C	lark County Board of Equ	alization - Bo	ard Clerk's R	ecord o	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2023 Petition	n No: 422		Parcel N	lumber:	33793-0	00
Owner Name:	SUMMIT INDUSTRIES WA	AREHOUSE LLC	Š.				
Situs Address:	300 GRAND BLVD VANCO	DUVER, WA 98	661				
Property Type:	retail and warehouse con	and warehouse commercial space Acres: 2.18				NBH	D 7610
Mailing Address:	401 TOM LANDRY HWY, #	#660901 DALLA	AS, TX 75266				
ATTENDANCE							
Held by:	✓ Video Conference	[ ] Ph	one Conferen	ce	[ ] Ir	-Person	
Board:	Taxpayer:		Assessor:	2.2			rties (if any):
△ Lisa Bodner □	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Rubin	Lonn	ie Do	Kew Ren		19 19
HEARING SESSION			11,111=================================				
Hearing Held On:	Start Time:	End Ti	me:		Reco	rding Nam	e:
March 20, 2024	9:05	9	:25				
ASSESSOR EVIDENCE: Th	submarket report, rent roll from D e Assessor's evidence included a p lability report, industrial building s	roperty summary	packet including	an incom	e summarv	approach n	roperty sessed value.
	ASSESSOR VALUE:	BOE VALUE:		DE	TERMINA	ATION:	
IMPROVEMENTS	\$ 913,999 \$ 4,367,201		3,999	(	() Sust	ained	□ Appellant
PERSONAL PROPERTY	\$	\$	7,201	] [	] Char	] Changed Ana	
TOTAL	\$ 5,281,200	\$ 5,28	21,200	l.	J		Assessor Recomdtn
NOTES: Appel	land cap rate	took	ry k		☐ Pure ☐ App	oraisal 🗆	Repairs Manfst Err. Other
AUTHORIZATION							
Chairperson (or Author	rized Designee) Signature				Date	,	
Manuel C	a Wesner				3/	20/20	f

CI	ark County Board of Equ	alization - Board Cle	erk's Record of He	aring	
CASE BEING HEARD					
Assessment Year:	2023 Petition	No: 424	Parcel Number	er: 63472-438	3
Owner Name:	PETERSON TRACY & YUA	N XIAOTIAN			
Situs Address:	1244 E PIONEER LOOP LA	CENTER, WA 98629			
Property Type:	2-story residence		Acres: 0.21	NBHD	143
Mailing Address:	401 TOM LANDRY HWY, #	660901 DALLAS, TX 7	5266		
ATTENDANCE					
Held by:	∀ Video Conference	[ ] Phone Co	nference [	] In-Person	
Board:	Taxpayer:	Ass	essor:	Third Part	ies (if any
Lisa Bodner G	ohn Rose erry Hagberg illoria Gomez- Matthews oel Cline	Cubin			
HEARING SESSION		1- 1-			
Hearing Held On:	Start Time:	End Time:		ecording Name	
March 20, 2024	9:25	9:3	6		
ASSESSOR EVIDENCE: The	e Assessor's evidence included thr	ee sales and a cover lette	er recommending no cha	nge to the assessed	value.
DECISION OF THE BOAI		2021/11/12			
AND (ACDEC)	ASSESSOR VALUE:	BOE VALUE:		MINATION:	_
LAND (ACRES)	\$ 180,000	\$ 180,000	[X] s	hanistan	□ Appellan
MPROVEMENTS	\$ 442,789	\$ 442,789	110		Analysis
PERSONAL PROPERTY	\$	\$	[ ]	[ ] Changed	
TOTAL	\$ 622,789	\$ 627,78	4 1 -		Assessor Recomdt
NOTES: No in	ito bron appe	llout		Appraisal 🗆 N	Repairs Manfst Err Other
AUTHORIZATION					
Chairperson (or Author	rized Designee) Signature		D	ate	
Danil C	Ween			3/20/2	¥

	Clark County Board of Equ	alization - Boar	rd Clerk's Record	of Hearin	ng .	
