oad ecommending	
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APPELLANT EVIDENCE: TO COME ASSESSOR EVIDENCE: TO CONSTRUCTION OF THE BOAL AND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY  INTERIOR OF THE BOAL AND (ACRES)	the appellant's enter and the properties of \$3,450 as of \$6 are comparable and for \$275,000 in the Assessor's evident and the \$1,173,28 are \$\$\$  ASSESSOR \$	vidence included a adia Ecological Sen eptember 2022 and sales [#181257-000 i February 2022].  dence included a si strment, sales lists i  VALUE:  1,653,800  0  1,653,800	BOE \ \$	of March 2 lopment Fer \$925,000 the subject ter charts,	023.The appearability Find in August 20. t property, Gi a property in	ellant's eviderings Study f 23; #181315 S maps of ti formation c	ence also inc rom Sterling 8-000 sold for the subject p ard, and a co	arion:  ariod  arion:  ariod  arion:  ariod  arion:  ariod  ariod  ariod  ariod	e agreement of May 2023. O in August  oad ecommendin Appellant Analysis	
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Assessment Year:									
	2024	Petition No:	on No: 166 Parcel Nu		lumber:	ber: 188315-000			
Owner Name:	SNOEY ROGER E	& SNOEY BAI	RBARA J TR	RUSTEES					
Situs Address:	#123 CHRISTIAN	POWLEY DLC	5A,						
Property Type:	bare-land parcel				Acres:	5			
Mailing Address:	The state of the s	711 NW 110TH CIRCLE VANCOUVER, WA 98685				5 NBHD			
ATTENDANCE			ooven, w	1 30003					
ATTENDANCE Held by:	th video cont						Titler		
Board:	[ゾ] Video Confe		[ ] Pho	1		[ ] In	-Person		
		oayer:		Assessor:			Third Par	ties (If any)	
☐ Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline		noey						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tim	e:		Recor	ding Name:		
March 20, 2025	9:35		9:	50	1	11.000	ang rann		
CASE DETAILS									
TESTIMONY: (See attac	thed note sheet)								
	4 0110 N.TOT340-000 2010	for \$2,344,635 in	April 20241.	prii 2025; #161	1/01-000 a	nd 181702-(	000 sold for a	5. The combined	
ASSESSOR EVIDENCE: The sind scatter charts, GIS maps ralue.	e Assessor's evidence in of the subject property	ncluded infromati	April 2024].	he value break	dwon for t	he affactive	acres essue	combined	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.	e Assessor's evidence in of the subject property	ncluded infromati y, a property infor	on showing ti	he value break	dwon for t	he effective imending no	acres group, change to the	combined	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.  DECISION OF THE BOAL	e Assessor's evidence in of the subject property	ncluded infromati y, a property infor	on showing ti mation card,	he value break and a cover le	dwon for tetter recom	he effective imending no TERMINA	acres group, o change to the	sales lists ne assessed	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps ralue.  DECISION OF THE BOA!  AND (ACRES)	e Assessor's evidence in of the subject property	ncluded infromati y, a property infor	on showing ti	he value break and a cover le	DE	termina  Susta	acres group, o change to the	sales lists ne assessed  Appellant	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.  DECISION OF THE BOAL  AND (ACRES)  MPROVEMENTS	e Assessor's evidence in of the subject property	ncluded infromati y, a property infor E: BOE	on showing ti mation card,	he value break and a cover le	DE	he effective imending no TERMINA	acres group, o change to the	sales lists ne assessed	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.  DECISION OF THE BOAL AND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY	e Assessor's evidence in of the subject property  RD  ASSESSOR VALUE  \$ 1,  \$ 5  \$ 1,1	100 \$2,344,635 in included infromation, a property information, a property inf	on showing the mation card,  VALUE:  354,	he value break and a cover le	DE	termina  Susta	acres group, o change to the ATION: ained	sales lists ne assessed  Appellant Analysis  Assessor	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.  DECISION OF THE BOAL AND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY	e Assessor's evidence in of the subject property  RD  ASSESSOR VALUE  \$ 1,	100 \$2,344,635 in included infromation, a property information, a property inf	on showing the mation card,  VALUE:  354,	he value break and a cover le	DE	termina  Susta	acres group, o change to the c	sales lists ne assessed  Appellant Analysis Assessor Recomdtr Repairs	
ASSESSOR EVIDENCE: The and scatter charts, GIS maps value.  DECISION OF THE BOAL LAND (ACRES)  MPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: Cappell:	e Assessor's evidence in of the subject property  RD  ASSESSOR VALUE  \$ 1,1  \$ 1,1  \$ 1,1	tor \$2,344,635 in necluded infromatic y, a property infor \$2,026,855 \$  0 \$  026,855 \$  026,855 \$	on showing the mation card,  VALUE:  354,	he value break and a cover le	DE	TERMINA  ] Susta  Chan  ] Puro	acres group, o change to the c	sales lists ne assessed  Appellant Analysis  Assessor Recomdtr Repairs Wanfst Err.	
