



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** CV TOWNHOMES 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:** 503-529

**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:

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

**Date of hearing:** March 6, 2024

**Recording ID#** CV TOWNHOMES

**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 27 2-story condominiums built in 2016 and are of average construction quality located on 0.03 acres to .11 acres.

The Crossing Townhomes are 27 townhomes located in Battleground. These properties are platted as condominiums but have operated as rental housing since completion in 2016. If sold, it would most likely be a bulk sale with a potential bulk discount instead of as individual units. If sold individually, they would have to be trickled into the market, so to sell them as individuals would come with holding costs and other additional expenses. The appellant's representative used a loaded capitalization rate of 5.78% in their income approach, resulting in an opinion of value per unit of \$292,185. Four comparable sales were submitted, and all were constructed between 1996 and 2020. Adjustments were made to comparable sales for market conditions as well as location, establishing an average adjusted value of \$288,268 per unit. The appellant submitted an income approach analysis indicating a value of \$292,185 per unit. The appellant's evidence included a multi-family submarket report, rent roll from January 2023, and income statements from December 2022, December 2021, and December 2020. 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 July 2021].

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

The Assessor's evidence included three sales, a map showing the proximity of 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.

The appellant used an income approach to value the condos as a complex, which did not overcome the assessed individual 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, 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 \$9,091,240 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

**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. \*\***

ATTACHMENT A

CV TOWNHOMES

For values as of January 1st, 2023

Property		Assessor Value			Appellant's Estimate of Value			BOE Value					
Property ID	Case	Location Address	Building Type	SqFt	Acres	Land	Improvements	TOTAL	Initial Estimate	Adjusted Estimate	Land	Improvements	TOTAL
192211-028	503	1102 SE 8TH CMN	2-story condo	1,543	0.05	\$ 125,000	\$ 237,256	\$ 362,256	\$ 319,242	\$ 314,724	\$ 125,000.00	\$ 237,256	\$ 362,256
192211-030	504	1106 SE 8TH CMN	2-story condo	1,315	0.04	\$ 125,000	\$ 189,568	\$ 314,568	\$ 280,200	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-032	505	1108 SE 8TH CMN	2-story condo	1,436	0.04	\$ 125,000	\$ 212,692	\$ 337,692	\$ 299,132	\$ 295,081	\$ 125,000.00	\$ 212,692	\$ 337,692
192211-034	506	1110 SE 8TH WAY	2-story condo	1,436	0.04	\$ 125,000	\$ 212,692	\$ 337,692	\$ 299,132	\$ 295,081	\$ 125,000.00	\$ 212,692	\$ 337,692
192211-036	507	1112 SE 8TH WAY	2-story condo	1,315	0.04	\$ 125,000	\$ 191,128	\$ 316,128	\$ 281,477	\$ 277,837	\$ 125,000.00	\$ 191,128	\$ 316,128
192211-038	508*	1114 SE 8TH WAY	2-story condo	1,543	0.11	\$ 125,000	\$ 235,442	\$ 360,442	\$ 316,938	\$ 312,473	\$ 125,000.00	\$ 234,442	\$ 360,442
192211-040	509	820 SE 11TH PL	2-story condo	1,543	0.07	\$ 125,000	\$ 237,256	\$ 362,256	\$ 319,242	\$ 314,724	\$ 125,000.00	\$ 237,256	\$ 362,256
192211-042	510	822 SE 11TH PL	2-story condo	1,315	0.05	\$ 125,000	\$ 189,568	\$ 314,568	\$ 299,132	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-044	511	824 SE 11TH PL	2-story condo	1,436	0.06	\$ 125,000	\$ 224,138	\$ 349,138	\$ 308,131	\$ 304,234	\$ 125,000.00	\$ 224,138	\$ 349,138
192211-046	512	826 SE 11TH PL	2-story condo	1,436	0.06	\$ 125,000	\$ 222,434	\$ 347,434	\$ 278,679	\$ 302,871	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-048	513	828 SE 11TH PL	2-story condo	1,315	0.05	\$ 125,000	\$ 191,128	\$ 316,128	\$ 281,477	\$ 277,837	\$ 125,000.00	\$ 191,128	\$ 316,128
192211-050	514	830 SE 11TH PL	2-story condo	1,543	0.06	\$ 125,000	\$ 235,442	\$ 360,442	\$ 316,938	\$ 313,273	\$ 125,000.00	\$ 235,442	\$ 360,442
192211-052	515	805 SE 11TH PL	2-story condo	1,543	0.08	\$ 125,000	\$ 237,256	\$ 362,256	\$ 319,242	\$ 314,724	\$ 125,000.00	\$ 237,256	\$ 362,256
192211-054	516	809 SE 11TH PL	2-story condo	1,315	0.05	\$ 125,000	\$ 189,568	\$ 314,568	\$ 299,132	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-056	517	811 SE 11TH PL	2-story condo	1,436	0.04	\$ 125,000	\$ 222,434	\$ 347,434	\$ 307,107	\$ 302,871	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-058	518	819 SE 11TH PL	2-story condo	1,315	0.05	\$ 125,000	\$ 189,568	\$ 314,568	\$ 299,132	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-060	519	821 SE 11TH PL	2-story condo	1,436	0.08	\$ 125,000	\$ 222,434	\$ 347,434	\$ 277,111	\$ 246,637	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-062	520	825 SE 11TH PL	2-story condo	1,436	0.06	\$ 125,000	\$ 222,434	\$ 347,434	\$ 307,107	\$ 302,871	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-064	521	827 SE 11TH PL	2-story condo	1,315	0.04	\$ 125,000	\$ 189,568	\$ 314,568	\$ 299,132	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-066	522	829 SE 11TH PL	2-story condo	1,543	0.08	\$ 125,000	\$ 235,442	\$ 360,442	\$ 317,757	\$ 313,273	\$ 125,000.00	\$ 235,442	\$ 360,442
192211-068	523	806 SE 12TH AVE	2-story condo	1,554	0.06	\$ 125,000	\$ 238,724	\$ 363,724	\$ 319,242	\$ 315,897	\$ 125,000.00	\$ 238,724	\$ 363,724
192211-070	524	810 SE 12TH AVE	2-story condo	1,315	0.03	\$ 125,000	\$ 189,568	\$ 314,568	\$ 280,200	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-072	525	814 SE 12TH AVE	2-story condo	1,436	0.03	\$ 125,000	\$ 222,434	\$ 347,434	\$ 277,111	\$ 302,871	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-074	526	816 SE 12TH AVE	2-story condo	1,148	0.03	\$ 125,000	\$ 183,032	\$ 308,032	\$ 274,849	\$ 271,363	\$ 125,000.00	\$ 183,032	\$ 308,032
192211-076	527	822 SE 12TH AVE	2-story condo	1,436	0.04	\$ 125,000	\$ 222,434	\$ 347,434	\$ 277,111	\$ 302,871	\$ 125,000.00	\$ 222,434	\$ 347,434
192211-078	528	824 SE 12TH PATH	2-story condo	1,315	0.03	\$ 125,000	\$ 189,568	\$ 314,568	\$ 280,200	\$ 276,589	\$ 125,000.00	\$ 189,568	\$ 314,568
192211-080	529	828 SE 12TH PATH	2-story condo	1,148	0.04	\$ 125,000	\$ 183,032	\$ 308,032	\$ 274,849	\$ 271,363	\$ 125,000.00	\$ 183,032	\$ 308,032
<b>TOTAL</b>				<b>37,867</b>	<b>1.41</b>			<b>\$ 9,091,240</b>	<b>\$ 7,888,999</b>				<b>\$ 9,091,240</b>

