

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	283	Parcel Number:	8310-000
Owner Name:	WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH				
Situs Address:	222 W 30TH ST VANCOUVER, WA 98660				
Property Type:	ranch style residence	Acres:	0.11	NBHD	
Mailing Address:	31312 NE 69TH ST CAMAS, WA 98607				

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 checked="" 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 type="checkbox"/> Joel Cline	Patrick Williams		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	9:03	9:11	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The property was purchased for \$355,000 in October 2023. The appellant submitted four comparable sales [#164-110 sold for \$302,000 in April 2024; #42030-000 sold for \$315,000 in February 2024; #62175-240 sold for \$325,000 in March 2024; and #44770-000 sold for \$342,500 in April 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 208,500	\$ 208,500	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 172,196	\$ 172,196		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 380,696	\$ 380,696		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
Assessor Comps. - not correct length				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	284	Parcel Number:	45675-000
Owner Name:	WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH				
Situs Address:	1921 C ST VANCOUVER, WA 98663				
Property Type:	1.5-story residence	Acres:	0.1	NBHD	
Mailing Address:	31312 NE 69TH ST CAMAS, WA 98607				

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 checked="" 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 type="checkbox"/> Joel Cline	Patrick Williams	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	9:11	9:16	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#164-110 sold for \$302,000 in April 2024; #42030-000 sold for \$315,000 in February 2024; #62175-240 sold for \$325,000 in March 2024; and #44770-000 sold for \$342,500 in April 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 223,657	\$ 223,657	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 263,428	\$ 263,428		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 487,085	\$ 487,085		
NOTES: <i>Assessor Comp</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. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	285	Parcel Number:	137517-000
Owner Name:	WILLIAMS PATRICK J & WILLIAMS A ELIZABETH				
Situs Address:	31312 NE 69TH ST VANCOUVER, WA 98607				
Property Type:	1.5-story residence	Acres:	5.19	NBHD	
Mailing Address:	31312 NE 69TH ST CAMAS, WA 98607				

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 checked="" 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 type="checkbox"/> Joel Cline	Patrick Williams	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	9:17	9:21	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted four comparable sales [#138971-000 sold for \$920,000 in September 2023; #136916-000 sold for \$925,000 in August 2023; #143290-000 sold for \$915,000 in June 2024; and #143095-000 sold for \$965,000 in April 2024].

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

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 331,247	\$ 331,247	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 941,577	\$ 941,577		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 1,272,824	\$ 1,272,824		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>Appellant's Assessor Comps</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	281	Parcel Number:	986043-894
Owner Name:	MAKINSON ALLISON & MAKINSON RYAN				
Situs Address:	3518 NW MCMASTER DR CAMAS, WA 98607				
Property Type:	1.5-story residence	Acres:	0.34	NBHD	
Mailing Address:	3518 NW MCMASTER DR CAMAS, WA 98607				

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 checked="" 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 type="checkbox"/> Joel Cline	Ryan Makinson	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	9:47	10:02	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a letter and photos discussing the noise disturbances and light pollution from an adjacent commercial property.

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, two photos, a decibel level comparison chart, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 700,000	\$ 700,000	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,439,446	\$ 1,237,685		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,139,446	\$ 1,937,695		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input checked="" type="checkbox"/> Other	
Discount for condition of location				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	298	Parcel Number:	96158-578
Owner Name:	AMERICAN HOMES 4 RENT PROPERTIES THREE LLC				
Situs Address:	3872 U ST VANCOUVER, WA 98671				
Property Type:	ranch style residence	Acres:	0.26	NBHD	
Mailing Address:	PO BOX 577 PICO RIVERA, CA 90660				

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 checked="" 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 type="checkbox"/> Joel Cline	-	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	10:20	10:22	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted two comparable sales [#132591-040 sold for \$509,900 in September 2023; and #76516-112 sold for \$387,300 in May 2023].

