Cla	ork County Board of Equali	ization - Board	Clerk's Record of	Hearing	3	
CASE BEING HEARD					211217-000	
Assessment Year:	2023 Petition N	Petition No: 377 Parcel Numb				)
Owner Name:	RELYEA JAMES & RELYEA JU	UDITH				
Situs Address:	31010 NW SPENCER RD RIC	GEFIELD, WA 98	642			
Property Type:	ranch-style mobile home		Acres:	20	NBHD	78
Mailing Address:	31010 NW SPENCER RD RID	GEFIELD, WA 98	642			
ATTENDANCE						
Held by:		[] Phone	Conference	[ ] In	-Person	
Board:	Taxpayer:		Assessor:		Third Parti	es (if any):
Zi Lisa Bodner □ G      Zi Lohn Marks	ohn Rose erry Hagberg iloria Gomez- Aatthews oel Cline	inton				
HEARING SESSION	C1 - 1 TT	End Time:		Reco	rding Name:	
Hearing Held On:	Start Time:	End Time.		neco	Tunia Itamie	
February 8, 2024	P:30	10	°03			
ASSESSOR EVIDENCE:						
DECISION OF THE BOA	ASSESSOR VALUE:	BOE VALUE:	. D	ETERMIN	NATION:	
LAND (ACRES)	\$ 2,614,462	\$ 1,000,		=50	tained	☐ Appellant Analysis
IMPROVEMENTS	<u> </u>			[X] Changed		
PERSONAL PROPERTY	\$	\$		[ ] Asses		
TOTAL	\$ 2,614,462	1,000	000	Inc	urchase 🗆	Recomdtr Repairs
NOTES: Hento	n Developmen	t detain	Let analy	DA CHE	ppraisal 🗆	Manfst Err. Other
AUTHORIZATION				5.4		
11	orized Designee) Signature			Dat	1 1	,
Daniel	C. Weave				2/8/2	4

CI	ark County Board of Equa	lization - Board	Clerk's Record of	Hearing	
CASE BEING HEARD					
Assessment Year:	2023 Petition	No: 378	Parcel Nu	mber: 21145	8-000
Owner Name:	RELYEA JAMES & RELYEA	JUDITH ETAL			
Situs Address:	31012 NW SPENCER RD R	DGEFIELD, WA 98	642		
Property Type:	2-story residence		Acres:	5 NE	3HD 78
Mailing Address:	31010 NW SPENCER RD RI	DGEFIELD, WA 98	642		
ATTENDANCE					
Held by:	X Video Conference	[ ] Phone	Conference	[ ] In-Person	
Board:	Taxpayer:		Assessor:	Third I	Parties (if any):
Daniel Weaver      Lisa Bodner      CK John Marks	ohn Rose Ferry Hagberg Sloria Gomez- Watthews oel Cline	Hen for			
HEARING SESSION		1-0.00		I - "	
Hearing Held On:	Start Time:	End Time:		Recording Na	ime:
February 8, 2024	9:30	1010	3		
included a comparative man	assessment narrative, and details of rket analysis performed by Otis Ho	It IV of Cascadia Real E	estate Group indicating	a value of \$625,000	as of 2023.