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Clark County Board of Equalization - Board Clerk's Record of Hearing

	lark County Board of Ed	qualization - Bo	oard Clerk's Record	of Hearin	ng		
CASE BEING HEARD							
Assessment Year:	2024 Petiti	on No: 201	Parcel N	Number:	257608-000		
Owner Name:	BENCE CHRISTOPHER J	BENCE CHRISTOPHER J & BENCE WENDY L					
Situs Address:	2605 NW 374TH CIR LA	CENTER, WA 98	8629				
Property Type:	1.5-story residence	5-story residence Acres: 5					
Mailing Address:	2605 NW 374TH CIR LA	CENTER, WA 98		-	NBHD		
ATTENDANCE							
Held by:	₩ Video Conference	[ ] Ph	one Conference	[] Ir	n-Person		
Board:	Taxpayer:	• • • • • • • • • • • • • • • • • • • •	Assessor:		Third Parties (if any		
☐ Lisa Bodner æ	lohn Rose Ferry Hagberg Sloria Gomez- Matthews loel Cline Chrust  # Wen	opher dy Bene	1_=1				
HEARING SESSION							
Hearing Held On:	Start Time:	End Ti	me:	Reco	rding Name:		
March 20, 2025	9:51	N	:04				
TESTIMONY: (See attack	thed note sheet)						
APPELLANT EVIDENCE: T sold for \$1,150,000 in Septe	The appellant submitted two commber 2024].  e Assessor's evidence included f						
ASSESSOR EVIDENCE: The recommending no change to	The appellant submitted two commber 2024].  De Assessor's evidence included for the assessed value.						
ASSESSOR EVIDENCE: The recommending no change to	The appellant submitted two commber 2024].  De Assessor's evidence included for the assessed value.	our comparable sale	es, a property information	card, and a	cover letter		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	The appellant submitted two commber 2024].  The Assessor's evidence included for the assessed value.	our comparable sale	es, a property information	card, and a	ATION:		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOA	the appellant submitted two commber 2024].  e Assessor's evidence included for the assessed value.  RD  ASSESSOR VALUE:	BOE VALUE:	es, a property information  DI	card, and a	ATION:  ained Appellan		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOALAND (ACRES)  IMPROVEMENTS	the appellant submitted two commber 2024].  e Assessor's evidence included for the assessed value.  RD  ASSESSOR VALUE: \$ 309,500	BOE VALUE:	es, a property information	card, and a	ATION:  ained Appellan Analysis		
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOALAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	the appellant submitted two commber 2024].  e Assessor's evidence included for the assessed value.  RD  ASSESSOR VALUE: \$ 309,500	BOE VALUE:  \$ 309	pes, a property information  DI  , 500 [	card, and a	ATION:  ained Appellan Analysis  Assessor		
ASSESSOR EVIDENCE: The recommending no change to the commendation of the BOA LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	the appellant submitted two commber 2024].  e Assessor's evidence included for the assessed value.  RD  ASSESSOR VALUE: \$ 309,500 \$ 1,014,11	BOE VALUE: 0 \$ 309 7 \$ 1,01	DI (17 [ ] [ ] ] [ ] [ ] ]	card, and a	ained Appellan Analysis Assessor Recomditions Chase Repairs Oralisal Manfst En		
