



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: MONTEREY APARTMENTS LLC

TAX ADVISORS
C/O GREG LEBLANC
203 SE PARK PLAZA DRIVE, SUITE 230
VANCOUVER, WA 98684

ACCOUNT NUMBER: 110420-000

PROPERTY LOCATION: 905 SE 136TH AVE
VANCOUVER, WA 98683

PETITION: 321

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 5,900,673	\$ 5,900,673
Improvements	\$ 38,611,427	\$ 36,216,753
Personal property		
ASSESSED VALUE	\$ 44,512,100	BOE VALUE \$ 42,117,426

Date of hearing: March 7, 2024

Recording ID#: MONTEREY

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
John Marks

Appellant:
Greg LeBlanc

Assessor:
Keri Dudley

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 224-unit multi-family apartment complex built in 1992 located on 12.27 acres.

This is a 224-unit garden-style apartment complex built in 1992 near E Mill Plain Blvd. The most common type of unit is a 2 bedroom and 1 bathroom. Amenities include a clubhouse with a fitness center, outdoor pool, and carports. The representative's income analysis used a loaded capitalization rate of 5.72% to arrive at a value of \$187,009 per unit or \$41,703,000 for the entire subject property. Six comparable sales were provided with market values ranging from \$182,099 and \$260,000 per unit. Comparable Sale #1 from 2023 had a capitalization rate of 6.8%, showing that capitalization rates increased in the assessment year. The comparable properties include complexes that are new construction or have nicer amenities such as gas ranges, dog parks, and pools. Adjustments were made for market conditions resulting in an average market value of \$197,942 per unit. The representative voiced concerns with the Assessor's Office's income approach due to its market adjustment addition. The appellant submitted an income approach analysis indicating a value of \$187,009 per unit. The appellant's evidence included a multi-family submarket report, rent roll from June 2023, and a Net Operating Income report as of December 2022. The appellant submitted six comparable sales [#993200-000 sold for \$14,750,000 in November 2023; #991500-000 sold for \$39,500,000 in October 2022; #163726-000 sold for \$23,920,000 in May 2022; #112802-000 sold for \$17,200,000 in December 2021; #200193-000 sold for \$35,550,000 in August 2021; and #161656-000 sold for \$23,850,000 in August 2021].

The appellant requested a value of \$41,050,000, which was updated to \$41,703,000 in additional evidence.

The Assessor's Office's representative stated the property was last physically inspected in March 2021 when a survey of local rents was also compiled. The Assessor's Office asked for the Fee Appraisal that was completed in 2020 by the owner, but it was not received. A cost, sales, and income approach were completed on this property for a blended approach with a market value conclusion of \$44,512,100. The 2021 income value was combined with a market adjustment of \$12,257,000 to establish this value. The Assessor's Office's comparable sales were from the assessment year, similar in size and unit count, close in location, and had similar construction dates. The assessed value falls below the sale per unit value of each of the sales. The Assessor's Office presented a CoStar report that showed a 5.1% increase in the market from 2022 to 2023 which differed from the appellant's CoStar report, concluding that third party data has the potential to be incorrect or conflicting. The Assessor's evidence included three sales, a property information packet, and a cover letter recommending no change to the assessed value.

The Assessor's value is supported by a large market adjustment of \$12,257,000 which is explained by the increase in the market from the time of the data collection to the current assessed year without any supporting information. In addition, the information to calculate the net operating income is based on some client data and mostly published ratios. The capitalization rate is different than accumulated data on published information. The net operating income supplied by the appellant comes from actual data accumulated from the appellant's records. Using a 4.5% capitalization rate plus the Assessor's tax load factor of 1.1597%, yields a loaded capitalization rate of 5.6597%. Using the appellant's more reliable net operating income of \$2,383,720 and the revised capitalization rate, yields a value of \$42,117,426.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant's representative and the Assessor's Office, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$42,117,426 as of January 1, 2023.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 21, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, <https://clark.wa.gov/internal-services/board-equalization>, the Assessor's Office or the Washington State Board of Tax Appeals.

**** You must pay your taxes by the date they are due to avoid penalties and interest. After the appeal period for the decision has passed, changes to the assessment will be entered into the system by the Assessor's Office and the Treasurer's Office will notify you of adjustments made to your taxes. ****



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: AG RESIDENTIAL JV LLC

TAX ADVISORS
C/O GREG LEBLANC
203 SE PARK PLAZA DRIVE, SUITE 230
VANCOUVER, WA 98684

ACCOUNT NUMBER: 160002-000

PROPERTY LOCATION: 8778 NE 54TH ST
VANCOUVER, WA 98662

PETITION: 323

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ 2,474,208	\$ 2,474,208
Improvements	\$ 39,165,569	\$ 39,165,569
Personal property		
ASSESSED VALUE	\$ 41,639,777	BOE VALUE \$ 41,639,777

Date of hearing: March 7, 2024

Recording ID# AG RESIDENTIAL

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Greg LeBlanc

Assessor:
Keri Dudley

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a multi-family apartment complex built in 2021 and located on 5.83 acres.

