

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	231	Parcel Number:	37916-981
Owner Name:	WALDHAUS JOHN L				
Situs Address:	4900 E 5TH ST VANCOUVER, WA 98661				
Property Type:	ranch-style residence	Acres:	0.08	NBHD	113
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HAWAII 96813				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	John Waldhaus		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 9, 2024	9:02	9:10	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: No detailed quantitative information was provided by the appellant for Board review.

ASSESSOR EVIDENCE: (NO ASSESSOR EVIDENCE)

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 143,863	\$ 143,863	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 160,907	\$ 160,907		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 304,770	\$ 304,770		
NOTES:			<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	

No detail information

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	232	Parcel Number:	37918-624
Owner Name:	WALDHAUS JOHN LEO				
Situs Address:	PLATTED SEC 16 T2N R1E ADJ#5 BLK 9 & ADJ#5 BLK8 1.34A ,				
Property Type:	n/a	Acres:	1.34	NBHD	26
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HAWAII 96813				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	John Waldhaus <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:
January 9, 2024	9:11	9:13	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$88,010 in July 2021.

ASSESSOR EVIDENCE: The Assessor's evidence included a cover letter recommending the assessed value be reduced to \$91,999.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 180,930	\$ 92,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 0	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 180,930	\$ 92,000		
NOTES:			<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	
Assessor suggested				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/9/24

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

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Details

CASE BEING HEARD

Assessment Year:	2023	Petition No:	233	Parcel Number:	83075-000
Owner Name:	WALDHAUS JOHN				
Situs Address:	655 SW TROUT CT CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	0.32	NBHD	128
Mailing Address:	55 S KUKUI ST #D611 HONOLULU, HAWAII 96813				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	John Waldhaus	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 9, 2024	9:13	9:16	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$253,000 in July 2021.

ASSESSOR EVIDENCE: The Assessor's evidence included five sales and a cover letter recommending the assessed value be reduced to \$272,530.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 172,530	\$ 172,530	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 197,818	\$ 100,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 370,348	\$ 272,530		
NOTES: Appellant accepted assessor agreement			<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	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	241	Parcel Number:	143318-000
Owner Name:	SWEET RICHARD G & SWEET TONETTE				
Situs Address:	37014 SE 13TH ST WASHOUGAL, WA 98671				
Property Type:	2-story residence	Acres:	5.04	NBHD	24
Mailing Address:	37014 SE 13TH ST WASHOUGAL, WA 98671				

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:
January 9, 2024	9:48	9:49	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#143317-000 sold for \$1,220,000 in May 2023; #143319-000 sold for \$1,200,000 in March 2023; and #143322-000 sold for \$1,400,000 in September 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included three sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 424,755	\$ 424,755	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 999,920	\$ 999,920		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,424,675	\$ 1,424,675		
NOTES: Comparable properties did not include the comparable data			<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. Ween</i>	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	244	Parcel Number:	986040-815
Owner Name:	TKACHUK PAUL G & TKACHUK JULIA				
Situs Address:	5413 NE 133RD ST VANCOUVER, WA 98686				
Property Type:	2-story residence	Acres:	0.14	NBHD	204
Mailing Address:	5413 NE 133RD ST VANCOUVER, WA 98686				

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 <ul style="list-style-type: none"> <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:
January 9, 2024	9:51	9:52	

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 sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 172,900	\$ 172,900	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 511,896	\$ 511,896		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 684,796	\$ 684,796		
NOTES:			<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 Quantitative information</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C Weaver</i>	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	242	Parcel Number:	170861-000
Owner Name:	RIDER BARBARA & RIDER DANIEL				
Situs Address:	28418 NE 53RD ST CAMAS, WA 98607				
Property Type:	ranch-style residence	Acres:	2.5	NBHD	20
Mailing Address:	PO BOX 647 CAMAS, WA 98607				

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 Rider		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 9, 2024	10:40	10:50	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a bid by Repipe Specialists to repipe the property for \$22,900 as of October 2022, a bid by HI-Tops Construction to replace the roof for \$16,944 and to add a support post under the porch for \$250 as of October 2022, a bid by Garage Harmony LLC to replace the garage door for \$3,816 as of November 2023, a bid by 3 Kings to remove asbestos linoleum and replace it for \$4,000 as of November 2023, and a bid by Creekside Painting to paint the exterior of the house for \$4,884 as of June 2023.

