

Owner	PID	Case	Mail	ATD?	NOTES
VANCOM1 LLC	186579005	413	1550 E MCKELLIPS RD. STE 123 (Follow up on address)	Hannah Eveleth Mary Howells	<p>The appellant's representative stated that they primarily used the cost approach to establish a value of \$1.99 million. In the cost approach, the representative considered an effective year built of 2003, a C-average classification, current and local multipliers, a 30% depreciation factor, an entrepreneurial profit assumption of 5%, and an extra features assumption of \$100,000. This cost analysis values the structure at \$1.5 million, which the representative combined this with the land sales to arrive at their final value. Their four comparable land sales led the representative to come to a value of \$427,000 for the land of the subject property.</p> <p>The Assessor's Office's representative presented comparable land sales that range from \$14 to \$19 per square foot. The subject property is valued at \$14 per square foot. Four comparable daycares are presented in the income approach. Rent dollars per square foot range from \$23 to \$26 per square foot based on a triple net lease. The four comparable incomes of these properties led the Assessor's Office to use a capitalization rate of 7.5% in their income approach, resulting in a value of \$2.58 million. Three comparable sales were also provided with values of \$204 to \$376 per square foot, and the subject property was assessed at \$286 per square foot. In December of 2019, the subject property sold for \$376 per square foot. The Assessor's Office's representative pointed out corrections in the appellant's data including that the structure is not a Class-C building, but instead a Class-D building. She also stated that the cost approach is missing multipliers and elements of the building. She went on to note that the appellant's land sale #1 had a sale in July 2021 for \$1 million, land sale #2 sold for \$1.6 million in January 2021, and land sale #3 was a sale from an estate to a church which makes it exempt.</p>
COLUMBIA TECH CENTER LLC	176630005	414	1550 E MCKELLIPS RD. STE 123	Hannah Eveleth Mary Howells	<p>The appellant's representative used the sales comparison approach to arrive at a value of \$2,766,098. Sale #1 sold for \$2.9 million in October 2023 or \$141 dollars per square foot. Adjustments have been made for building size and building age, which brings the adjusted sales value to \$150 per square foot. Sale #2 sold in October 2022 for \$3.3 million or \$108 per square foot with an adjusted sale value of \$125 per square foot.</p> <p>The Assessor's Office's representative stated that the subject property is located in a highly active retail center. Five comparable sales were provided with an emphasis on the first four comparable properties. These four properties had year-built</p>

				<p>dates between 2000-20008 and are of similar size to the subject property. These comparable sales range in market value from \$290 to \$438 per square foot, and the subject property is assessed at \$167 per square foot. The representative uses a rental rate of \$1.75 per square foot on a triple net lease and a 7.5% capitalization rate which results in a value of \$4.5 million.</p>
PACIFICA SYLVAN PARK LLC	162633000	415	1550 E MCKELLIPS RD. STE 123	<p>Hannah Eveleth Mary Howells</p> <p>The appellant's representative used the sales comparison approach to establish their estimate of value and provided the actual income of the property. Eight comparable sales were provided from throughout Washington because the representative could not find comparable local sales. An adjusted average approach was used for the comparable sales, and the adjusted per square foot value was provided for each sale. Comparable sales range in value from \$52 to \$131 per square foot. The net operating income of the subject property has been negative for the past three years.</p> <p>The Assessor's representative provided five local market comparable sales, selling between January 2021 and February 2023. The comparable sales are valued at \$239 to \$433 per square foot, and the subject property is assessed at \$159 per square foot. The representative commented that the income does look bleak but doesn't necessarily represent the market value of the subject property. Senior facilities have complicated net operating incomes, so both parties agree that the income approach is not the primary method of valuing this property. The Assessor's Office also provided a cost approach which would indicate a higher value than the assessment.</p>
KCP RE LLC	154906040	416	1550 E MCKELLIPS RD. STE 123	<p>Hannah Eveleth Mary Howells</p> <p>The appellant's representative established their estimate of a value using a cost approach because they consider the subject property unique. In the cost approach, the representative considered a C-average classification, current and local multipliers, an entrepreneurial profit assumption of 5%, and an extra features assumption of \$100,000, leading to an estimate of value on the structure of \$1.53 million. Two land sales were provided to accompany the structure's cost approach. Sale #1 sold for \$4 per square foot in January 2023 and sale #2 sold in August 2022 for roughly \$10 per square foot.</p> <p>The Assessor's Office's representative provided four land sales ranging from \$12 to \$16 per square foot, and the subject is assessed at \$10.69 per square foot. Four income comparable properties were provided with values between \$23 to \$26 per square foot on triple net leases. These properties led the Assessor's Office to use a</p>

