	Clark County Board of Ed	qualization - B	oard Clerk's	Record o	of Hearin	ng		
CASE BEING HEARD						'В		
Assessment Year:	2024 Petiti	ion No: 283		Parcel N	umber:	8310-0	000	
Owner Name:	WILLIAMS PATRICK J &	WILLIAMS AM	Y ELIZABETH					
Situs Address:	222 W 30TH ST VANCO							
Property Type:	ranch style residence			Acres:	0.11	0.11 NBHD		
Mailing Address:	31312 NE 69TH ST CAM	AS, WA 98607				110		
ATTENDANCE								
Held by:	⟨∑ Video Conference	[] Ph	none Confere	nce	T.1.1e	Porcon		
Board:	Taxpayer:	(11)	Assessor	0.00	1.1 0	n-Person		
Zi Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Villiams	13333	8.1	7.1	Time P	Parties (if any	
HEARING SESSION								
Hearing Held On:	Start Time:	Start Time: End Time:				rding Nar	me:	
February 18, 2025	9:03		9:11					
old for \$342,500 in April 20	e Assessor's evidence included fo	00 in February 2024	1; #62175-240 sc	old for \$325,	000 in Mar	ch 2024; ar	nd #44770-000	
DECISION OF THE BOA	PD						G 1	
DECISION OF THE BOA	ASSESSOR VALUE:	BOE VALUE:		DF	TERMINA	TION		
AND (ACRES)	\$ 208,500	\$ 208,5	500		000			
MPROVEMENTS	\$ 172,196	a law are		- 12] Susta		Appellant	
ERSONAL PROPERTY	\$	\$,194	[] Chan	iged	Analysis	
OTAL	\$ 380,696	\$ 380,	691]				
OTES: Assessor Co	mps rot ar				□ Puro	raisal [Repairs Manfst Err. Other	
UTHORIZATION		0						
	ized Designee) Signature				Date			
Warriel	C. Weann				- 5	2/18/	25	

	Clark County Board	of Equalizat	ion - Boa	ard Clerk's	Record	of Hearin	g		
CASE BEING HEARD						o, mean	ъ		
Assessment Year:	2024 P	etition No:	284		Parcel I	Number:	45675	5-000	11
Owner Name:	WILLIAMS PATRICE	(J& WILLIA	MS AMY	ELIZABETH		tumben	45075	-000	-
Situs Address:	1921 C ST VANCOU								
Property Type:	1.5-story residence				Acres	0.1	- T.	n	
Mailing Address:	31312 NE 69TH ST (98607		Acres:	0.1	N	BHD	
	33331131	CHIVIPO, VVA	30007						
ATTENDANCE	***		100000		- 5-5-				
Held by:	[X] Video Conferen	ce	[] Pho	ne Conferer	ice	[] In	-Person	1	
Board:	Taxpay			Assessor:			Third	Parties (if	any
⊠ Lisa Bodner □ ☑ John Marks	I John Rose I Terry Hagberg I Gloria Gomez- Matthews I Joel Cline	rek Wa	llians						
HEARING SESSION									
Hearing Held On:	Start Time:		End Tim	e:		Recor	ding Na	me:	
February 18, 2025	9:11		9:	16					
202	The appellant submitted fou ; #62175-240 sold for \$325,0 he Assessor's evidence include to the assessed value.	ou in March 20	J24; and #44	1770-000 sold	for \$342,5	00 in April 2	024].		
DECISION OF THE BOA	ARD								
	ASSESSOR VALUE:	BOE	VALUE:		DE	TERMINA	TION:		
AND (ACRES)	\$ 223	,657 \$	223,6	57					
MPROVEMENTS	\$ 263	420 6	263,4		1	X] Susta		Appell	
PERSONAL PROPERTY	\$	\$	263) 1	20	- 1] Chan	ged		113
OTAL	\$ 487	,085 \$	487,0	8 -] []	-	Assess	3010
Ossesson C	onps					□ Purc □ Appr	aisal	Repairs Repairs Manfst Other	
AUTHORIZATION									
/ 1 1	rized Designee) Signatu	ıre				Date			
(6/00.00	. Wearin					-/	8/25	_	