\*Assessed value from the Multi-Parcel Form has been corrected to match the Notice of Value



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: LG ENCHANTED WOODS LLC & PEBBLE CREEK  
- BRISTOL 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:** 530-573

**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:

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

Date of hearing: March 6, 2024

Recording ID# LG ENCHANTED WOODS

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 44 condominium residences built in 2003 and are of fair plus construction quality located on 2.78 acres.

The subject properties are part of a community referred to as Pebble Creek village and contain 44 units within a larger 78-unit development. They were developed in 2003 and converted to condominiums in 2006. As of January 2023, the subject properties were 100% leased. Condominium buyers pay slightly higher interest rates, and it can be difficult to sell condominiums when they are surrounded by renters. Using the income approach, with the loaded capitalization rate of 5.93%, establishes a value per unit of \$203,164. The representative presented six comparable sales, primarily constructed in the 2010s and 2020s, that have market values from \$202,000 to \$266,000 per unit. The comparable properties have more stylish features and common areas that the subject properties do not have. Adjustments were made for location, age, and average unit size, resulting in an average market value of \$228,658 per unit. The appellant submitted an income approach analysis indicating a value of \$203,164 per unit. The appellant's evidence included a multi-family submarket report, rent roll from January 2023, and income statements from December 2022, December 2021, and December 2020. The appellant submitted six comparable sales [#12448-002 sold for \$6,935,000 in June 2022; #163726-000 sold for \$23,920,000 in May 2022; #160746-000 sold for \$18,200,000 in October 2021; #200193-000 sold for \$35,550,000 in August 2021; #161656-000 sold for \$23,850,000 in August 2021; and #160002-000 sold for \$39,500,000 in August 2021].