				<p>capitalization rate of 7% to value this property. The income approach derived a market value of \$2.11 million, and with a market adjustment for time, led to a value of \$2.55 million. Three comparable sales were provided and indicate a range in market value of \$204 to \$376 per square foot, and the subject property is assessed at \$290 per square foot. The Assessor's Office's representative noted that the appellant's first land sale is an estate sale to a church so cannot be considered, and they consider the appellant's cost sale approach to be inaccurate because the building is a Class D structure, and the analysis is missing multiple multipliers.</p>
KCP RE LLC	114331012	417	1550 E MCKELLIPS RD. STE 123	<p>Hannah Eveleth Mary Howells</p> <p>The appellant's representative confirmed that additional evidence was not submitted for the subject property.</p> <p>The Assessor's Office's market and income analysis supports the assessed value.</p>
MAHAN RALPH D & MAHAN GEORGIA TRUSTEE	108858954	418	1550 E MCKELLIPS RD. STE 123	<p>Hannah Eveleth Mary Howells</p> <p>The appellant's representative established their estimate of a value using a cost approach because they consider the subject property unique. In the cost approach, the representative considered a C-average classification, an effective built year of 2003, current and local multipliers, an entrepreneurial profit assumption of 5%, and an extra features assumption of \$100,000 leading to an estimate of value on the structure of \$1.77 million combined with an adjusted land value of \$451,097 based on six commercial land sales. Land sale comparable #1 is the closest to the subject property and valued at \$13.27 price per square foot.</p> <p>The Assessor's Office provided four land sales close to the subject property valued at \$22 to \$34 per square foot, and the subject property is assessed at \$22.76 per square foot. Four rent comparable property were provided and valued at \$22 to \$26 per square foot on a triple net lease basis, and these properties established a capitalization rate of 7.5%. The property is valued at \$1.65 per square foot for rent. The sales comparison approach is supported by three daycare comparable sales and range in market value from \$204 to \$376 per square foot, and the subject property is assessed at \$280 per square foot.</p>

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	413	Parcel Number:	186579-005
Owner Name:	VANCOM1 LLC				
Situs Address:	13315 NE 12TH AVE VANCOUVER, WA 98685				
Property Type:	child care facility	Acres:	1.36	NBHD	9410
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 type="checkbox"/> Lisa Bodner <input type="checkbox"/> John Marks <input type="checkbox"/> John Rose <input type="checkbox"/> Terry Hagberg <input type="checkbox"/> Gloria Gomez-Matthews <input checked="" type="checkbox"/> Joel Cline	Hanna EKELEPH	Mary Howells	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	9:07	9:36	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a Marshall and Swift cost analysis indicating a cost value of \$1,994,087. The appellant submitted four comparable land sales [#160740-000 sold for \$849,000 in July 2023; #117830-000 sold for \$145,000 in January 2023; #155124-000 sold for \$440,000 in January 2023; and #108860-000 sold for \$225,000 in August 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a property summary packet including information on cost approach, income approach, and sales approach.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 829,400	\$ 829,400	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input checked="" type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 2,071,500	\$ 2,071,500		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,900,900	\$ 2,900,900		
NOTES: Assessor income capitalization approach			<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. Weaver</i>	2/22/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	414	Parcel Number:	176630-005
Owner Name:	COLUMBIA TECH CENTER LLC				
Situs Address:	130 SE 192ND AVE VANCOUVER, WA 98683				
Property Type:	retail building	Acres:	2.1	NBHD	9750
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 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 checked="" type="checkbox"/> Joel Cline	Hanna EVELEPH	Mary Howels	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	9:30	9:56	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted two comparable sales [#157535-000 sold for \$2,901,311 in October 2023; and #145364-000 sold for \$3,300,000 in October 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included five sales, an income approach, photos of the subject property, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 1,372,652	\$ 1,372,652	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,770,548	\$ 1,770,548		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 3,143,200	\$ 3,143,200		
NOTES: Assessor sales comparison approach			<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. Weaver</i>	2/22/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	415	Parcel Number:	162633-000
Owner Name:	PACIFICA SYLVAN PARK LLC				
Situs Address:	2410 NE 112TH AVE VANCOUVER, WA 98684				
Property Type:	senior facility	Acres:	2.65	NBHD	9540
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 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 checked="" type="checkbox"/> Joel Cline	Hanna EVELPH	Mary Howells