ASSESSOR EVIDENCE: The recommending no change to the commendation of the BOA LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	the appellant submitted two commber 2024].  e Assessor's evidence included for the assessed value.  RD  ASSESSOR VALUE: \$ 309,500 \$ 1,014,117	BOE VALUE: 0 \$ 309 7 \$ 1,01	DI (17 [ ] [ ] ] [ ] [ ] ]	Card, and a	ained Appellan Analysis Assessor Recomdichase Repairs		

(	Clark County Board o	f Equalizat	ion - Boa	rd Clerk's	Record	of Hearin	g		
CASE BEING HEARD									
Assessment Year:	2024 P	etition No:	268		Parcel N	Number:	145094	1-012	
Owner Name:	MORAN MICHAEL J	E C							
Situs Address:	2316 NE 80TH ST V	ANCOUVER,	WA 9866	5					
Property Type:	2 STORY				Acres:	0.06	NR	HD	
Mailing Address:	2316 NE 80TH ST VA	ANCOUVER.	WA 98665	;	ricics	0.00	IND	110	
ATTENDANCE			***************************************	9					
Held by:	Video Conference		[ ] Db	- C F	March .		_		
Board:	All the second s		[ ] Phor	ne Confere		( ] In	-Person		
	John Rose Taxpaye	er:		Assessor	:		Third P	arties	(if any
☐ Lisa Bodner	Terry Hagberg Gloria Gomez- Matthews Joel Cline	mora	~						
HEARING SESSION									
Hearing Held On:	Start Time:		End Time	e:		Recor	ding Nar	ding Name:	
March 20, 2025	10:11		10	:30					
CASE DETAILS									
TESTIMONY: (See atta	ched note sheet)								
ASSESSOR EVIDENCE: Th	oofing to replace the roofing pot and photos of the subjec- ne Assessor's evidence includ- tter recommending no chan	t property.	arable sales,						
DECISION OF THE BOA	RD								
	ASSESSOR VALUE:	BOE	VALUE:		DI	ETERMINA	ATION:		
LAND (ACRES)	\$ 168	,000 \$	168,00	0	1	X Sust	ained		
IMPROVEMENTS	\$ 146	,968 \$	146,96	8	1			10000000	oellan alysis
PERSONAL PROPERTY	\$	\$	,		[ ] Changed				
TOTAL	\$ 314	,968 \$	314,91	8	[ ] Asse				essor
NOTES: Assessor	Comps. Suy					☐ Pure ☐ App ☐ Con	raisal [	Repart Re	ıfst Err
AUTHORIZATION									
Chairperson (or Author	rized Designee) Signat	ure				Date			
( ) an il	C. Wearn					3	20/2	_	
- Torrest	- Wiann	-				3/	20/9	5	

Assessment Year: 2024  Owner Name: POPE D.  Situs Address: 1915 SE  Property Type: 1.5-store  Mailing Address: 1915 SE  ATTENDANCE  Held by: Vide  Board: Vide  Daniel Weaver Terry Hagberg Gloria Gomez-Matthews Joel Cline  HEARING SESSION  HEARING SESSION  Hearing Held On: Start Tine  March 20, 2025  CASE DETAILS  TESTIMONY: See attached note she APPELLANT EVIDENCE: The appellant's a value of \$720,000 as of July 2022. The attended for \$13,993 and to instal a tankless water for \$16,098 as of August 2023. The appel 2023, a bid from Vixon Custom Cabinets a kitchen for \$51,614 as of March 2024, to of August 2023.  ASSESSOR EVIDENCE: The Assessor's eletter recommending no change to the assessor's eletter recommending no	Petition I  ARLENE L  IMAGE RD VANCO  V residence  IMAGE RD VANCO  O Conference  Taxpayer:  Popul	No: 230  UVER, WA 98664  [ ] Phone (	Parcel N Acres:		167079-00 NBHD	0