DECISION OF THE BOA	ARD				
	ASSESSOR VALUE:	BOE VALUE:		TERMINATION:	
LAND (ACRES)	\$ 834,184	\$ 458,	392 [	] Sustained	Appellant
IMPROVEMENTS	\$ 0	\$	زا	√ Changed	Analysis
PERSONAL PROPERTY	\$	\$	1	1	Assessor
TOTAL	\$ 834,184	\$ 458	392	1	Recomdtr
NOTES: Hen bon	Development	detail a	nalysis	☐ Purchase ☐ Appraisal ☐ Comps	☐ Repairs ☐ Manfst Err ☐ Other
AUTHORIZATION					
-///	orized Designee) Signature			Date /	
the com	100	ner		0/0/	24

CACE DEINIC HEADD				f Hearin		
CASE BEING HEARD		1800				
Assessment Year:	2023 Petition	No:   337	Parcel No	umber:	109581-61	.4
Owner Name:	HPA BORROWER 2017-1 L	.c				
Situs Address:	4715 NE 155TH AVE VANC	OUVER, WA 98682				
Property Type:	2-story residence		Acres:	0.16	NBHD	261
Mailing Address:	500 E BROWARD BLVD SUI	TE 1130 FT LAUDER	DALE, FL 33394			
ATTENDANCE						
Held by:	₹ Video Conference	[ ] Phone Co	nference	[ ] Ir	-Person	
Board:	Taxpayer:	Ass	essor:		Third Part	ies (if any)
Lisa Bodner      John Marks	Iohn Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	gatendo				
HEARING SESSION				-		
Hearing Held On:	Start Time:	End Time:		Reco	rding Name	:
February 8, 2024	10:12	10:19	5			
APPELLANT EVIDENCE: \$400,000 in December 202	ched note sheet) The appellant submitted five compa 2; #109582-518 sold for \$487,000 in	rable sales [#109581-66 June 2022; #109582-51	6 sold for \$443,000 2 sold for \$450,000	) in June 20 ) in Decem	22; #109581-5 ber 2022; and	30 sold for #109582-37
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in	June 2022; #109582-51	2 sold for \$450,000	) in Decem	ber 2022; and	#109582-37
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in 22]. the Assessor's evidence included thr	June 2022; #109582-51	2 sold for \$450,000 er recommending	o in Decemi	to the assesse	#109582-37
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20 ASSESSOR EVIDENCE: To	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in 22]. he Assessor's evidence included thr	June 2022; #109582-51 ee sales and a cover lett BOE VALUE:	2 sold for \$450,000 er recommending	no change	to the assessed	#109582-37 d value.
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20  ASSESSOR EVIDENCE: TI  DECISION OF THE BOA	The appellant submitted five compact; #109582-518 sold for \$487,000 in [22].  The Assessor's evidence included three compacts and the compact of the compact	June 2022; #109582-51 ee sales and a cover lett BOE VALUE:	2 sold for \$450,000 er recommending	no change  ETERMIN  ] Sus	to the assessed	#109582-37
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20  ASSESSOR EVIDENCE: TO  DECISION OF THE BOA  LAND (ACRES)	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in [22].  The Assessor's evidence included three  ARD  ASSESSOR VALUE: \$ 192,850 \$ 302,692	BOE VALUE:  \$ /92,85	2 sold for \$450,000 er recommending	no change	to the assessed	#109582-37 d value.
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20  ASSESSOR EVIDENCE: TI  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in [22].  The Assessor's evidence included three  ARD  ASSESSOR VALUE: \$ 192,850 \$ 302,692	BOE VALUE: \$ /92,85 \$ 382,7	2 sold for \$450,000 er recommending	no change  ETERMIN  ] Sus	to the assessed	#109582-37 d value.  Appellan Analysis
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20  ASSESSOR EVIDENCE: TI  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in 22].  The Assessor's evidence included three  ARD  ASSESSOR VALUE: \$ 192,850 \$ 302,692	BOE VALUE: \$ 192,85 \$ 382,1	2 sold for \$450,000 er recommending	ETERMIN  ] Sus  ** Cha	to the assessed	d value.  Appellan Analysis Assessor
TESTIMONY: (See atta APPELLANT EVIDENCE: \$400,000 in December 202 sold for \$495,000 in July 20  ASSESSOR EVIDENCE: TI  DECISION OF THE BOA  LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES: Assess  AUTHORIZATION	The appellant submitted five compa 2; #109582-518 sold for \$487,000 in 22].  The Assessor's evidence included three  ARD  ASSESSOR VALUE: \$ 192,850 \$ 302,692 \$ \$ 495,542	BOE VALUE: \$ 192,85 \$ 382,1	2 sold for \$450,000 er recommending	ETERMIN  ] Sus  ** Cha	to the assessed ATION: tained anged archase paparaisal pomps page 1	d value.  D Appellan Analysis Assessor Recomdi