CASE BEING HEARD				o, meanin	ъ	
Assessment Year:	2023 Petition	n No: 427	Parcel N	Number:	107662-06	4
Owner Name:	NUNAMAKER STEVEN J					
Situs Address:	14604 NE 71ST ST VANCO	DUVER, WA 9868	32			
Property Type:	ranch-style residence		Acres:	0.25	NBHD	264
Mailing Address:	401 TOM LANDRY HWY, #	#660901 DALLAS,	TX 75266			
ATTENDANCE						
leld by:	X Video Conference	[] Phon	e Conference	ſ 1 in	-Person	
Board:	Taxpayer:		Assessor:		Third Partic	es (if any
Lisa Bodner  John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline		-			19 119
HEARING SESSION						
learing Held On:	Start Time:	End Time	):	Recor	rding Name:	
March 20, 2024	9:33	7:	34			
SSESSOR EVIDENCE: Th	e Assessor's evidence included thr	ree sales and a cove	r letter recommending	no change t	o the assessed v	ralue,
ECISION OF THE BOA	RD					= =====================================
	ASSESSOR VALUE:	BOE VALUE:	DI	ETERMINA	ATION:	
AND (ACRES)	\$ 192,850	\$ 192,8	320 13	Susta	ained	
MPROVEMENTS	\$ 254,184	\$ 254,1			100	ppellant nalysis
ERSONAL PROPERTY	\$	\$		Cital	Changed Analy Asses Recor	
OTAL	\$ 447,034	\$ 447,6	34	]		
IOTES: No enfe	from appel	4 4		□ Puro	raisal 🗆 Ma	pairs anfst Err her
UTHORIZATION						
	rized Designee) Signature			Date	1	
Daniel	C. Wessen			3	/20/21	+

C	lark County Board of E	qualizat	ion - Boar	rd Clerk's	Record	of Hearin	ıg		
CASE BEING HEARD			11.5						
Assessment Year:	2023 Petit	ion No:	430		Parcel N	lumber:	118256	-642	
Owner Name:	NORTZ JIMMIE & NOR	TZ CYNT	HIA						
Situs Address:	14403 NE 31ST AVE VA	NCOUV	ER, WA 98	686					
Property Type:	1.5-story residence				Acres:	0.29	NBI	HD	134
Mailing Address:	401 TOM LANDRY HWY	, #66090	01 DALLAS,	TX 75266					
ATTENDANCE									
Held by:	[X Video Conference		[] Phon	e Conferer	nce	[] In	-Person		
Board:	Taxpayer:			Assessor			Third Pa	arties	s (if anv)
□ Clisa Bodner     □ Clisa Bodner	ohn Rose Ferry Hagberg Sloria Gomez- Matthews oel Cline		3		-				
HEARING SESSION									
Hearing Held On:	Start Time:		End Time	e:		Recor	rding Nan	ne:	
March 20, 2024	9:34		9:	35					
	e Assessor's evidence included	five sales	and a cover	letter recomm	mending no	change to	the assesse	ed valu	e.
DECISION OF THE BOA	ASSESSOR VALUE:	POF	VALUE:		-				
LAND (ACRES)	\$ 272,40			- 11		TERMINA			
IMPROVEMENTS	\$ 457,88	7		2,400		Sust	ained	Ap	pellant
PERSONAL PROPERTY	\$	\$	(-5	7,884	-   `		Changed Analy		alysis
TOTAL	\$ 730,28	4 \$	730	0,284	2 [	]		12000	sessor comdt
NOTES: No inj	to from apy					□ Pure □ App □ Con	oraisal [	Rep Mar Oth	nfst Err.