	Clark County Board of Eq	ualization - Board	d Clerk's Record	of Hearin	חפ		
CASE BEING HEARD				or meani	'6		
Assessment Year:	2024 Petitio	on No: 285	Parcel 1	Number:	per: 137517-000		
Owner Name:	WILLIAMS PATRICK J & 1	WILLIAMS A ELIZA	ВЕТН				
Situs Address:	31312 NE 69TH ST VANO	OUVER, WA 9860	7				
Property Type:	1.5-story residence			Acres: 5.19 NBHD			
Mailing Address:	31312 NE 69TH ST CAMA	AS, WA 98607	7,10,007	0.10	140		
ATTENDANCE							
Held by:	√ Video Conference	[] Phone	Conference	I I In	n-Person		
Board:	Taxpayer:	17.1010	Assessor:	[1]		arties (if any)	
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline Patrick	Wellians				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
HEARING SESSION							
Hearing Held On:	Start Time:	End Time:		Recor	rding Nan	ne:	
February 18, 2025	9:17	9:3	Ц				
sold for \$925,000 in August	The appellant submitted four company 2023; #143290-000 sold for \$915, ne Assessor's evidence included fiveralue.	,000 in June 2024; and	#143095-000 sold for	\$965,000 in	April 2024]	•	
DECISION OF THE BOA	RD						
	ASSESSOR VALUE:	BOE VALUE:	DE	TERMINA	TION:		
AND (ACRES)	\$ 331,247	\$ 331,24	7 [() Susta	ninad		
MPROVEMENTS	\$ 941,577	\$ 941,50	1,			Appellant Analysis	
ERSONAL PROPERTY	\$	\$	1] Chan	iged		
OTAL	\$ 1,272,824	\$ 1,272,8]		Assessor Recomdtn	
NOTES: Objequett and	Essesson Congr			☐ Puro	raisal 🗆	Repairs Manfst Err. Other	
AUTHORIZATION							
	rized Designee) Signature			Date			
Damil	a Weam			2/	18/25		

2/18/25

CASE DEING HELE			alizat	ion - Boa	rd Clerk's	Record	of Hearin	Ø			
CASE BEING HEARD							o. meani	ъ			
Assessment Year:	2024	Petitio	n No:	281		Parcel 1	Number:	986043-	894		
Owner Name:	MAKINSON	ALLISON & N	AKINS	ON RYAN	i			330013 031			
Situs Address:		ICMASTER DR									
Property Type:	1.5-story re	-0		-,		Across	0.24	1 NBHD			
Mailing Address:		Maria Maria	CANAA	C 14/4 00/	-07	Acres:	0.34	NBH	D		
maning radicess.	2210 1444 14	CMASTER DR	CAIVIA	5, WA 986	007						
ATTENDANCE											
Held by:	Video C	onference		[] Phor	ne Confere	nce	[] In	-Person			
Board:		Taxpayer:			Assessor	r:		Third Pa	rties (if any):		
i Lisa Bodner □ i John Marks	I John Rose I Terry Hagberg I Gloria Gomez- Matthews I Joel Cline	Ryan M	Makinson								
HEARING SESSION											
Hearing Held On:	Start Time:			End Time	e:		Recor	ding Nam	e:		
February 18, 2025	9:4	7		10:	02						
APPELLANT EVIDENCE: adjacent commercial prope	erty.			100000				"Bur bount	on montal		
ASSESSOR EVIDENCE: T information card, and a co	he Assessor's evide ver letter recomme	nce included five nding no change	compa to the a	rable sales, ssessed val	two photos, ue. The app	a deceibel le ellant disag	evel compar reed with th	ison chart, a e appraiser's	property findings.		
ASSESSOR EVIDENCE: Tinformation card, and a con	ver retter recomme	nce included five nding no change	compa to the a	rable sales, ssessed vali	two photos, ue. The app	a deceibel l ellant disag	evel compar reed with th	ison chart, a e appraiser's	property findings.		
mormation card, and a co	ver retter recomme	nding no change	to the a	rable sales, sssessed valu	two photos, ue. The app	ellant disag	reed with th	e appraiser's	property findings.		
DECISION OF THE BOA	ARD ASSESSOR V	ALUE: 700,000	BOE V	VALUE:	ue. The app	ellant disag	TERMINA	e appraiser's	property findings.		
DECISION OF THE BOA AND (ACRES) MPROVEMENTS	ARD ASSESSOR V	ALUE:	BOE V	/ALUE:	ue. The app	DE	TERMINA	TION:	findings.		
DECISION OF THE BOA AND (ACRES) MPROVEMENTS	ARD ASSESSOR V	ALUE: 700,000	BOE V	VALUE:	ue. The app	DE	TERMINA] Susta	TION:	☐ Appellant Analysis		
AND (ACRES) MPROVEMENTS PERSONAL PROPERTY	ARD ASSESSOR V	ALUE: 700,000	BOE V	VALUE:	ie. The app	DE	TERMINA] Susta	TION:	□ Appellant Analysis		
DECISION OF THE BOY AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	ARD ASSESSOR V \$ \$	ALUE: 700,000 1,439,446	BOE \ \$ /,	/ALUE: 750,6 237,6	ie. The app	DE	TERMINA] Susta	TION: ained aged thase	☐ Appellant Analysis ☐ Assessor		
ASSESSOR EVIDENCE: Tinformation card, and a condition card, and a condition of the BOALAND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION Chairperson (or Authorization	ARD ASSESSOR V \$ \$ \$ \$	ALUE: 700,000 1,439,446 2,139,446	BOE \ \$ /,	/ALUE: 750,6 237,6	ie. The app	DE	Susta Chan	TION: ained aged thase	Appellant Analysis Assessor Recomdtn Repairs Manfst Err.		