					of Hearin		
CASE BEING HEARD		250		Darrol A	lumber:	226989-0	112
Assessment Year:	2023 Petition	No: 359		Parcel	umber:	220303-0	712
Owner Name:	HPA US1 LLC		and the second				
Situs Address:	113 NW 25TH ST BATTLE O	ROUND, WAS	98604			1/100/000	7   1000
Property Type:	2-story residence			Acres:	0.15	NBH	D 185
Mailing Address:	500 E BROWARD BLVD SU	TE 1130 FT LAI	UDERDALE	, FL 3339	1		
ATTENDANCE							
Held by:	∀ Video Conference	[ ] Pho	ne Confer	ence	[]	n-Person	
Board:	Taxpayer:		Assesso	r:		Third Pa	rties (if any):
Modern □ T  Lisa Bodner □ G  I John Marks	ohn Rose erry Hagberg floria Gomez- Aatthews oel Cline	y elendo					
HEARING SESSION		1			- 1-		251
Hearing Held On:	Start Time:	End Tin	ne:		Reco	ording Nam	e:
February 8, 2024	10:16	10	81:0				
TESTIMONY: (See attack	ched note sheet) he property was purchased for \$47	5,000 in February	2023.				
TESTIMONY: (See attack APPELLANT EVIDENCE: TO	A STATE OF THE PARTY OF THE PAR			mmending	no change t	o the assesse	d value.
TESTIMONY: (See attack APPELLANT EVIDENCE: TO	he property was purchased for \$47 he Assessor's evidence included five	e sales and a covi					d value.
ASSESSOR EVIDENCE: The DECISION OF THE BOA	he property was purchased for \$47	e sales and a cove	er letter reco		DETERMI	NATION:	0
TESTIMONY: (See attack APPELLANT EVIDENCE: TI  ASSESSOR EVIDENCE: Th	he property was purchased for \$47 he Assessor's evidence included five	BOE VALUE:	er letter reco		DETERMIN	NATION: stained	
ASSESSOR EVIDENCE: THE DECISION OF THE BOAL	he property was purchased for \$47 he Assessor's evidence included five ARD ASSESSOR VALUE: \$ 140,000	BOE VALUE:	er letter reco		DETERMI	NATION: stained	□ Appellant Analysis
ASSESSOR EVIDENCE: THE DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS	he property was purchased for \$47 he Assessor's evidence included five ARD ASSESSOR VALUE: \$ 140,000 \$ 403,335	BOE VALUE: \$ /40, \$ 335	er letter reco		DETERMIN	nation: stained anged	Appellant Analysis Assessor Recomdt
ASSESSOR EVIDENCE: THE DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	he property was purchased for \$47  he Assessor's evidence included five  ARD  ASSESSOR VALUE: \$ 140,000 \$ 403,335 \$ \$ 543,335	BOE VALUE: \$ /40, \$ 335	er letter reco		ETERMII	nation: stained anged urchase	□ Appellan Analysis
ASSESSOR EVIDENCE: THE DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  AUTHORIZATION	he property was purchased for \$47  he Assessor's evidence included five  ARD  ASSESSOR VALUE: \$ 140,000 \$ 403,335 \$ \$ 543,335	BOE VALUE: \$ /40, \$ 335	er letter reco		ETERMII	nation: stained anged urchase urchase ppraisal	Appellant Analysis  Assessor Recomdt  Repairs  Manfst En

	ark County Boar	u or Equaliza	cion boar	a oldino	necora	, mean	'В	_	
CASE BEING HEARD									-
Assessment Year:	2023 Petition No: 353 Parcel Numb				lumber:	per: 185668-006			
Owner Name:	HPA II BORROV	VER 2021-1 LLC	:						
Situs Address:	2009 NE 157TH	ST VANCOUVE	R, WA 986	86					
Property Type:	2-story residen	ce			Acres:	0.12	NBH	1D	176
Mailing Address:	500 E BROWAR	D BLVD SUITE	1130 FT LAU	DERDALE	, FL 33394	ţ			
ATTENDANCE	[X] Video Confe	erence	[ ] Phor	ne Confer	ence	[1]	n-Person		
Held by: Board:	**	xpayer:	111.00	Assesso				artie	es (if any):
☑ Daniel Weaver ☐ To ☑ Lisa Bodner ☐ G		Terry go	lindo						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tim	ie:		Rec	ording Nar	ne:	
February 8, 2024	10:19		10	1:20					
TESTIMONY: (See attack APPELLANT EVIDENCE: T sold for \$570,000 in December	thed note sheet) The appellant submitter 2022; #185667-0	ted four comparat 24 sold for \$509,0	ole sales [#185 00 in August 2	668-130 solo 022; and #1	d for \$570,0 85667-050	00 in Septe sold for \$50	mber 2022; i 05,000 in Aug	#185 ust 2	668-098 022].