The subject property is a 148-unit garden-style apartment complex built in 2021. The average size of the apartments is 905 square feet, and the average style is a two-bedroom and two-bathroom unit. The apartment finishes include stainless steel appliances, quartz counters, and washers and dryers. The amenities include a clubhouse, fitness center, playground, outdoor pool, and sports court. The complex is 97% occupied. The property was purchased in June 2021 for \$39,500,000 and initially had an asking price of \$41.44 million. The representative stated that this sale value adjusted for time in 2023 would be \$38,868,000. In the income approach, a loaded capitalization rate of 5.83% was used to come to a value of \$39,567,000 or \$267,345 per unit. Six comparable sales were presented with values ranging from \$222,188 to \$287,202 per unit. The sales are adjusted based on market conditions, unit size, amenity features, and common area features for an average market value of \$242,252 per unit. The appellant submitted an income approach analysis indicating a value of \$267,345 per unit. The appellant's evidence included a multi-family submarket report, rent roll from June 2023, and income statements from December 2022 and December 2021. The appellant submitted six comparable sales [#163726-000 sold for \$23,920,000 in May 2022; #160818-000 sold for \$13,972,000 in May 2022; #160746-000 sold for \$18,200,000 in October 2021; #185979-000 sold for \$48,250,000 in September 2021; #986053-952 sold for \$48,500,000 in August 2021; and #200193-000 sold for \$35,550,000 in August 2021].

The appellant requested a value of \$39,500,000, which was updated to \$39,567,000 in additional evidence.

The Assessor's Office inspected the subject property in May 2023 and was able to use current market data. A copy of the fee appraisal for the recent sale was requested but not received. The Assessor's Office used a blended approach using a 2022 sales comparison approach and a 2023 income approach, indicating a value of \$41,639,777. The Assessor's Office presented a CoStar report that showed a 5.1% increase in the market from 2022 to 2023 which differed from the appellant's CoStar report. The Assessor's Office's income approach used rental rates from complexes throughout the area. In this income approach, a 4% capitalization rate was used because the subject property was fully leased at the time of sale and is a newer property, so does not have the risks of an older property. Five comparable sales were provided from the assessment year. Comparable sales 1-3 are older construction, but close in location and close in unit count. These three comparable sales showed a range in market value per unit of \$274 to \$282. The Assessor's evidence included five sales, a property information packet, and a cover letter recommending no change to the assessed value.

The Assessor's value does not have a large market adjustment because they are using current data for calculations. The information to calculate the net operating income is based on some client data and mostly published ratios. The capitalization rate is different than accumulated data on published information. The net operating income supplied by the appellant comes from actual data accumulated from the appellant's records. Using a 4.5% capitalization rate plus the Assessor's tax load factor of 1.0019%, yields a loaded capitalization rate of 5.5019%. Using the appellant's more reliable net operating income of \$2,307,968 and the revised capitalization rate, yields a value of \$41,948,563 which is less than 1% different than the assessed value of \$41,639,777.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant's representative and the Assessor's Office, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$41,639,777 as of January 1, 2023.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on March 21, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LOOKOUT RIDGE TOWNHOMES SPE LLC

TAX ADVISORS
C/O GREG LEBLANC
203 SE PARK PLAZA DRIVE, SUITE 230
VANCOUVER, WA 98684

ACCOUNT NUMBER: See Attached

PROPERTY LOCATION: See Attached

PETITION: 584, 594-652

ASSESSMENT YEAR: Valued January 1, 2023 **TAXES PAYABLE IN:** 2024

The Board of Equalization for Clark County Washington was duly convened on September 21, 2023 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

	ASSESSED VALUE	BOARD OF EQUALIZATION (BOE) VALUE
Land	\$ (See Attached)	\$ (See Attached)
Improvements	\$ (See Attached)	\$ (See Attached)
Personal property		
ASSESSED VALUE	\$ (See Attached)	BOE VALUE \$ (See Attached)

Date of hearing: March 7, 2024

Recording ID# LOOKOUT RIDGE

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Greg LeBlanc

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject properties are a complex of 60 2-story townhomes, built in 2008 and are located on lots from 0.04 acres to 0.1 acres.