AUTHORIZATION						11,			
	rized Designee) Signature					Date			
Chanis	C. Wenn	_				3/	20/2	4	

7	Clark County Board of Equ	alization - Board Cler	k's Record of Heari	ng
CASE BEING HEARD	•		o nedora or ricari	-6
Assessment Year:	2023 Petitio	n No: 432	Parcel Number:	125857-250
Owner Name:	TIESZEN TROY DALE & TI	ESZEN CRYSTAL MARIE		
Situs Address:	3715 SE 189TH AVE VAN	COUVER, WA 98683		
Property Type:	2-story residence		Acres: 0.08	NBHD 149
Mailing Address:	401 TOM LANDRY HWY,	660901 DALLAS, TX 752		110110 210
ATTENDANCE				
Held by:	M Video Conference	[ ] Phone Confi	erence [1]	n-Person
Board:	Taxpayer:	Asses		Third Parties (if any):
C Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline			
HEARING SESSION				
Hearing Held On:	Start Time:	End Time:	Reco	rding Name:
March 20, 2024	9:36	9:37		
	No detailed quantitative information			the assessed value.
DECISION OF THE BOA	ARD.			
	ASSESSOR VALUE:	BOE VALUE:	DETERMIN	ATION:
LAND (ACRES)	\$ 175,000	\$ 175,000	[X] Sust	
MPROVEMENTS	\$ 415,827	\$ 415,827	,	Appellant
PERSONAL PROPERTY	\$	\$	[ ] Cha	nged Analysis
TOTAL	\$ 590,827	\$ 590,82	,       _	Assessor Recomdtn
NOTES: No inf	to from appell	lant	☐ Pur	chase Repairs oralsal Manfst Err. onps Other
AUTHORIZATION				
	rized Designee) Signature		Date	
& aniel (	2. Weaven		3	1/20/24

	ciain county board (	of Equalizat	tion - Board Clerk'	s Record of	Hearing		
CASE BEING HEARD							
Assessment Year:	2023 P	etition No:	436	Parcel Nur	nber: 160	095-01	2
Owner Name:	KNUDSEN ERIKA A						
Situs Address:	9008 NE 54TH ST U	NIT J40 VAN	ICOUVER, WA 9866	2	-		
Property Type:	2-story condo			Acres: 0		NBHD	618
Mailing Address:	401 TOM LANDRY H	-IWY, #66091	01 DALLAS, TX 7526	6		a service of	1 2 2 2
ATTENDANCE				13			
Held by:	✓ Video Conferen	ce	[ ] Phone Confer	ence	[ ] In-Pers	on	
Board:	Taxpay	7476	Assesso	CVCCVV		d Partie	e fil and
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline						is to any
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recording	Name:	
March 20, 2024	9:38		3:39				
ASSESSOR EVIDENCE: The assessed value.	ne Assessor's evidence inclu	ded six sales, a	n aerial photo, and a co	ver letter recon	nmending no ch	nange to t	he
assessed value.		ded six sales, a	n aerial photo, and a co	ver letter recon	nmending no ch	ange to t	he
issessed value.							he
DECISION OF THE BOA	ARD		n aerial photo, and a co	DETE	RMINATION	:	2
DECISION OF THE BOA	ASSESSOR VALUE:	BOE	VALUE:	DETE	RMINATION	d A	ppellant
DECISION OF THE BOA  AND (ACRES)  MPROVEMENTS	ASSESSOR VALUE:	BOE 0 \$		DETE	RMINATION	d A	
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	ASSESSOR VALUE: \$ \$ \$ 379	BOE 0 \$	VALUE:	DETE	RMINATION	d As	opellani nalysis sessor
DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	ASSESSOR VALUE: \$ \$ \$ 379	BOE 0 \$ 9,988 \$ \$	VALUE: — 379,988	DETE	RMINATION	d Ap	opellant nalysis seessor ecomdtr pairs
