



ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: LOOKOUT RIDGE TOWNHOMES SPE LLC

Tax Advisors
C/O Gregory A. Damico
203 SE Park Plaza Drive, Suite 230
Vancouver, WA 98684

ACCOUNT NUMBER: (SEE ATTACHED)

PROPERTY LOCATION: (SEE ATTACHED)

PETITION: 507-567

ASSESSMENT YEAR: Valued January 1, 2021 TAXES PAYABLE IN: 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 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 29, 2022

Recording ID# LOOKOUT

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
Dick Riley

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 with square feet ranging from 1,278 to 1,519 if basements are not considered, and 1,685 to 1,963 if basements are considered. The units were all built in 2008 and are of average or average plus construction quality, located on lots from 0.04 acres to 0.1 acres.

The representative stated that the subject properties are a group of 60 townhomes with two to four bedrooms in Washougal. All units have been used as rentals from the time of their construction. If sold, it would most likely be a bulk sale 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 a holding cost. Income from these rentals has fluctuated and has not reached projections over the last four years. Expenses are at roughly 30% of effective gross income. The net operating income before taxes is \$983,104. A loaded capitalization rate of 6.18% was used to arrive at the requested collective value of \$15,900,000 or \$265,000 per unit. The greatest weight should be placed on the income approach as this is an income property. Sales of other condominium communities indicate a capitalization rate of 4%-5.9%. The 4% was an outlier and may be due to a low rental rate. The sales ranged from \$276,000 to \$300,000 per unit but are newer developments than the subject. With newer-built units there are fewer repair costs and likely nicer materials. The Assessor's comparables are townhomes sold as single units, which hinders their comparability. The area listed as the finished basement is a finished area, possibly usable as a rumpus room or for storage. As of January 1, 2021, the complex was almost at capacity and rent was being paid on time through the pandemic. The appellant submitted financial documents and seven comparable sales [#160034-000 & #160078-000 sold together for \$11,460,000 in December 2020; #156665-000 sold for \$5,250,000 in August 2018; #986042-661 with a group of other parcels sold for \$9,525,000 in December 2018; #158384-000 sold for \$3,425,000 in July 2019; #112803-000 sold for \$3,075,000 in March 2021; #986049-994 sold for \$7,500,000 in June 2020; and #216044-138 with a group of other parcels sold for \$3,875,000 in August 2018].

The appellant requested a collective value of \$15,900,012.
See Attachment A for appellant estimates of true and fair value by parcel.

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS (Continued)

The Assessor's evidence included nine sales adjusted for time, resources and calculations used to determine the values, and a cover letter recommending no change to the assessed values. The Assessor also included an income approach for valuing the entire complex. The income approach included the capitalization rate of 4.5% without documentation of the source of the rate. The income approach also included a property tax rate of 1.08% while the appellant provided evidence of the actual property tax rate of 1.18%. Neither approach included any indication of the cost of marketing, maintaining or otherwise carrying the properties through a lengthy process of selling 60 properties. The appellant disagreed with the appraiser's findings.

The appellant's income approach indicates a value of \$15,900,012. The valuation uses a well-supported capitalization rate of 5.00% plus a supported tax rate of 1.18% and operating income of \$983,104 which is greater than that used by the Assessor. In addition, the appellant argues that the sale of 60 units will create significant carrying costs during the sale process which further reduces the market value from those sold as separate units.

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 made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

Market value of the 60 units of the subject property is set at \$15,900,012. Market values of the individual subject properties are set at values noted in the attached schedule as of January 1, 2021.

Equalization:

Mailed on April 15, 2022
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, www.clark.wa.gov/boardofequalization, 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. ****