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	9:58	10:17	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included eight sales from throughout the state of Washington.

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 876,139	\$ 876,139	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 7,971,650	\$ 7,971,650		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 8,847,789	\$ 8,847,789		
NOTES: Assessor sales comparison approach			<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. Weaver</i>	2/22/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	416	Parcel Number:	154906-040
Owner Name:	KCP RE LLC				
Situs Address:	7715 NE 119TH PL VANCOUVER, WA 98682				
Property Type:	child care facility	Acres:	1.31	NBHD	9570
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 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 checked="" type="checkbox"/> Joel Cline	Hanna Eveleph	Mary Howells

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	10:19	10:48	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a Marshall and Swift cost analysis indicating a cost value of \$1,936,951. The appellant submitted two comparable land sales [#155124-000 sold for \$440,000 in January 2023; and #108860-000 sold for \$225,000 in August 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a property summary packet including information on cost approach, income approach, and sales approach.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 610,687	\$ 610,687	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,948,913	\$ 1,948,913		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,559,600	\$ 2,559,600		
NOTES: Assessor Income Capitalization approach			<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. Weaver</i>	2/22/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	417	Parcel Number:	114331-012
Owner Name:	KCP RE LLC				
Situs Address:	400 SE 120TH AVE VANCOUVER, WA 98683				
Property Type:	child care facility	Acres:	0.57	NBHD	9600
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 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 checked="" type="checkbox"/> Joel Cline	Hanna Eveleph	Mary Howells

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	10:50	10:52	

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 a property summary packet including information on cost approach, income approach, and sales approach.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 442,244	\$ 442,244	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 842,856	\$ 842,856		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,285,100	\$ 1,285,100		
NOTES: No Appellant information			<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. Wsawm</i>	2/22/24

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

CASE BEING HEARD

Assessment Year:	2023	Petition No:	418	Parcel Number:	108858-954
Owner Name:	MAHAN RALPH D & MAHAN GEORGIA TRUSTEE				
Situs Address:	16808 SE MCGILLIVRAY BLVD VANCOUVER, WA 98683				
Property Type:	child care facility	Acres:	0.69	NBHD	9750
Mailing Address:	1550 E MCKELLIPS RD. STE 123 MESA, AZ 85203				

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 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 checked="" type="checkbox"/> Joel Cline	<i>Hanna Eweleph</i>	<i>Mary Howells</i>

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 22, 2024	10:53	11:07	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a Marshall and Swift cost analysis indicating a cost value of \$2,228,156. The appellant submitted six comparable land sales [#986062-050 sold for \$450,000 in August 2023; #108900-000 sold for \$800,000 in October 2022; #108860-000 sold for \$225,000 in August 2022; #165956-001 sold for \$700,000 in July 2022; #127357-000 sold for \$2,000,000 in May 2022; and #127357-000 sold for \$949,438 in March 2022].

ASSESSOR EVIDENCE: The Assessor's evidence included a property summary packet including information on cost approach, income approach, and sales approach.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 684,365	\$ 684,365	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 2,558,035	\$ 2,558,035		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 3,242,400	\$ 3,242,400		
NOTES: <i>Assessor Income Capitalization approach</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 C. Wason</i>	2/22/24