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

The Assessor's evidence included eight sales, a map showing the proximity of comparable sales to the subject properties, an aerial photo, 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 very little change in assessed value between 2022 and 2023.

The appellant used an income approach to value the condos as a complex, which did not overcome the assessed individual values 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, 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 \$10,347,793 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

**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. \*\***

**ATTACHMENT A**

**LG ENCHANTED WOODS LLC & PEBBLE CREEK - BRISTOL LLC**

**3-06-24 Hearings**

**For values as of January 1st, 2023**

Property ID	Case	Property				Assessor Value				Appellant				BOE Value																
		Location Address	Building Type	SqFt	Acres	Land	Improvements	TOTAL	Initial Estimate	Adjusted Estimate	Land	Improvements	TOTAL	Initial Estimate	Adjusted Estimate	Land	Improvements	TOTAL												
160722-002	530	5313 NE 66TH AVE UNIT A1	ranch-style condo	1,004	2.78	\$	\$ 231,420	\$ 231,420	\$	\$ 201,249	\$ 196,395	\$	\$ 231,420	\$ 196,395	\$	\$ 231,420	\$ 231,420	\$ 231,420												
160722-004	531	5313 NE 66TH AVE UNIT A2	ranch-style condo	1,004	0	\$	\$ 218,632	\$ 218,632	\$	\$ 190,096	\$ 185,542	\$	\$ 218,632	\$ 185,542	\$	\$ 218,632	\$ 218,632	\$ 218,632												
160722-006	532	5313 NE 66TH AVE UNIT A3	ranch-style condo	1,004	0	\$	\$ 218,632	\$ 218,632	\$	\$ 90,096	\$ 185,542	\$	\$ 218,632	\$ 185,542	\$	\$ 218,632	\$ 218,632	\$ 218,632												
160722-010	533	5313 NE 66TH AVE UNIT A5	ranch-style condo	1,000	0	\$	\$ 222,244	\$ 222,244	\$	\$ 193,230	\$ 188,608	\$	\$ 222,244	\$ 188,608	\$	\$ 222,244	\$ 222,244	\$ 222,244												
160722-014	534	5313 NE 66TH AVE UNIT A7	ranch-style condo	1,004	0	\$	\$ 231,420	\$ 231,420	\$	\$ 201,249	\$ 196,395	\$	\$ 231,420	\$ 196,395	\$	\$ 231,420	\$ 231,420	\$ 231,420												
160722-016	535	5313 NE 66TH AVE UNIT A8	ranch-style condo	1,004	0	\$	\$ 218,632	\$ 218,632	\$	\$ 190,096	\$ 185,542	\$	\$ 218,632	\$ 185,542	\$	\$ 218,632	\$ 218,632	\$ 218,632												
160722-018	536	5313 NE 66TH AVE UNIT A9	ranch-style condo	1,004	0	\$	\$ 218,632	\$ 218,632	\$	\$ 190,096	\$ 185,542	\$	\$ 218,632	\$ 185,542	\$	\$ 218,632	\$ 218,632	\$ 218,632												
160722-020	537	5313 NE 66TH AVE UNIT A10	ranch-style condo	1,003	0	\$	\$ 218,420	\$ 218,420	\$	\$ 189,913	\$ 185,362	\$	\$ 218,420	\$ 185,362	\$	\$ 218,420	\$ 218,420	\$ 218,420												
160722-022	538	5313 NE 66TH AVE UNIT A11	ranch-style condo	1,000	0	\$	\$ 222,244	\$ 222,244	\$	\$ 193,230	\$ 188,608	\$	\$ 222,244	\$ 188,608	\$	\$ 222,244	\$ 222,244	\$ 222,244												
160722-026	539	5313 NE 66TH AVE UNIT B13	ranch-style condo	778	0	\$	\$ 189,143	\$ 189,143	\$	\$ 164,705	\$ 160,516	\$	\$ 189,143	\$ 160,516	\$	\$ 189,143	\$ 189,143	\$ 189,143												