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$570,000 in December 1.5 ASSESSOR EVIDENCE: The second seco	he appellant submit ber 2022; #185667-0 he Assessor's evidenc	24 sold for \$509,0	00 in August 2	022; and #1	85667-050	sold for \$50	15,000 in Aug	ust 2	022].
TESTIMONY: (See attack APPELLANT EVIDENCE: T sold for \$570,000 in December	he appellant submit ber 2022; #185667-0 he Assessor's evidenc	24 sold for \$509,0 se included three s	00 in August 2	022; and #1	85667-050	g no chang	15,000 in Aug	ust 2	022].
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$570,000 in December 1.5 The sold for \$570,000 in December 1.5 The DECISION OF THE BOAR	he appellant submit ber 2022; #185667-0 he Assessor's evidenc	24 sold for \$509,0 se included three s	00 in August 2 ales and a co	022; and #1	85667-050	g no chang	e to the asses	ssed	value.
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$570,000 in December ASSESSOR EVIDENCE: The DECISION OF THE BOAK LAND (ACRES)	the appellant submitter 2022; #185667-0  the Assessor's evidence Assessor's evidence ASSESSOR VAI	24 sold for \$509,0 se included three s  LUE: Bo  215,700 \$	oo in August 2 ales and a co	022; and #1 ver letter re	85667-050	g no chang	e to the asses	ssed	value.
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$570,000 in December 1.2 ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS	he appellant submitter 2022; #185667-0  e Assessor's evidence  RD  ASSESSOR VA	24 sold for \$509,0 se included three s  LUE: Bo  215,700 \$	OE VALUE:	022; and #1 ver letter re	85667-050	g no chang	e to the asses	ust 2	value.
ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY	The appellant submittee 2022; #185667-0  The Assessor's evidence Assessor's evidence Assessor VAI  \$ \$ \$	24 sold for \$509,0 the included three s  LUE: Bit 215,700 \$  356,255 \$	OE VALUE:	ver letter re	85667-050	g no chang	e to the asses	ust 2	value.  Appellant Analysis Assessor
TESTIMONY: (See attack APPELLANT EVIDENCE: To sold for \$570,000 in December 1.2 ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS	RD ASSESSOR VAI	24 sold for \$509,0 re included three s  LUE: Br 215,700 \$ 356,255 \$ 571,955 \$	OE VALUE:	700 000	commendin	g no chang  DETERMI  [ ] Su  [ \( \) Ch	e to the asses	ust 2	value.  Appellant Analysis Assessor Recomdti
ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  AUTHORIZATION	he appellant submitted to the submitted	24 sold for \$509,0  te included three s  215,700 \$  356,255 \$  571,955 \$	OE VALUE:	700 000	commendin	DETERMI  [ ] Su  [ ] Ch	NATION: stained anged Purchase Appraisal Comps	ust 2	value.  Appellant Analysis Assessor Recomdtr Repairs Manfst Err.
