



Clallam County Board of Equalization
223 East 4th Street Room 160, Port Angeles, WA
Agenda
February 26, 2025 – 9:00 a.m. to 1:00 p.m.

You must provide additional evidence to the Petitioner, Assessor and the Board at least 21 business days (excluding legal holidays) prior to the board hearing.

This meeting can be viewed on a live stream at this link: <https://clallamcountywa.gov/meetings>

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 994 0089 3755 and passcode: 372263

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/99400893755> and use meeting ID: 994 0089 3755 and passcode: 372263

Public comment and questions can be directed to the Board of Equalization Coordinator at 360-417-2330 or loni.gores@clallamcountywa.gov

- **Approval of Minutes**

- Minutes from October 16, 2024

- **Board of Equalization Hearings**

Hearings begin at 9 a.m. and are on a first come, first served basis. If petitioners have not arrived at the hearing room by 9:15 a.m., the appeal will be heard by the Board without the petitioner being present. Each petition hearing will have maximum of 20 minutes for review.

Please note that hearings are offered remotely via the Zoom or in person at the Clallam County Courthouse, 223 E. 4th Street, Port Angeles in the Board of County Commissioners Meeting Room 160. Petitioners who appear in person and have signed in using the sign-in sheet will be heard before those appearing remotely. The hearing room will be open to the public starting at 8:30 a.m. to allow time to sign in prior to the 9 a.m. start time.

Hearings will be held on the following petitions on February 26, 2025:

Petition #	Owner Name	Property ID #
2024-116	Johnson	27018
2024-120	Ruble	84069
2024-121	Ruble	84070
2024-41	Seegers	74389
2024-122	Reynolds	73131
2024-75	Robb	42290



CLALLAM COUNTY BOARD OF EQUALIZATION MINUTES of October 16, 2024

MEETING OF THE BOARD OF EQUALIZATION (BOE)

The BOE Clerk Rachel Weed called the meeting to order at 9:00 a.m., Wednesday, October 16, 2024. Members present: Gordon Gibbs, Thomas Swanson, and Michael E. McAleer. Non-members present: Assessor's representatives Lee Hancock and Megan Duncan.

APPROVAL OF MINUTES

- October 9, 2024

ACTION TAKEN: McAleer moved to approve the minutes, Swanson seconded, motion carried

BUSINESS ITEMS

a. Presentation of the Assessor's Certificate of Assessment Rolls to the County Board of Equalization

Assessor's representative Lee Hancock provided the Board with an update on the Assessment Rolls for the 2024-2025 year. Hancock believes the market is stable, values haven't seemed to decrease. According to Zillow, there are 530 listings in Clallam County, with 230 of them being land lots. He noted the 6-year cycle for physical inspection, the other five areas get a statistic or market update. The 1/6 cycle was focused on the west of Port Angeles. There are about 57,000 parcels in Clallam County, notices are sent out for approximately 47,000. The other 10,000 are exempt properties or properties of minimal value. He briefed and updated the Board regarding new technology the Assessor's Office is utilizing such as more current aerial photography with Eagle Connect, and street level imagery called CycloMedia. The current plan is to rotate every other year. This will help decrease staff time out in the field. He noted how many contacts they made last season between phone calls and in-person, and how they were able to educate and work with the public. There is still a need for more housing, commercial demand is lower. Duncan noted a change in the senior exemption levels, the maximum level allowed is \$46,000 which is combined household income. Notice of Values to be mailed out October 16.

b. Any discussion or follow-up regarding BOE administrative matters

- **Recommend approval of BOE Policies**

Clerk Weed noted the recommended changes from the October 9, 2024 meeting have been completed.

ACTION TAKEN: Swanson moved to approve and adopt the BOE Policies, McAleer seconded, motion carried

Clerk Weed to post policies on the BOE website and send a copy to the Assessor's office

ADJOURNMENT

Meeting concluded at 9:26 a.m.