LOOKOUT RIDGE TOWNHOMES SPE LLC

ATTACHMENT A

For values as of January 1st, 2021

Property			Bld Sft			Assessor Value			Appellant Value			BOE Value		
PID	Case	Location	Property Info Center	Assessor Evidence	Land	Impr	TOTAL	Land	Impr	TOTAL	Land	Impr	TOTAL	
123012-002	507	673 W Lookout Ridge Dr	1,963	1,519	\$ 110,000	\$ 205,719	\$ 315,719	\$ 110,000	\$ 168,326	\$ 278,326	\$ 110,000	\$ 168,326	\$ 278,326	
123012-004	508	669 W Lookout Ridge Dr	1,757	1,372	\$ 110,000	\$ 195,692	\$ 305,692	\$ 110,000	\$ 159,487	\$ 269,487	\$ 110,000	\$ 159,487	\$ 269,487	
123012-006	509	665 W Lookout Ridge Dr	1,757	1,372	\$ 110,000	\$ 195,692	\$ 305,692	\$ 110,000	\$ 159,487	\$ 269,487	\$ 110,000	\$ 159,487	\$ 269,487	
123012-008	510	661 W Lookout Ridge Dr	1,743	1,372	\$ 110,000	\$ 195,304	\$ 305,304	\$ 110,000	\$ 159,145	\$ 269,145	\$ 110,000	\$ 159,145	\$ 269,145	
123012-010	511	657 W Lookout Ridge Dr	1,695	1,372	\$ 110,000	\$ 182,182	\$ 292,182	\$ 110,000	\$ 147,577	\$ 257,577	\$ 110,000	\$ 147,577	\$ 257,577	
123012-012	512	653 W Lookout Ridge Dr	1,757	1,372	\$ 110,000	\$ 195,692	\$ 305,692	\$ 110,000	\$ 159,725	\$ 269,725	\$ 110,000	\$ 159,725	\$ 269,725	
123012-014	513	649 W Lookout Ridge Dr	1,757	1,372	\$ 110,000	\$ 195,692	\$ 305,692	\$ 110,000	\$ 159,487	\$ 269,487	\$ 110,000	\$ 159,487	\$ 269,487	
123012-016	514	645 W Lookout Ridge Dr	1,963	1,519	\$ 110,000	\$ 205,719	\$ 315,719	\$ 110,000	\$ 168,326	\$ 278,326	\$ 110,000	\$ 168,326	\$ 278,326	
123012-018	515	641 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-020	516	637 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-022	517	633 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-024	518	629 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-026	519	625 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-028	520	621 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-030	521	617 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-032	567	589 W Lookout Ridge Dr	1,871	1,278	\$ 110,000	\$ 173,329	\$ 283,329	\$ 110,000	\$ 139,772	\$ 249,772	\$ 110,000	\$ 139,772	\$ 249,772	
123012-034	522	585 W Lookout Ridge Dr	1,874	1,278	\$ 110,000	\$ 173,329	\$ 283,329	\$ 110,000	\$ 139,772	\$ 249,772	\$ 110,000	\$ 139,772	\$ 249,772	
123012-036	523	581 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-038	524	577 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-040	525	573 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-042	527	569 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-044	528	565 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-046	529	561 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 194,893	\$ 304,893	\$ 110,000	\$ 158,782	\$ 268,782	\$ 110,000	\$ 158,782	\$ 268,782	
123012-048	530	557 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-050	531	553 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-052	532	549 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-054	533	545 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-056	534	541 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-058	535	537 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-060	536	533 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-062	537	529 W Lookout Ridge Dr	1,685	1,370	\$ 110,000	\$ 180,654	\$ 290,654	\$ 110,000	\$ 146,230	\$ 256,230	\$ 110,000	\$ 146,230	\$ 256,230	
123012-064	538	525 W Lookout Ridge Dr	1,871	1,505	\$ 110,000	\$ 195,432	\$ 305,432	\$ 110,000	\$ 159,258	\$ 269,258	\$ 110,000	\$ 159,258	\$ 269,258	
123012-066	539	521 W Lookout Ridge Dr	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 110,000	\$ 159,993	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993	
123012-068	540	497 W Lookout Ridge Dr	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 110,000	\$ 151,402	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402	
123012-070	541	487 W Lookout Ridge Dr	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 110,000	\$ 151,402	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402	
123012-072	542	477 W Lookout Ridge Dr	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 110,000	\$ 159,993	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993	
123012-074	543	467 W Lookout Ridge Dr	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 110,000	\$ 159,993	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993	
123012-076	544	457 W Lookout Ridge Dr	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 110,000	\$ 151,402	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402	
123012-078	545	447 W Lookout Ridge Dr	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 110,000	\$ 151,402	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402	

LOOKOUT RIDGE TOWNHOMES SPE LLC			ATTACHMENT A					For values as of January 1st, 2021				
Property			Bid Sqft		Assessor Value			Appellant Value		BOE Value		
PID	Case	Location	Property Info Center	Assessor Evidence	Land	Impr	TOTAL	Land	Impr	Land	Impr	TOTAL
123012-080	546	437 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-082	547	427 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-084	548	417 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-086	549	407 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-088	550	387 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-090	551	377 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-092	552	367 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-094	553	357 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-096	554	347 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-098	555	337 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-100	556	287 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-102	557	277 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-104	558	267 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-106	559	257 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-108	560	247 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-110	561	237 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-112	562	227 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-114	563	177 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
123012-116	564	167 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-118	565	157 W Lookout Ridge Dr	Washougal, WA 98671	1,755	1,370	\$ 110,000	\$ 186,521	\$ 296,521	\$ 261,402	\$ 110,000	\$ 151,402	\$ 261,402
123012-120	566	147 W Lookout Ridge Dr	Washougal, WA 98671	1,963	1,519	\$ 110,000	\$ 196,266	\$ 306,266	\$ 269,993	\$ 110,000	\$ 159,993	\$ 269,993
TOTALS			109,305	86,124		\$ 18,035,878		\$ 15,900,012				\$ 15,900,012

*Petitions were set up in the case system according to the order submitted in the multi-parcel paperwork. The original petition listed this parcel last, resulting in the high case number.