The subject properties consist of 60 units in 15 four-plex townhome buildings. They are 98% leased. The property has always operated as for-rent housing. There would be a bulk discount if sold as a whole, while if they were sold as fee simple sales, there would be holding costs that would result in similar discounted rates. With the income method, a loaded capitalization rate of 5.92% was used to indicate a value of \$325,000 per unit. Four comparable sales were presented ranging between \$217,500 and \$348,611 per unit with an average adjusted value of \$327,153 per unit. Adjustments were made for market conditions, age, building configuration, unit features, and average unit size. The appellant submitted an income approach analysis indicating a value of \$325,000 per unit. The appellant's evidence included a multi-family submarket report, rent roll from June 2023, and income statements from December 2022 and December 2021. The appellant submitted four comparable sales [#106270-000 sold for \$16,450,000 in September 2021; #30240-080 sold for \$12,550,000 in September 2021; #85145-000 sold for \$2,175,000 in August 2021; and #986029-661 sold for \$1,650,000 in June 2021].

See Attachment A for appellant estimates of true and fair value by parcel.

The Assessor's evidence included four comparable sales, a map showing the proximity of the comparable sales to the subject property, and a cover letter recommending no change to the assessed value. The Assessor contended that the units were individual condominium units that could be sold separately and as such were valued on an individual unit sales comparison approach. There was approximately an 8% reduction in assessed value from 2022 to 2023.

The appellant used an income approach to value the condos as a complex, which did not overcome the assessed value assigned by the Assessor.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant's representative, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject properties is sustained at \$20,529,197 as of January 1, 2023. See Attachment A for supported value by parcel.

This order is submitted into the record of the Clark County Washington Board of Equalization:

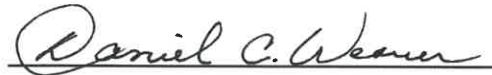
Mailed on March 21, 2024

The Board of Equalization

1300 Franklin Street, Suite 650

Vancouver, WA 98660-5000

564-397-2337



Daniel C. Weaver, Chairman

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LOOKOUT RIDGE TOWNHOMES SPE LLC For values as of January 1st, 2023