160722-028	540	5313 NE 66TH AVE UNIT B14	ranch-style condo	790	0	\$	\$ 181,196	\$ 181,196	\$	\$ 157,768	\$ 153,772	\$	\$ 181,196	\$ 153,772	\$	\$ 181,196	\$ 181,196	\$ 181,196												
160722-032	541	5313 NE 66TH AVE UNIT B16	ranch-style condo	791	0	\$	\$ 181,421	\$ 181,421	\$	\$ 157,965	\$ 153,963	\$	\$ 181,421	\$ 153,963	\$	\$ 181,421	\$ 181,421	\$ 181,421												
160722-034	542	5313 NE 66TH AVE UNIT B17	ranch-style condo	790	0	\$	\$ 181,196	\$ 181,196	\$	\$ 157,768	\$ 153,772	\$	\$ 181,196	\$ 153,772	\$	\$ 181,196	\$ 181,196	\$ 181,196												
160722-036	543	5313 NE 66TH AVE UNIT B18	ranch-style condo	780	0	\$	\$ 189,622	\$ 189,622	\$	\$ 165,122	\$ 160,923	\$	\$ 189,622	\$ 160,923	\$	\$ 189,622	\$ 189,622	\$ 189,622												
160722-040	544	5313 NE 66TH AVE UNIT B20	ranch-style condo	790	0	\$	\$ 181,196	\$ 181,196	\$	\$ 157,768	\$ 153,772	\$	\$ 181,196	\$ 153,772	\$	\$ 181,186	\$ 181,196	\$ 181,196												
160722-042	545	5313 NE 66TH AVE UNIT B21	ranch-style condo	789	0	\$	\$ 180,970	\$ 180,970	\$	\$ 157,572	\$ 153,580	\$	\$ 180,970	\$ 153,580	\$	\$ 180,970	\$ 180,970	\$ 180,970												
160722-044	546	5313 NE 66TH AVE UNIT B22	ranch-style condo	791	0	\$	\$ 181,421	\$ 181,421	\$	\$ 157,965	\$ 153,963	\$	\$ 181,421	\$ 153,963	\$	\$ 181,421	\$ 181,421	\$ 181,421												
160722-046	547	5313 NE 66TH AVE UNIT B23	ranch-style condo	790	0	\$	\$ 181,196	\$ 181,196	\$	\$ 157,768	\$ 153,772	\$	\$ 181,196	\$ 153,772	\$	\$ 181,196	\$ 181,196	\$ 181,196												
160722-052	548	5313 NE 66TH AVE UNIT C26	ranch-style condo	997	0	\$	\$ 221,599	\$ 221,599	\$	\$ 192,670	\$ 188,060	\$	\$ 221,599	\$ 188,060	\$	\$ 221,599	\$ 221,599	\$ 221,599												
160722-054	549	5313 NE 66TH AVE UNIT C27	ranch-style condo	997	0	\$	\$ 221,599	\$ 221,599	\$	\$ 192,670	\$ 188,060	\$	\$ 221,599	\$ 188,060	\$	\$ 221,599	\$ 221,599	\$ 221,599												
160722-062	550	5313 NE 66TH AVE UNIT C31	ranch-style condo	997	0	\$	\$ 221,599	\$ 221,599	\$	\$ 192,670	\$ 188,060	\$	\$ 221,599	\$ 188,060	\$	\$ 221,599	\$ 221,599	\$ 221,599												
160722-064	551	5313 NE 66TH AVE UNIT C32	ranch-style condo	997	0	\$	\$ 230,061	\$ 230,061	\$	\$ 200,387	\$ 195,242	\$	\$ 230,061	\$ 195,242	\$	\$ 230,061	\$ 230,061	\$ 230,061												
160722-066	552	5313 NE 66TH AVE UNIT D33	ranch-style condo	785	0	\$	\$ 190,815	\$ 190,815	\$	\$ 166,163	\$ 161,935	\$	\$ 190,815	\$ 161,935	\$	\$ 190,815	\$ 190,815	\$ 190,815												
160722-068	553	5313 NE 66TH AVE UNIT D34	ranch-style condo	999	0	\$	\$ 222,028	\$ 222,028	\$	\$ 193,044	\$ 188,424	\$	\$ 222,028	\$ 188,424	\$	\$ 222,028	\$ 222,028	\$ 222,028												
160722-070	554	5313 NE 66TH AVE UNIT D35	ranch-style condo	999	0	\$	\$ 222,028	\$ 222,028	\$	\$ 193,044	\$ 188,424	\$	\$ 222,028	\$ 188,424	\$	\$ 222,028	\$ 222,028	\$ 222,028												
160722-072	555	5313 NE 66TH AVE UNIT D36	ranch-style condo	782	0	\$	\$ 190,098	\$ 190,098	\$	\$ 165,539	\$ 161,327	\$	\$ 190,098	\$ 161,327	\$	\$ 190,098	\$ 190,098	\$ 190,098												
160722-074	556	5313 NE 66TH AVE UNIT D37	ranch-style condo	784	0	\$	\$ 190,575	\$ 190,575	\$	\$ 165,955	\$ 161,732	\$	\$ 190,575	\$ 161,732	\$	\$ 190,575	\$ 190,575	\$ 190,575												