ASSESSOR EVIDENCE: The Assessor's evidence included three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 144,000	\$ 144,000	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 226,076	\$ 226,076		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 370,076	\$ 370,076		
NOTES: <i>Assessor Comps</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. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	58	Parcel Number:	125614-000
Owner Name:	GEHM BRYAN C & GEHM HALEY NICOLE				
Situs Address:	5002 SW 6TH AVE CAMAS, WA 98607				
Property Type:	ranch style residence	Acres:	0.85	NBHD	
Mailing Address:	5002 SW 6TH AVE CAMAS, WA 98607				

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 type="checkbox"/> Joel Cline	Bryan GEHM		

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	10:24	10:29	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted three comparable sales [#35770-202 sold for \$908,000 in September 2023; #113816-000 sold for \$767,000 in September 2023; and #35770-052 sold for \$727,500 in March 2023] and three comparable rental properties.

ASSESSOR EVIDENCE: The Assessor's evidence included five comparable sales, a photo of the view from the subject property, an analysis of the petitioner's comparable sales a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 570,043	\$ 570,043	<input checked="" type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 403,889	\$ 403,889		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 973,932	\$ 973,932		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input type="checkbox"/> Other	
<i>No Support</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel E. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year:	2024	Petition No:	385	Parcel Number:	168614-000
Owner Name:	PACE LEROY MICHAEL & PACE RAMONA JEAN				
Situs Address:	18418 NE 83RD ST VANCOUVER, WA 98682				
Property Type:	ranch style residence	Acres:	8	NBHD	
Mailing Address:	18418 NE 83RD ST VANCOUVER, WA 98682				

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 type="checkbox"/> Joel Cline	Ramona & Leroy Pace	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	11:08	11:19	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant submitted seven comparable sales [#986044-874 sold for \$605,000 in September 2020; #986060-055 sold for \$874,990 in October 2024; #87368-008 sold for \$755,000 in November 2024; #233817-002 sold for \$600,000 in August 2019; #986060-050 sold f

ASSESSOR EVIDENCE: The Assessor's evidence included four comparable sales, a property information card, and a cover letter recommending no change to the assessed value. The appellant disagreed with the appraiser's findings.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 387,869	\$ 387,869	<input type="checkbox"/> Sustained <input checked="" type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 566,798	\$		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 954,667	\$ 894,343		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input checked="" type="checkbox"/> Comps <input type="checkbox"/> Other	
Assessor Comp #1 168425000 #3 205469000				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	2/18/25

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

CASE BEING HEARD

Assessment Year: 1041	100% 2024	Petition No: 424	Parcel Number: 986043-896
Owner Name:	PENG BETTY & GRANT SCOTT		
Situs Address:	3530 NW MCMASTER DR CAMAS, WA 98607		
Property Type:	1.5-story residence	Acres: 0.35	NBHD
Mailing Address:	3530 NW MCMASTER DR CAMAS, WA 98607		

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 type="checkbox"/> Joel Cline	<i>Betty Peng</i>	

HEARING SESSION

Hearing Held On:	Start Time:	End Time:	Recording Name:
February 18, 2025	<i>11:28</i>	<i>11:40</i>	

CASE DETAILS

TESTIMONY: (See attached note sheet)

APPELLANT EVIDENCE: The appellant's evidence included a Noise Measurement Study from Listen Acoustics as of January 2024 and photos documenting the negative impact of the commercial property. The appellant submitted three comparable sales [#177504-038 sold for \$1,385,000 in July 2024; #986046-712 sold for \$1,625,000 in July 2024; and #92232-786 sold for \$1,676,657 in March 2024].

ASSESSOR EVIDENCE: The Assessor's evidence included a decibel level comparison chart, photos of the property, three comparable sales, a property information card, and a cover letter recommending no change to the assessed value.

DECISION OF THE BOARD

	ASSESSOR VALUE:	BOE VALUE:	DETERMINATION:	
LAND (ACRES)	\$ 700,000	\$ <i>700,000</i>	<input type="checkbox"/> Sustained <input type="checkbox"/> Changed <input type="checkbox"/> _____	<input type="checkbox"/> Appellant Analysis <input type="checkbox"/> Assessor Recomdtn
IMPROVEMENTS	\$ 1,305,709	\$ <i>1,100,000</i>		
PERSONAL PROPERTY	\$	\$		
TOTAL	\$ 2,005,709	\$ <i>1,800,000</i>		
NOTES:			<input type="checkbox"/> Purchase <input type="checkbox"/> Repairs <input type="checkbox"/> Appraisal <input type="checkbox"/> Manfst Err. <input type="checkbox"/> Comps <input checked="" type="checkbox"/> Other	
<i>Reduction of 10%</i>				