Owner Name: POPE DA Situs Address: 1915 SE Property Type: 1.5-store Mailing Address: 1915 SE  ATTENDANCE Held by: A Vide Board:	ARLENE L  IMAGE RD VANCO  y residence  IMAGE RD VANCO  o Conference  Taxpayer:	UVER, WA 98664  [ ] Phone (	Acres:			0
Situs Address: 1915 SE  Property Type: 1.5-stor  Mailing Address: 1915 SE  ATTENDANCE  Held by:	residence IMAGE RD VANCOU  O Conference Taxpayer:	UVER, WA 98664	Acres:			
Property Type: 1.5-store  Mailing Address: 1915 SE  ATTENDANCE  Held by: Vide  Board: John Rose  Daniel Weaver Gloria Gomez-Matthews John Marks Joel Cline  HEARING SESSION  Hearing Held On: Start Tine  March 20, 2025  CASE DETAILS  TESTIMONY: (See attached note sheen as the deck and rails, and to instal a french of for \$13,993 and to instal a tankless water for \$16,098 as of August 2023. The appellant's a kitchen for \$51,614 as of March 2024, to fa August 2023.  ASSESSOR EVIDENCE: The Assessor's eatter recommending no change to the assessor's eatter re	y residence IMAGE RD VANCOU  o Conference Taxpayer:	UVER, WA 98664	Acres:	0.41	NBHD	
Property Type: 1.5-store  Mailing Address: 1915 SE  ATTENDANCE  Held by: X Vide  Board: Yolon Rose  Terry Hagberg  Gloria Gomez-  Matthews  Joel Cline  HEARING SESSION  Hearing Held On: Start Tine  March 20, 2025  CASE DETAILS  TESTIMONY: (See attached note she appellant's a value of \$720,000 as of July 2022. The appellant's a value of \$720,000 as	y residence IMAGE RD VANCOU  o Conference Taxpayer:	UVER, WA 98664	Acres:	0.41	NBHD	
Mailing Address: 1915 SE  ATTENDANCE  Held by:	IMAGE RD VANCOU	[] Phone (		0.71	NBIID	
ATTENDANCE  Held by:	o Conference Taxpayer:	[] Phone (	Conference			
Held by:    Daniel Weaver   Dohn Rose   Terry Hagberg   Gloria Gomez-Matthews   Doel Cline	Taxpayer:	A	Conference			
Board:  Daniel Weaver Lisa Bodner John Marks John Marks  HEARING SESSION Hearing Held On:  March 20, 2025  CASE DETAILS TESTIMONY: Avalue of \$720,000 as of July 2022. The appellant's avalue of \$720,000 as of July 2022. The after deck and rails, and to instal a french of for \$13,993 and to instal a tankless water for \$16,098 as of August 2023. The appel 2023, a bid from Vixon Custom Cabinets a kitchen for \$51,614 as of March 2024, to f August 2023.  ASSESSOR EVIDENCE: The Assessor's eletter recommending no change to the assessor of the assessor's eletter recommending no change to the assessor's eletter recommending no	Taxpayer:	A	Conference			
Daniel Weaver Lisa Bodner John Marks John Marks Joel Cline  HEARING SESSION Hearing Held On:  March 20, 2025  CASE DETAILS TESTIMONY: See attached note she APPELLANT EVIDENCE: The appellant's a value of \$720,000 as of July 2022. The a the deck and rails, and to instal a french of for \$13,993 and to instal a tankless water for \$16,098 as of August 2023. The appel 2023, a bid from Vixon Custom Cabinets a kitchen for \$51,614 as of March 2024, t of August 2023.  ASSESSOR EVIDENCE: The Assessor's of etter recommending no change to the as DECISION OF THE BOARD  ASSESSO LAND (ACRES)  \$				[ ] In-P	erson	