ASSESSOR EVIDENCE: The Assessor's evidence included three sales 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)	\$ 354,000	\$ 354,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 204,609	\$ 155,000		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 558,609	\$ 509,000		
NOTES: Allowance for costs to cure roof, pipes, paint garage door & flooring (asbestos)			<input type="checkbox"/> Purchase <input type="checkbox"/> Appraisal <input type="checkbox"/> Comps	<input checked="" type="checkbox"/> Repairs <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Other

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaun	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	245	Parcel Number:	153956-004
Owner Name:	BRENNAN LEILANI M & BRENNAN THOMAS J				
Situs Address:	8900 NE 163RD AVE VANCOUVER, WA 98682				
Property Type:	2-story residence	Acres:	0.15	NBHD	239
Mailing Address:	8900 NE 163RD AVE VANCOUVER, WA 98682				

ATTENDANCE

Held by:	<input checked="" type="checkbox"/> Video Conference	<input checked="" 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	Thomas Brennan	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 9, 2024	10:59	11:05	

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 sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 180,900	\$ 180,900	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 324,338	\$ 324,338		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 505,238	\$ 505,238		
NOTES: No detailed info			<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
Daniel C. Weaver	1/9/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	213	Parcel Number:	187803-030
Owner Name:	KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES				
Situs Address:	13301 NW 42ND CT VANCOUVER, WA 98685				
Property Type:	2-story residence	Acres:	0.23	NBHD	184
Mailing Address:	520 SE COLUMBIA RIVER DR 116 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	David Knudtson		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
January 9, 2024	11:14	11:44	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included lists of land sales and three detailed comparable sales [#188321-086 sold for \$520,000 in November 2022; #185026-026 sold for \$522,000 in December 2021; and #118139-222 sold for \$545,000 in September 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included four sales and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 254,800	\$ 254,800	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 459,456	\$ 459,456		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 714,256	\$ 714,256		
NOTES: Assessor Comps			<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	

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
Daniel C. Weaver	1/9/24

Owner	PID	Case	Mail	ATD	NOTES
WALDHAUS JOHN L	37916981	231	55 S KUKUI ST #D611	John Waldhaus	The appellant purchased the subject property in a significantly dilapidated condition in 2018. The subject property has deferred maintenance. The roof and siding of the structure must be replaced. The subject property is on a sloped lot that will need stabilizing.
WALDHAUS JOHN LEO	37918624	232	55 S KUKUI ST #D611	John Waldhaus	The appellant stated the subject property is on a sloped lot. The appellant agreed with the Assessor's new recommendation of \$92,000.
WALDHAUS JOHN	83075000	233	55 S KUKUI ST #D611	John Waldhaus	The appellant stated the property has deferred maintenance. The appellant agreed with the Assessor's new recommendation of \$272,530.
SWEET RICHARD G & SWEET TONETTE	143318000	241	37014 SE 13TH ST	None Present	No one present
RIDER BARBARA & RIDER DANIEL	170861000	242	PO BOX 647	Barbara Rider	The appellant referred to a bid to replace the galvanized pipes that cause leaks in the subject property for \$23,000. The subject property also needs a roof replacement. The appellant provided an estimate for a cost to cure to replace the wooden, aged garage door that no longer operates properly. The linoleum flooring in the subject property tested positive for asbestos which must be professionally removed. The appellant referred to an estimate for \$4,800 to repaint the exterior of the structure. The Assessor's comparable sales did have similar acreage to the subject property, but they had additional bedrooms, additional square footage, and increased curb appeal. The subject property is located on steep land with no view.
TKACHUK PAUL G & TKACHUK JULIA	986040815	244	5413 NE 133RD ST	None Present	No one present
BRENNAN LEILANI M & BRENNAN THOMAS J	153956004	245	8900 NE 163RD AVE	Thomas Brennan	The appellant has resided in the property for 20 years and is a disabled veteran. The appellant has completed minimal work on the property. The subject property has damaged siding that would cost \$5,000 to repair.
KNUDTSON KAREN D & KNUDTSON DAVID A TRUSTEES	187803030	213	520 SE COLUMBIA RIVER DR 116	David Knutdson	The appellant referred to land sales throughout Clark County. Many of these higher value lots were in gated communities with Homeowners Associations, which the appellant did not consider comparable to the subject property. The subject property does not have restrictions from a Homeowners Association or any restrictive covenants, conditions, or restrictions. The subject property has five bedrooms and three and a half bathrooms. The subject

property's fence is destroyed, it retains the original carpet, and minimal updates have been made. The subject property is used as a group home with the most expensive space rented at \$850 per month and the cheapest rented at \$550 including utilities.

The appellant referred to three specific comparable sales with structures that had similar square footage that sold in the assessment year. The appellant considered these properties to have nicer features than the subject property and showed the current state of the market. Property ID 188321-086 has 2,680 square feet, was listed at \$625,000, and sold for \$520,000. Property ID 185026-026 was listed for \$535,000 and sold in January 2022 for \$522,000. Property ID 118139-222 has 2,732 square feet was listed at \$625,000 and sold for \$540,000 in September 2022.