DECISION OF THE BOAL  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: 26 Ann  AUTHORIZATION	ASSESSOR VALUE: \$ \$ 379 \$ \$ 379 \$ \$ Qqq	BOE 0 \$ 9,988 \$ \$ 9,988 \$	VALUE: — 379,988	DETE	RMINATION Sustained Changed	d Ap Ar Ar As Re	opellant nalysis seessor ecomdtr pairs
DECISION OF THE BOAL  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: 26 Ann  AUTHORIZATION	ASSESSOR VALUE: \$ \$ \$ 379 \$	BOE 0 \$ 9,988 \$ \$ 9,988 \$	VALUE: — 379,988	DETE	RMINATION Sustained Changed	d Ap Ar Ar As Re	opellant nalysis seessor ecomdtr pairs

	herk county board of Ed	ualizatio	on - Board Clerk's	Record	of Hearin	10	
CASE BEING HEARD						ъ	
Assessment Year:	2023 Petitio	n No:	439	Parcel N	lumber:	256354-0	100
Owner Name:	BENNETT TERRY & BENN	T TERRY & BENNETT TRACIE TRUSTEES			20007-000		
Situs Address:	#79 SEC 22 T5N R1EWM						
Property Type:	bare land parcel			Acres:	5.29	NBHE	) 4
Mailing Address:	401 TOM LANDRY HWY,	#660901	DALLAS, TX 75266	;		1,1071	
ATTENDANCE							
Held by:	✓ Video Conference		[ ] Phone Confere	ence	[ ] In	-Person	
Board:	Taxpayer:		Assesso	Mages	5.4	Third Par	tion /if anu
	ohn Rose Ferry Hagberg Gloria Gomez- Matthews oel Cline		-			Tima car	sies (ij uny)
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Recor	rding Name	1:
March 20, 2024	9:39		9:40				
Total Control	thed note sheet)	racine no consti					
APPELLANT EVIDENCE: N	thed note sheet)  Io detailed quantitative informati  E Assessor's evidence included the					o the assessed	d value.
ASSESSOR EVIDENCE: Th	lo detailed quantitative informati e Assessor's evidence included th					o the assessed	d value.
ASSESSOR EVIDENCE: Th	lo detailed quantitative informati e Assessor's evidence included th		and a cover letter reco	mmending	no change to		i value.
ASSESSOR EVIDENCE: Th	to detailed quantitative informative informative informative included the Assessor's evidence included the RD	BOE V	and a cover letter reco	mmending DI	no change to	ATION:	d value.
ASSESSOR EVIDENCE: The DECISION OF THE BOAL	e Assessor's evidence included the	BOE V	and a cover letter reco	mmending DI	TERMINA	ation:	□ Appellant
ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)	e Assessor's evidence included the ASSESSOR VALUE:	BOE V	and a cover letter reco	mmending DI	no change to	ation: ained	0
ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	e Assessor's evidence included the ASSESSOR VALUE: \$ 288,811 \$ 21,381	BOE V	ALUE: 288,811 2-1,381	mmending DI	TERMINA	ained	□ Appellant Analysis □ Assessor
ASSESSOR EVIDENCE: Th  DECISION OF THE BOAL  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	e Assessor's evidence included the ASSESSOR VALUE: \$ 288,811 \$ 21,381	BOE V	ALUE: 288,811 21,381	DE [d	TERMINA	ained nged chase praisal pr	□ Appellant Analysis
ASSESSOR EVIDENCE: Th  DECISION OF THE BOAL  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: 76 and	e Assessor's evidence included the RD  ASSESSOR VALUE: \$ 288,811 \$ 21,381 \$ 310,192	BOE V	ALUE: 288,811 21,381	DE [d	TERMINA  Susta  Chan  Pure  App	ained nged chase praisal pr	Appellant Analysis  Assessor Recomdtr Repairs Wanfst Err.