CASE BEING HEARD		oura or Equa		on - Board Clerk	's Record	of Hearir	ng	
Assessment Year:	2024	Petition	No:	298	Parcel I	Number:	nber: 96158-578	
Owner Name:	AMERICAN I	HOMES 4 RENT	T PRC	PERTIES THREE LI	.c			5
Situs Address:	3872 U ST V	ANCOUVER, W	VA 98	671			W	
Property Type:	ranch style re	esidence	Acres:			0.26	NB	HD
Mailing Address:	PO BOX 577	PICO RIVERA,	CA 90	660				
ATTENDANCE								
Held by:	₹ Video Co	nference		[] Phone Confe	rence	[] Ir	1-Person	
Board:	17	axpayer:		Assess		1.1 "		arties (if a
SLisa Bodner G	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	-		_	70.10		, mar	arties (y tr
HEARING SESSION								
Hearing Held On:	Start Time:			End Time:		Reco	rding Nar	ne:
February 18, 2025	10:2	U		10:22				
sold for \$207 200 in \$450, 205	ne oppenant suom	itted two compar	rable sa	les [#132591-040 solo	for \$509,900) in Septemb	per 2023; a	nd #76516-1
ASSESSOR EVIDENCE: The	e Assessor's eviden	ce included three		iles [#132591-040 solo				
ASSESSOR EVIDENCE: The recommending no change to	e Assessor's eviden o the assessed value	ce included three						
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF	e Assessor's eviden the assessed value RD ASSESSOR VA	ce included three e.	e comp	arable sales, a propert	ty information		a cover lette	
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF	e Assessor's eviden o the assessed value	ce included three	e comp	arable sales, a proper	ty information	n card, and a	a cover lette	er
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF LAND (ACRES)	e Assessor's eviden the assessed value RD ASSESSOR VA	ce included three	BOE \	ALUE:	DE	TERMINA	ATION:	er □ Appella
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF LAND (ACRES)	e Assessor's eviden the assessed value RD ASSESSOR VA	LUE: 144,000 226,076	BOE \	arable sales, a propert	DE [TERMINA Susta	ATION:	er □ Appella
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	e Assessor's eviden the assessed value RD ASSESSOR VA \$	LUE: 1 144,000 226,076	BOE \	7 ALUE: 44,000	DE [TERMINA	ATION:	er Appellar Analysis
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	e Assessor's eviden the assessed value RD ASSESSOR VA \$ \$	LUE: 1 144,000 226,076	BOE \	ALUE:	DE [TERMINA Susta	acover lette	Appellar Analysis Assesso Recomd
ASSESSOR EVIDENCE: The recommending no change to DECISION OF THE BOAF LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	e Assessor's evident of the assessed value o	LUE: I 144,000 226,076	BOE \	7 ALUE: 44,000	DE [Susta Char	acover lette	Appellar Analysis Assessor Recomd