ASSESSOR EVIDENCE: The DECISION OF THE BOAL LAND (ACRES)  IMPROVEMENTS  PERSONAL PROPERTY  TOTAL  NOTES:  AUTHORIZATION  Chairperson (or Author)	he appellant submitted to the submitted	24 sold for \$509,0 re included three s  LUE: Br 215,700 \$ 356,255 \$ 571,955 \$  Signature	OE VALUE:	700 000	commendin	g no chang  DETERMI  [ ] Su  [ \( \) Ch	NATION: stained anged Purchase Appraisal Comps	ust 2	value.  Appellant Analysis Assessor Recomdtr Repairs Manfst Err.

Cla	ark County Board of Equal	ization - Boar	d Clerk's Record	of Hearin	g		
ASE BEING HEARD							
Assessment Year:	2023 Petition No: 374 Parcel			Number:	nber: 168614-000		
Owner Name:	PACE LEROY MICHAEL & PA	ACE RAMONA J	EAN				
Situs Address:	18418 NE 83RD ST VANCO	UVER, WA 9868	32				
Property Type:	ranch-style residence		Acres:	8	NBHD	21	
Mailing Address:	18418 NE 83RD ST VANCOU	JVER, WA 9868	2				
ATTENDANCE							
Held by:	√ Video Conference	[] Phor	e Conference	[]	n-Person		
Board:	Taxpayer:		Assessor:		Third Part	ies (if any):	
☐ Daniel Weaver ☐ To ☐ Lisa Bodner ☐ G ☐ Daniel Weaver ☐ To ☐ To ☐ Daniel Weaver ☐ To	ohn Rose erry Hagberg Horia Gomez- Aatthews oel Cline Ricmon Ricmon	æ € Œ					
HEARING SESSION					udio e Blama		
Hearing Held On:	Start Time:	End Tim		Reco	ording Name	:	
February 8, 2024	10:31	10	140				
assessed value.	e Assessor's evidence included thr	ee sales, an aerial	photo, and a cover let	ter recomme	ending no chang	e to the	
DECISION OF THE BOA	ASSESSOR VALUE:	BOE VALUE:		DETERMI	NATION:		
LAND (ACRES)	\$ 369,071	\$ 369	.67/	[ ] \$110	stained		
IMPROVEMENTS	\$ 575,401	\$ 575				Appellant Analysis	
PERSONAL PROPERTY	\$	\$	1101	Changed		□ Assessor	
TOTAL	\$ 944,472	\$ 894	343	[]			
NOTES: assussor	comps de				Appraisal 🗆	Repairs Manfst Err. Other	
AUTHORIZATION				Dat			
	C. Weasur			Dat	2/8/2	4	

Cla	ark County Board	of Equalizat	ion - Boar	d Clerk's	Record o	of Hearin	g	
CASE BEING HEARD							1	22
Assessment Year:	2023	Petition No: 375 Parcel Numb			lumber:	178135-000		
Owner Name:	TUDDENHAM EVE	LYN						
Situs Address:	27108 SE ROBINSO	ON RD CAMA	s, WA 986	07				
Property Type:	ranch-style mobile	home			Acres:	0.29	NBHI	20
Mailing Address:	27108 SE ROBINSO	ON RD CAMA	s, WA 9860	17				
ATTENDANCE								
Held by:	✓ Video Confere	nce	[] Phor	e Confer	ence	[]	n-Person	
Board:	Тахра	yer:		Assesso	r:		Third Pa	rties (if any):
T Lisa Bodner 口 G  Not John Marks	ohn Rose erry Hagberg iloria Gomez- Matthews oel Cline	elyn Tudder	nham					
HEARING SESSION	1	-	End Tim			Per	ording Nam	ρ.