160722-076	557	5313 NE 66TH AVE UNIT D38	ranch-style condo	999	0	\$	\$ 222,028	\$ 222,028	\$	\$ 193,044	\$ 188,424	\$	\$ 222,028	\$ 188,424	\$	\$ 222,028	\$ 222,028	\$ 222,028												
160722-078	558	5313 NE 66TH AVE UNIT D39	ranch-style condo	999	0	\$	\$ 190,098	\$ 190,098	\$	\$ 165,539	\$ 161,327	\$	\$ 190,098	\$ 161,327	\$	\$ 190,098	\$ 190,098	\$ 190,098												
160722-080	559	5313 NE 66TH AVE UNIT D40	ranch-style condo	782	0	\$	\$ 190,098	\$ 190,098	\$	\$ 165,539	\$ 161,327	\$	\$ 190,098	\$ 161,327	\$	\$ 190,098	\$ 190,098	\$ 190,098												
160722-108	560	5313 NE 66TH AVE UNIT G54	ranch-style condo	1,155	0	\$	\$ 245,788	\$ 245,788	\$	\$ 213,792	\$ 208,588	\$	\$ 245,788	\$ 208,588	\$	\$ 245,788	\$ 245,788	\$ 245,788												
160722-110	561	5313 NE 66TH AVE UNIT G55	ranch-style condo	1,198	0	\$	\$ 254,646	\$ 254,646	\$	\$ 221,516	\$ 216,106	\$	\$ 254,646	\$ 216,106	\$	\$ 254,646	\$ 254,646	\$ 254,646												
160722-114	562	5313 NE 66TH AVE UNIT G57	ranch-style condo	1,211	0	\$	\$ 267,758	\$ 267,758	\$	\$ 232,938	\$ 227,233	\$	\$ 267,758	\$ 227,233	\$	\$ 267,758	\$ 267,758	\$ 267,758												
160722-116	563	5313 NE 66TH AVE UNIT G58	ranch-style condo	1,155	0	\$	\$ 245,788	\$ 245,788	\$	\$ 213,792	\$ 208,588	\$	\$ 245,788	\$ 208,588	\$	\$ 245,788	\$ 245,788	\$ 245,788												
160722-118	564	5313 NE 66TH AVE UNIT G59	ranch-style condo	1,198	0	\$	\$ 254,646	\$ 254,646	\$	\$ 221,516	\$ 216,106	\$	\$ 254,646	\$ 216,106	\$	\$ 254,646	\$ 254,646	\$ 254,646												
160722-120	565	5313 NE 66TH AVE UNIT G60	ranch-style condo	1,212	0	\$	\$ 267,971	\$ 267,971	\$	\$ 233,126	\$ 227,414	\$	\$ 267,971	\$ 227,414	\$	\$ 267,971	\$ 267,971	\$ 267,971												
160722-138	566*	5317 NE 68TH AVE J1	2-story condo	2,187	0	\$	\$ 436,625	\$ 436,625	\$	\$ 380,208	\$ 370,542	\$	\$ 436,625	\$ 370,542	\$	\$ 436,625	\$ 436,625	\$ 436,625												
160722-144	567	5317 NE 68TH AVE J4	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-146	568	5317 NE 68TH AVE J5	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-148	569	5317 NE 68TH AVE J6	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-150	570	5317 NE 68TH AVE J7	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-152	571	5317 NE 68TH AVE J8	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-154	572**	5317 NE 68TH AVE J9	2-story condo	1,545	0	\$	\$ 308,601	\$ 308,601	\$	\$ 268,551	\$ 261,895	\$	\$ 308,601	\$ 261,895	\$	\$ 308,601	\$ 308,601	\$ 308,601												
160722-156	573	5317 NE 68TH AVE J10	2-story condo	1,563	0	\$	\$ 330,772	\$ 330,772	\$	\$ 287,900	\$ 280,710	\$	\$ 330,772	\$ 280,710	\$	\$ 330,772	\$ 330,772	\$ 330,772												
<b>All were built in 2003 and are fair plus quality.</b>													<b>\$ 10,347,793</b>	<b>\$ 8,781,665</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>	<b>\$</b>	<b>\$ 10,347,793</b>

\*Case 566 (PID #160722-138) is owned by "LG ENCHANTED WOODS LLC 66.6667%"  
 \*\*Case 572 (PID #160722-154) is owned by "PEBBLE CREEK - BRISTOL LLC 33.33333%"