Lisa Bodner  John Marks  HEARING SESSION  Hearing Held On:  March 20, 2025  CASE DETAILS  TESTIMONY:  APPELLANT EVIDENCE:  The appellant':  a value of \$720,000 as of July 2022. The attended for \$16,098 as of August 2023. The appel 2023, a bid from Vixon Custom Cabinets a kitchen for \$51,614 as of March 2024, to f August 2023.  ASSESSOR EVIDENCE:  The Assessor's eletter recommending no change to the assessor's eletter recommen	Darlen		Assessor:	Т	Third Partic	es (if any
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PERSONAL PROPERTY \$	s evidence included an a appellant's evidence included and appellant's evidence included frain for \$11,674 as of \$1 heater for \$19,271 as of lant's evidence also included for instal kitchen and bat o replace a bathroom for evidence included five consessed value. The appellant is appellant in the service of the sessed value. The appellant is a service of the servic	luded a bid from Niss September 2023, a bid of February 2024, and luded a bid from View othroom cabinets for s or \$61,368 as of Augu omparable sales, an a ellant disagreed with	ci-Z-A Lawn & Constru d from Jacobs Heatin d a bid by Anderson G vrail to replace a stair \$26,456, and three bi ist 2023, and to repla derial photo, a proper the appraiser's finding	g and & Air to i g and & Air to i Glass Company r case for \$22,0 lds by Fineline ace one more b	he driveway, instal an air of to replace 8 2000 as of Sept Construction athroom for a card, and a construction and a construction athroom for a card, and a construction athroad Al	replace conditions windows tember to replace \$39,127  cover
NOTES: Undependant		\$ 855,00	0	☐ Purcha  ☐ Apprai ☐ Comps	isal 🗆 Ma	anfst Err
AUTHORIZATION Chairperson (or Authorized Desig	appraise					
Daniel C. L				Date		

CASE BEING HEARD				rd Clerk's	Necoru	or nearii	'B	
Assessment Year:	2024	Dotition No.	270					
		Petition No:	270		Parcel I	Number:	21588	2-140
Owner Name:	BRUNO DONALD 8	& BRUNO SH	ERYL					
Situs Address:	2175 S 31ST CT RII	DGEFIELD, W	A 98642					
Property Type:	2-story residence				Acres:	0.72	NB	HD
Mailing Address:	2175 S 31ST CT RIE	GEFIELD, W	A 98642					
ATTENDANCE								
Held by:	Video Confere	nce	[] Phor	ne Conferer	nce	[] In	n-Person	
Board:	Taxpa	yer:		Assessor			100-100	arties (if any
☐ Lisa Bodner  ☑ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline		K.Y	12.5				
HEARING SESSION				PLOTE TO THE RESERVE				
Hearing Held On:	Start Time:		End Time	e:		Recor	rding Na	me:
March 20, 2025	11:01		11:	02				
APPELLANT EVIDENCE: 1	<i>ched note sheet)</i> No detailed quantitative in	formation was	provided by t	the appellant	for Board	review.		