ASSESSOR EVIDENCE: Th  DECISION OF THE BOAL  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: Company  AUTHORIZATION  Chairperson (or Author	RD ASSESSOR VALUE: \$ 288,811 \$ 21,381 \$ 310,192	BOE V	ALUE: 288,811 21,381	DE [d	TERMINA  Susta  Chan  Pure  App	ained nged chase praisal pr	Appellant Analysis  Assessor Recomdtr Repairs Wanfst Err.

С	lark County Board of Equ	alization - Bo	ard Clerk's Reco	rd of Heari	ng	
CASE BEING HEARD						
Assessment Year:	2023 Petition	Petition No: 441 Parce			986026-9	46
Owner Name:	GORSHKOV KRISTJAN K					
Situs Address:	5002 NE 2ND AVE VANCO	DUVER, WA 986	563			
Property Type:	2-story residence		s: 0.06	NBHD	101	
Mailing Address:	401 TOM LANDRY HWY, #	660901 DALLA	S, TX 75266		1000000	1,500
ATTENDANCE	·					
Held by:	⟨X Video Conference	[] Pho	one Conference	[] [	n-Person	
Board:	Taxpayer:		Assessor:		Third Part	ies (if any
XI Lisa Bodner □ 6 XI John Marks N	erry Hagberg sloria Gomez- Aatthews oel Cline					
HEARING SESSION	C	1 - 1	5A 581			
Hearing Held On:	Start Time:	End Tin	ne:	Reco	rding Name	
March 20, 2024	9:42	9	143			
ASSESSOR EVIDENCE: The	e Assessor's evidence included thr	ee sales and a co	ver letter recommend	ding no change	to the assessed	value.
DECISION OF THE BOAR						
AND (ACRES)	\$ 133,400	\$ /33		DETERMIN		D
MPROVEMENTS	\$ 281,762	/ ) _ 1	,762	1	ained	Appellan Analysis
PERSONAL PROPERTY	\$	\$		[ ] Cha	nged	
TOTAL	\$ 415,162	\$ 41	5,162	11		Assessor Recomdt
NOTES: No in	for from the				praisal 🗆 N	tepairs Manfst Err Other
AUTHORIZATION						
	ized Designee) Signature			Date		
( conil	C. Gleaver				3/201	24

Assessment Year:	2023	Petition No	: 423	Parcel N	lumber:	40350-00	0	
Owner Name:	WREN JOSIAH	SPARROW	,					
Situs Address:	303 E 16TH ST	VANCOUVER,	WA 98663					
Property Type:	office building	ding Acres: 0			s: 0.23 NBHD		9680	
Mailing Address:	401 TOM LANI	DRY HWY, #660	901 DALLAS, TX 75	5266				
ATTENDANCE								
Held by:	Video Cont	ference	[ ] Phone Con	ference	[ ] Ir	n-Person		
Board:	Та	xpayer:	Asse	essor:		Third Par	ties (if ar	
Daniel Weaver Lisa Bodner	ohn Rose Ferry Hagberg Sloria Gomez- Matthews oel Cline		-22	_				
HEARING SESSION								
Hearing Held On:	Start Time:		End Time:		Reco	rding Name	e:	
March 20, 2024	9:4	4	9:4	<				
TESTIMONY: (See attac	ched note sheet) No detailed quantita	tive information w	as provided by the app	pellant for Board	review.			