AUTHORIZATION

Chairperson (or Authorized Designee) Signature	Date
<i>Daniel C. Weaver</i>	<i>2/18/25</i>

Owner	PID	Case	ADDRESS (Mail)	ATD?	NOTES
WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH	8310000	283	31312 NE 69TH ST	Patrick Williams	The appellant stated this property was purchased from the previous homeowner after mailing an inquiry letter; he was not previously acquainted with the owner. The property was in a deteriorated condition at the time of purchase. The appellant believes this property would have sold for a discounted price if it was on the market due to this condition.
WILLIAMS PATRICK J & WILLIAMS AMY ELIZABETH	45675000	284	31312 NE 69TH ST	Patrick Williams	The appellant purchased this property in 2021 in poor condition, but he has painted the walls and refinished the floors. The property has an unfinished basement and attic that are both primarily storage areas. The appellant stated that the Assessor's comparable sales went outside of neighborhood 11, and they provided sales with larger square footage.
WILLIAMS PATRICK J & WILLIAMS A ELIZABETH	137517000	285	31312 NE 69TH ST	Patrick Williams	The appellant provided comparable sales from Washougal and Camas because the property is located on the edge of the two cities. The highest value property in the appellant's comparable sales was \$1.1 million. A few of the comparable sales provided by the appellant were in Skamania County.
MAKINSON ALLISON & MAKINSON RYAN	986043894	281	3518 NW MCMASTER DR	Ryan Makinson	The appellant stated that the property owners of McMaster Drive have active litigation against the commercial property adjacent to the subject property. The court has awarded a positive judgement to the affected residents, ruling that the noise levels do exceed WA limits in residential areas. The subject property is impaired due to the noise disturbance as well as being negatively influenced from the towering structure that overlooks the subject property. The appellant commissioned a noise report, demonstrating the sound from the building is outside of the Department of Energy's guidelines 93% of the day. It is difficult to find comparable sales because of the unique effects of the commercial property. The original site plan of the commercial property showed the building at a different location and was only adjusted after the appellant began construction on the subject property. The Assessor's comparable sales are not directly adjacent to the commercial building. The appellant believes the average increase in assessment is 6.28% for this neighborhood.
COORAY SUSITH & COORAY DINALI	127502140	282	3942 NW OAKRIDGE LN	Reschedule	

AMERICAN HOMES 4 RENT PROPERTIES THREE LLC	96158578	298	PO BOX 577	No attendance	Lisa out No attendance
GEHM BRYAN C & GEHM HALEY NICOLE	125614000	58	5002 SW 6TH AVE	Bryan Gehm	Lisa out The appellant stated the subject property is on the north side of the railroad which obstructs the view of the Columbia River. The north side of the subject property is adjacent to Evergreen HWY and SR-14. The appellant is considering renting the property and provided a portion of a rental appraisal. The average of the comparable sales in the appraisal is \$718,000. The appellant believes the Assessor's photograph of the view does not represent the actual perspective from the home.
PETERSON ROBERT L & PETERSON DIANE C TRUSTEES	136856000	96	31420 NE 90TH CIRCLE	withdraw	Rescheduled from 11/21
PACE LEROY MICHAEL & PACE RAMONA JEAN	168614000	385	18418 NE 83RD ST	Leroy Pace Ramona Pace	Lisa out The appellants stated they visited open houses to compare the subject property with comparable listings, and they believe the subject property is basic with low ceilings and limited upgrades. They stated much of the 8 acres are unusable land due to wetlands and neighboring properties have cars and horses which cause disturbances. The shared complaints of nearby development.
PENG BETTY & GRANT SCOTT	986043896	424	3530 NW MCMASTER DR	Betty Peng	Lisa out The appellant provided information from an audio engineer showing measurements that were over the state permitted noise level for residential areas. The HVAC systems are constantly on and resemble the noise from a freeway. This sound can be heard while indoors in the subject property. A lawsuit filed by the property owner and their neighbors shows that the commercial building is at fault and the noise level is excessive. The appellant, a real estate agent, believes that the noise impairment would value the property at 10-20% less than a similar property without the influence of the commercial building. She referenced a study of home sales located near an airport that provided this data.