ASSESSOR EVIDENCE: The	No detailed quantitative in the Assessor's evidence inch	uded two comp					o change to	o the assessed
ASSESSOR EVIDENCE: The value. The appellant disagr	No detailed quantitative in the Assessor's evidence included eed with the appraiser's fi	uded two comp					o change to	o the assessed
ASSESSOR EVIDENCE: The value. The appellant disagr	No detailed quantitative in the Assessor's evidence included eed with the appraiser's fi	uded two comp ndings.			etter recon			o the assessed
ASSESSOR EVIDENCE: The value. The appellant disagraph DECISION OF THE BOA	No detailed quantitative in the Assessor's evidence included with the appraiser's file.	uded two comp ndings.	varable sales	and a cover le	etter recon	nmending no	ATION:	o the assessed
	No detailed quantitative in the Assessor's evidence included with the appraiser's file RD ASSESSOR VALUE:	uded two comp ndings.  BOE 7,500 \$	arable sales	and a cover le	etter recon	etermina	ATION:	
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ASSESSOR EVIDENCE: The value. The appellant disagrance. The appellant disagrance decision of the Boal LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  AUTHORIZATION  Chairperson (or Authorization)	RD  ASSESSOR VALUE: \$ 25 \$ 47	BOE 7,500 \$	VALUE: 257, 50	and a cover le	etter recon	ETERMINA  K] Susta  Char  Pure	ained nged	Appellan Analysis  Assessor Recomdt  Repairs  Manfst Err

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
C AERO LLC	181268000	157	1216 E MAIN ST	Dennis Ingram	The appellant stated there is narrow road access from the subject property to 179 <sup>th</sup> ST, but a new road would need to be constructed for public access if the property was developed into multiple residences. When the wetland setback and the road area are removed, there is limited developable land. There is a Class 2 stream on the property. The property is zoned to be split into individual residential properties, but the appellant believes the space is better suited for a multiple family residence. There were plans for a roundabout outside of the property which influenced the appellant's decision to purchase the property, but the county is no longer constructing this roundabout, decreasing the appeal of the property. An adjacent 10-acre parcel (#181257-000) sold for \$925,000 in 2023 and a nearby 14-acre property (#181319-000) sold for \$1.4 million in 2024. The appellant updated their opinion of value to \$620,000 in additional evidence.
SNOEY ROGER B & SNOEY BARBARA J TRUSTEES	188315000	166	3711 NW 110TH CIRCLE	Roger Snoey	The appellant stated one property the Assessor used as a comparable sale is zoned as commercial and was purchased by the Ridgefield School district. The other sale provided by the Assessor was purchased as a combination sale of three properties and sold twice within 6 months. The first sale was for the raw land at \$146,000 per acre, and the second sale that the Assessor provided was development ready land priced at \$300,000 per acre. According to the geotechnical study, only 1.9 acres are considered buildable on the subject property, and there would be a total of 2.48 usable land. The average value of comparable sales is \$143,000 per acre, which the appellant applied to his 2.48 acres to form his opinion of value.
BENCE CHRISTOPHER J & BENCE WENDY L	257608000	201	2605 NW 374TH CIR	Christopher Bence Wendy Bence	The appellants stated the percent of increase of 18% was high. Twenty-five percent of the basement is unfinished and contains two storerooms and a mechanical room. The appellant believes the Assessor's comparable properties have additional outbuildings, and that their own comparable properties are more similar to the subject property.
POPE DARLENE L	167079000	230	1915 SE IMAGE RD	Darlene Pope	The appellant provided an updated 2024 appraisal that shows a value of \$855,000 which she believes might be high because of wear and tear on the subject property. The total bids for this property include \$250,347. She believes the kitchen and bathroom would need to be updated for the property to be marketable. There is a very limited view to the subject property. The appellant disagrees with the good construction quality of the property listed by the Assessor.

MORAN MICHAEL J	145094012	268	2316 NE 80TH ST	Mike Moran	The appellant believes the Assessor's response is inaccurate with many errors. The appellant is concerned with the location and the list of cost to cure items. The appellant believes the subject property should be categorized as fair minus construction quality because it is in poor condition due to the many needed repairs. The crawl space is not finished on the subject property and the insulation was not correctly installed. The subject property is confined by surrounding large apartment buildings reducing the curb appeal of the subject property. The Assessor's comparable sales are considered newer, have better views, in better condition and have nicer locations.
BRUNO DONALD & BRUNO SHERYL	215882140	270	2175 S 31ST CT	no	NO ATTENDANCE