ASSESSOR EVIDENCE: The approach, and sales approach	No detailed quantital ne Assessor's evidenc ch.					t approach, inc	come	
ASSESSOR EVIDENCE: THE	No detailed quantital ne Assessor's evidenc ch.	ce included a prop	erty summary packet ii	ncluding informa	ntion on cost	. Transcott South South	come	
ASSESSOR EVIDENCE: The approach, and sales approach	No detailed quantital ne Assessor's evidenc ch.	ce included a prop		ncluding informa	DETERMIN	IATION:	0	
ASSESSOR EVIDENCE: The approach, and sales approach DECISION OF THE BOA	ne Assessor's evidence.	LUE: B	OE VALUE:	ncluding informa	DETERMIN	tained		
ASSESSOR EVIDENCE: The approach, and sales approach DECISION OF THE BOALLAND (ACRES)	ne Assessor's evidence.  ARD  ASSESSOR VA	LUE: B	0E VALUE: 495	ncluding informa	DETERMIN	tained	□ Appella Analysi	
ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	No detailed quantital ne Assessor's evidence ch.  ARD ASSESSOR VA \$ \$ \$	LUE: B 495,000 \$ 1,026,700 \$	OE VALUE: 495	ncluding informa	DETERMIN  Sus  Cha	tained	□ Appella Analysi □ Assesso	
ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	ne Assessor's evidench.  ARD  ASSESSOR VA  \$	LUE: B 495,000 \$ 1,026,700 \$	OE VALUE: 495	ncluding informa	DETERMIN  Sus  Cha  Pu	tained anged	Appella Analysi Assessa Recom	
ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR EVIDENCE: THE ASSESSOR OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	No detailed quantitation of the Assessor's evidence.  ARD ASSESSOR VA \$ \$ \$	LUE: B 495,000 \$ 1,026,700 \$  1,521,700 \$	OE VALUE: 495	ncluding informa	DETERMIN  Sus  Cha  Pu	tained anged archase popraisal pomps	Appella Analysi Assesso Recom Repairs Manfst I	

Owner	PID	Case	Mail	ATD?	NOTES
			401 TOM	Jordan	No testimony
PETERSON TRACY			LANDRY HWY,	Rubin	
& YUAN XIAOTIAN	63472438	424	#660901		
			401 TOM	No	No testimony
NUNAMAKER			LANDRY HWY,	attendance	
STEVEN J	107662064	427	#660901		
_			401 TOM	No	No testimony
NORTZ JIMMIE &			LANDRY HWY,	attendance	
NORTZ CYNTHIA	118256642	430	#660901		
TIESZEN TROY			401 TOM	No	No testimony
DALE & TIESZEN			LANDRY HWY,	attendance	
CRYSTAL MARIE	125857250	432	#660901		
			401 TOM	No	No testimony
			LANDRY HWY,	attendance	
KNUDSEN ERIKA A	160095012	436	#660901		
BENNETT TERRY			401 TOM	No	No testimony
& BENNETT			LANDRY HWY,	attendance	
TRACIE TRUSTEES	256354000	439	#660901		
			401 TOM	No	No testimony
GORSHKOV			LANDRY HWY,	attendance	
KRISTJAN K	986026946	441	#660901		
SUMMIT INDUSTRIES WAREHOUSE LLC	33793000	422	401 TOM LANDRY HWY, #660901	Jordan Rubin Lonnie Dawkins	The requested value was updated to \$5,000,000 in their additional evidence. The appellant's representative referred to the income approach with an actual income of \$503,000 with operating expenses of \$88,000. They used a loaded 8% capitalization rate, which resulted in a value of \$5,190,000. An income approach with a stabilized income was also provided using a rental rate of \$10 per square foot and an 8% capitalization rate, yielding a rounded market value of \$4,060,000. These two income approaches were used to come to the appellant's opinion of value of \$5,000,000.  The Assessor's Office's representative stated that the property is located behind the Grand Central Fred Meyer. The property is considered a flex property which could be a basic warehouse or have elaborate offices. The Assessor's Office used a blended rate of \$0.85 per square foot for the rent and a 6.14% capitalization rate in their income approach. The Assessor's Office noted the difference in values comes from the difference in capitalization rates. The vacancy rate is quite low in industrial space in Clark County at 1.7%, which pushes capitalization rates down.
WAKEHUUSE LLC	33/93000	422	#660901 401 TOM		No testimony
WREN JOSIAH			LANDRY HWY,	No	ivo testimony
SPARROW	40350000	423	#660901	attendance	
2FAINIVUVV	40330000	423	#000301		