	ciark County Board	of Equalizat	tion - Board Cle	erk's Record	of Hearin	ng	
CASE BEING HEARD					ULU.	175.377	U UVO
Assessment Year:	2024	Petition No:	58	Parcel f	Number:	125614-000	
Owner Name:	GEHM BRYAN C 8	GEHM HALE	Y NICOLE				
Situs Address:	5002 SW 6TH AVE	CAMAS, WA	98607				-
Property Type:	ranch style reside			Acres:	0.85	NBH	n l
Mailing Address:	5002 SW 6TH AVE	CAMAS, WA	98607	1.00.000	0.05	North	
ATTENDANCE							
Held by:	X Video Confere	nce	[] Phone Cor	forance	1.1.1.1.		
Board:	Тахра			AND STATE OF THE S	[] In	-Person	
☐ Lisa Bodner ☐ ☐		Jan JGEHM	Assessor:			Time Par	ties (if any
HEARING SESSION					100		0 10140
Hearing Held On:	Start Time:		End Time:		Recor	ding Name	2:
February 18, 2025	10:24		10:20	9			
APPELLANT EVIDENCE: To sold for \$767,000 in Septem ASSESSOR EVIDENCE: The the petioner's comparable so	e Assessor's evidence inc	2 sold for \$727,5	in March 2023] :	and three compa	rable rental	properties.	
DECISION OF THE BOA	RD						
	ASSESSOR VALUE:	BOE	VALUE:	DE	TERMINA	TION:	
AND (ACRES)		70,043 \$	576,013	r	\\ Susta	hanis	□ Appellant
MPROVEMENTS	\$ 40	3,889 \$	403,889] Chan		Analysis
PERSONAL PROPERTY	\$	\$,	1		
OTAL	\$ 97	3,932 \$	973,932	L	1		Assessor Recomdtr
No Support					☐ Purc	raisal 🗆 I	Repairs Manfst Err. Other
Chairperson (or Author	ized Designon) Signa	ituro			1-		
	Leave	iture	1 1	5 10	Date 2	18/25	The second

00:03

CASE BEING HEARD	Clark County Bo										
Assessment Year:	2024	Petitio	n No:	385		Parcel	Number:	168614-	000		
Owner Name:	PACE LEROY I	MICHAEL &	PACE	RAMONA	IFAN		vuilibei.	100014-000			
Situs Address:	18418 NE 83R	Contract to the Contract of th				DITON D	_				
Property Type:	ranch style re		OUVE	N, WA 300	02	1		1000	2.00		
Mailing Address:		1.08277570	0111/151	14/4 005/		Acres:	8	NBH	D		
woming Address.	18418 NE 83R	ID 31 VANCE	DUVER	(, WA 986)	32	0.00		III A	N. II.		
ATTENDANCE						-3,11011	11.13	a beta, i			
Held by:	Video Con	ference		[] Phor	ne Confer	ence	[] In	n-Person			
Board:	Ta	axpayer:			Assesso	or:		Third Par	rties (if any)		
Lisa Bodner	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	amona	>1	ace.							
HEARING SESSION											
Hearing Held On:	Start Time:			End Time	e:		Reco	Recording Name:			
February 18, 2025	11:08			11:19							
THE RESIDENCE AND ADDRESS OF THE PARTY OF TH	ached nate sheet)								7		
APPELLANT EVIDENCE: sold for \$874,990 in Octob 50 sold f ASSESSOR EVIDENCE: T	The appellant submit er 2024; #87368-008 he Assessor's evidence	sold for \$755,0	000 in N	lovember 20 arable sales,	24; #23381 a property	7-002 sold fo	or \$600,000	in August 201	986060-055 19; #986060-		
	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value.	sold for \$755,0	000 in N	lovember 20 arable sales,	24; #23381 a property	7-002 sold fo	or \$600,000	in August 201	986060-055 19; #986060-		
APPELLANT EVIDENCE: cold for \$874,990 in Octob 050 sold f ASSESSOR EVIDENCE: Tecommending no change	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value.	sold for \$755,0 se included fou . The appellar	ooo in N	lovember 20 arable sales,	24; #23381 a property	7-002 sold for information is findings.	or \$600,000	in August 203	986060-055 19; #986060-		
APPELLANT EVIDENCE: old for \$874,990 in Octob 150 sold f ASSESSOR EVIDENCE: Tecommending no change	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value.	sold for \$755,0 se included fou . The appellar	on in North of the state of the	arable sales, reed with th	a property e appraiser	information 's findings.	card, and a	in August 203 cover letter	19; #986060-		
APPELLANT EVIDENCE: cold for \$874,990 in Octob 250 sold f ASSESSOR EVIDENCE: Tecommending no change 250 per	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value. ARD ASSESSOR VAI	ce included fou The appellar	on in North of the state of the	arable sales, reed with th	a property e appraiser	information 's findings.	card, and a	cover letter	□ Appellant		
APPELLANT EVIDENCE: sold for \$874,990 in Octob 250 sold f	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value. ARD ASSESSOR VAI	te included fou. The appellar LUE: 387,869	ooo in North of the state of th	arable sales, reed with th	a property e appraiser	information s findings.	card, and a ETERMINA Sust Char	cover letter	19; #986060-		
APPELLANT EVIDENCE: old for \$874,990 in Octob 150 sold f ASSESSOR EVIDENCE: T ecommending no change DECISION OF THE BOX AND (ACRES) MPROVEMENTS	The appellant submit er 2024; #87368-008 the Assessor's evidence to the assessed value. ARD ASSESSOR VAI \$	te included fou. The appellar LUE: 387,869	BOE \$	arable sales, reed with th	a property e appraiser	information s findings.	card, and a	cover letter	D Appellant Analysis		