Property				Assessor Value			Appellant			BOE Value			
Property ID	Case	Location Address	Building Type	Sqft	Acres	Land	Improvements	TOTAL	Initial Estimate	Adjusted Estimate	Land	Improvements	TOTAL
123012-002	584	673 W Lookout Ridge Dr	2-story condo	1,963	0.08	\$ 134,000	\$ 229,881	\$ 363,881	\$ 308,140	\$ 345,638	\$ 134,000	\$ 229,881	\$ 363,881
123012-004	594	669 W Lookout Ridge Dr	2-story condo	1,757	0.04	\$ 134,000	\$ 208,534	\$ 342,534	\$ 299,630	\$ 325,362	\$ 134,000	\$ 208,534	\$ 342,534
123012-006	595	665 W Lookout Ridge Dr	2-story condo	1,757	0.05	\$ 134,000	\$ 208,534	\$ 342,534	\$ 287,497	\$ 325,362	\$ 134,000	\$ 208,534	\$ 342,534
123012-008	596	661 W Lookout Ridge Dr	2-story condo	1,743	0.06	\$ 134,000	\$ 218,204	\$ 352,204	\$ 287,497	\$ 334,547	\$ 134,000	\$ 218,204	\$ 352,204
123012-010	597	657 W Lookout Ridge Dr	2-story condo	1,695	0.05	\$ 134,000	\$ 203,500	\$ 337,500	\$ 308,140	\$ 320,580	\$ 134,000	\$ 203,500	\$ 337,500
123012-012	598	653 W Lookout Ridge Dr	2-story condo	1,757	0.05	\$ 134,000	\$ 208,534	\$ 342,534	\$ 308,140	\$ 325,362	\$ 134,000	\$ 208,534	\$ 342,534
123012-014	599	649 W Lookout Ridge Dr	2-story condo	1,757	0.05	\$ 134,000	\$ 208,534	\$ 342,534	\$ 308,140	\$ 325,362	\$ 134,000	\$ 208,534	\$ 342,534
123012-016	600	645 W Lookout Ridge Dr	2-story condo	1,963	0.07	\$ 134,000	\$ 229,881	\$ 363,881	\$ 287,497	\$ 345,638	\$ 134,000	\$ 229,881	\$ 363,881
123012-018	601	641 W Lookout Ridge Dr	2-story condo	1,871	0.07	\$ 134,000	\$ 218,360	\$ 352,360	\$ 287,497	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-020	602	637 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 308,140	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-022	603	633 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 308,140	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-024	604	629 W Lookout Ridge Dr	2-story condo	1,871	0.07	\$ 134,000	\$ 218,360	\$ 352,360	\$ 287,497	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-026	605	625 W Lookout Ridge Dr	2-story condo	1,871	0.07	\$ 134,000	\$ 218,360	\$ 352,360	\$ 287,497	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-028	606	621 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 287,497	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-030	607	617 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 287,497	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-032	608	589 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 292,491	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-034	609	585 W Lookout Ridge Dr	2-story condo	1,874	0.06	\$ 134,000	\$ 194,234	\$ 328,234	\$ 292,491	\$ 311,779	\$ 134,000	\$ 194,234	\$ 328,234
123012-036	610	581 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 300,304	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-038	611	577 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 308,140	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-040	612	573 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 287,497	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-042	613	569 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 308,886	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-044	614	565 W Lookout Ridge Dr	2-story condo	1,685	0.05	\$ 134,000	\$ 192,476	\$ 326,476	\$ 300,304	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-046	615	561 W Lookout Ridge Dr	2-story condo	1,871	0.05	\$ 134,000	\$ 207,689	\$ 341,689	\$ 296,289	\$ 324,559	\$ 134,000	\$ 207,689	\$ 341,689
123012-048	616	557 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 308,015	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-050	617	553 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 308,140	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-052	618	549 W Lookout Ridge Dr	2-story condo	1,685	0.04	\$ 134,000	\$ 192,476	\$ 326,476	\$ 300,304	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-054	619	545 W Lookout Ridge Dr	2-story condo	1,685	0.04	\$ 134,000	\$ 192,476	\$ 326,476	\$ 300,303	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-056	620	541 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 317,327	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-058	621	537 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 317,327	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-060	622	533 W Lookout Ridge Dr	2-story condo	1,685	0.04	\$ 134,000	\$ 192,476	\$ 326,476	\$ 308,140	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-062	623	529 W Lookout Ridge Dr	2-story condo	1,685	0.04	\$ 134,000	\$ 192,476	\$ 326,476	\$ 308,886	\$ 310,109	\$ 134,000	\$ 192,476	\$ 326,476
123012-064	624	525 W Lookout Ridge Dr	2-story condo	1,871	0.06	\$ 134,000	\$ 218,360	\$ 352,360	\$ 292,491	\$ 334,695	\$ 134,000	\$ 218,360	\$ 352,360
123012-066	625	521 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-068	626	497 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-070	627	487 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 292,491	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-072	628	477 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,886	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-074	629	467 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-076	630	457 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-078	631	447 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 292,491	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737

LOOKOUT RIDGE TOWNHOMES SPE LLC

For values as of January 1st, 2023

Property		Assessor Value				Appellant			BOE Value				
Property ID	Case	Location Address	Building Type	SqFt	Acres	Land	Improvements	TOTAL	Initial Estimate	Adjusted Estimate	Land	Improvements	TOTAL
123012-080	632	437 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-082	633	427 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-084	634	417 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 292,491	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-086	635	407 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-088	636	387 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,886	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-090	637	377 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,886	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-092	638	367 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 292,491	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-094	639	357 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 287,497	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-096	640	347 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 287,497	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-098	641	337 W Lookout Ridge Dr	2-story condo	1,963	0.06	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,140	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-100	642	287 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,140	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-102	643	277 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 288,899	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-104	644	267 W Lookout Ridge Dr	2-story condo	1,963	0.05	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-106	645	257 W Lookout Ridge Dr	2-story condo	1,963	0.05	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,886	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-108	646	247 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-110	647	237 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-112	648	227 W Lookout Ridge Dr	2-story condo	1,963	0.05	\$ 134,000	\$ 219,297	\$ 353,297	\$ 292,491	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-114	649	177 W Lookout Ridge Dr	2-story condo	1,963	0.05	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,887	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
123012-116	650	167 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 308,886	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-118	651	157 W Lookout Ridge Dr	2-story condo	1,755	0.04	\$ 134,000	\$ 198,737	\$ 332,737	\$ 292,491	\$ 316,056	\$ 134,000	\$ 198,737	\$ 332,737
123012-120	652	147 W Lookout Ridge Dr	2-story condo	1,963	0.1	\$ 134,000	\$ 219,297	\$ 353,297	\$ 308,886	\$ 335,585	\$ 134,000	\$ 219,297	\$ 353,297
All were built in 2008.				109,305	3.16			\$ 20,529,197		\$ 19,500,007			\$ 20,529,197