Hearing Held On:	Start Time:		End IIII	e;		Nece	Julia Ivali	
February 8, 2024	(1:00		11	:10				
ASSESSOR EVIDENCE: The appellant disagreed with the	ne Assessor's evidence in			er letter reco	ommending	no change	to the assesse	d value. The
DECISION OF THE BOA		- ne	SE MALLIE.			DETERMI	NATION:	
	ASSESSOR VALUE		E VALUE:					
LAND (ACRES)		169,228 \$	611			[X] Su	stained	Appellant
IMPROVEMENTS	\$	242,921 \$	242,	9:21		[ ] Ch	anged	Analysis
PERSONAL PROPERTY	\$	\$				[ ]	[ ] Asses	
TOTAL	11:		412,			Reco		
NOTES: Easen	int & Sign	D mol	il Hon	~~		0.4	Appraisal	☐ Repairs ☐ Manfst Err ☐ Other
AUTHORIZATION								
Chairperson (or Auth						Dat	- 1 7	S 20
(Danie	1 Cleso	en					2/8/	24

Owner	PID	Case	Mail	ATD	NOTES
RELYEA JAMES & RELYEA JUDITH	211217000	377	14010 A NE 3rd Ct Suite 106 Vancouver 98685		The appellant's representative, Hinton Development, has been under contract with the owners since September 2023 to
				Mark Hinton	purchase the subject properties as well as adjacent properties. The representative stated that the two subject properties are comprised of a 20-acre property and a 5-acre property. The subject properties have no public access, and currently an easement through a neighbor's property is the only access to the residences. The subject properties are zoned as R-75 in La Center, and the representatives intend to develop the properties into a subdivision. There are no sewer lines to the properties, and to install a pump station and sewer will cost about \$2 million. Hinton Development is in discussion on the feasibility of this project with the City Manager of La Center.  The cost to obtain preliminary plat approval is estimated at \$300,000. Hinton Development intends to create 41 lots on the two subject properties with a total of 150 lots for the entire development on approximately 60 acres.  Property ID #211458000 has a structure on the property that will remain on the lot after development is completed. It is in very poor condition and to repair and keep the house on the lot within the future subdivision will cost \$225,000.  The appellant updated their opinion of value to \$458,392 for 211458000 in their additional
RELYEA JAMES & RELYEA JUDITH ETAL	211458000	378	31010 NW SPENCER RD		evidence and \$1 million for property 211217000.
HPA BORROWER 2017-1 LLC	109581614	337	500 E BROWARD BLVD SUITE 1130	Mercy Galindo	The appellant's representative referred to their comparable sales with relevant adjustments.
HPA US1 LLC	226989012	359	500 E BROWARD BLVD SUITE 1130	Mercy Galindo	The appellant's referred to the purchase price of the property from February 2023.
HPA II BORROWER 2021-1 LLC	185668006	353	500 E BROWARD BLVD SUITE 1130	Mercy Galindo	The appellant's representative referred to their comparable sales that included 4 sales within a quarter mile of the subject property. Relevant adjustments were made in the sales grid.
PACE LEROY MICHAEL & PACE RAMONA JEAN	168614000	374	18418 NE 83RD ST	Leroy Pace Ramona Pace	The appellant stated that the subject property does not have any of the attractive features of the new properties in the area. The appellants have not remodeled or updated the subject property. The subject property was constructed for close to \$230 per square foot and new construction homes are being built for \$467 per square foot.

					Much of the subject property's eight acres are not usable because they are considered wetlands or protected lands. A stable with horses is located directly adjacent to the property. Cooper Estates, a development to the west of the subject property, causes runoff and flooding on the subject property.
TUDDENHAM EVELYN	178135000	375	27108 SE ROBINSON RD	Evelyn Tuddenham	The appellant stated there is a 15-foot easement on the subject property and referred to paperwork showing the agreement for this easement. The subject property is listed as 12,632 square feet, but after the easement, only 9,482 square feet is usable. The structure is listed as 1,782 square feet on GIS, but the property is 1,620 square feet.