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2/18/25

	Clark County Board of E	Equalization -	Board Clerk	's Record	of Hearin	g	
CASE BEING HEARD						0	
Assessment Vear:	2024% Peti	ition No: 424		Parcel 1	Number:	986043-	-896
Owner Name:	PENG BETTY & GRANT	SCOTT		1000			
Situs Address:	3530 NW MCMASTER	DR CAMAS, W	A 98607				
Property Type:	1.5-story residence			Acres:	0.35	NBH	ID
Mailing Address:	3530 NW MCMASTER	DR CAMAS, WA	98607	[387,384]		1.00.0	
ATTENDANCE							
Held by:	✓ Video Conference	[1]	Phone Confer	ence	[] In	-Person	
Board:	Taxpayer:	12.1-27.1	Assesso	2000.000	11 111	Charles and Dec	rties (if any)
☐ Lisa Bodner ☐ ☑ John Marks	John Rose Terry Hagberg Gloria Gomez- Matthews Joel Cline	Rong				Timura	ites (ij uny)
HEARING SESSION							
Hearing Held On:	Start Time:	End	Time:		Recor	ding Nam	e:
February 18, 2025	11:28		1:40				
\$1,385,000 in July 2024; #9 ASSESSOR EVIDENCE: T	The appellant's evidence include impact of the commercial prope 86046-712 sold for \$1,625,000 the Assessor's evidence included and a cover letter recommendia	in July 2024; and #	92232-786 sold	for \$1,676,65	sales [#1775 7 in March 2	504-038 sold 2024].	i for
DECISION OF THE BOA							
	ASSESSOR VALUE:	BOE VALUE		DE	TERMINA	TION:	
AND (ACRES)	\$ 700,00	10	2,000]] Susta	ained	☐ Appellant
MPROVEMENTS	\$ 1,305,70	9 \$ 1,10	10,000	ı] Chan	ged	Analysis
PERSONAL PROPERTY	\$	\$,		1 Citati	Bcu	
TOTAL	\$ 2,005,70	9 \$ /80	00,000	l	1		Assessor Recomdtn
NOTES: Reduction of	10%				☐ Purc ☐ Appr	raisal 🗆	Repairs Manfst Err. Other
AUTHORIZATION							
hairperson (or Autho	rized Designee) Signature			200	Date		-
(Doniel	C. Weann				2/	18/25	

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				No	Lisa out
LLC	96158578	298	PO BOX 577	attendance	No attendance
GEHM BRYAN C & GEHM HALEY NICOLE	125614000	58	5002 SW 6TH AVE	Bryan Gehm	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	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.