Assessment Year:	2022 Pet	tition No:	699	Parcel N	lumber:	: 229663-050	
	GREEN ERIK	ition ivo.	033	raiceri	diliber.	. 225003-030	
Owner Name:							
Situs Address:	409 E HEATHER WAY		WA 98675				
Property Type:	ranch-style residence			Acres:	0.33	NBHD	144
Mailing Address:	409 E HEATHER WAY	YACOLT, V	VA 98675				
ATTENDANCE							
Held by:	⟨ Video Conference		[Phone Confer	ence	[] In	-Person	
Board:	Taxpayer:		Assessor:		Third	Parties (if any):
M Daniel Weaver K Lisa Bodner John Marks John Rose	Erik green	n					
HEARING SESSION	1		T = 1 = 1				
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:	
May 2, 2023	9:18		7:26		GREE	N	
TESTIMONY: (See attack APPELLANT EVIDENCE: T [#67314-000 sold for \$360,0	ched note sheet) he property was purchased fo 100 in June 2021; #229663-05	or \$370,000 54 sold for \$3	in February 2021. The a 378,000 in September 20	opellant sub 021; and #67	mitted three 22-000 sold	comparable sal for \$370,000 in	es Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,0 2021]. ASSESSOR EVIDENCE: (N	he property was purchased for 100 in June 2021; #229663-05	or \$370,000 54 sold for \$3	in February 2021. The a 178,000 in September 20	ppellant sub 121; and #67	mitted three 22-000 sold	comparable sal for \$370,000 in	es Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,0 2021]. ASSESSOR EVIDENCE: (N	he property was purchased for 100 in June 2021; #229663-05	or \$370,000 54 sold for \$3	in February 2021. The approximately 2021 in September 2021.	opellant sub 121; and #67	22-000 sold	comparable sal for \$370,000 in	Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,02021]. ASSESSOR EVIDENCE: (N DECISION OF THE BOA	he property was purchased for the property was purchased for t	or \$370,000 54 sold for \$3 92,400	378,000 in September 20	21; and #67	22-000 sold	for \$370,000 in	Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,02021]. ASSESSOR EVIDENCE: (N DECISION OF THE BOAL LAND (ACRES)	he property was purchased for 1000 in June 2021; #229663-05 O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	54 sold for \$3	BOE VALUE:	021; and #67	22-000 sold	RMINATION:	Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,02021]. ASSESSOR EVIDENCE: (N DECISION OF THE BOAL LAND (ACRES) IMPROVEMENTS	he property was purchased for 1000 in June 2021; #229663-05 O EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	92,400	BOE VALUE: \$ 92, 40	021; and #67	22-000 sold	RMINATION: , Sustaine] Changed	Augus
APPELLANT EVIDENCE: T	he property was purchased for 1000 in June 2021; #229663-05 O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$	92,400	BOE VALUE: \$ 92, 46 \$ 2 86, 77	7 (22-000 sold	RMINATION:	Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,0 2021]. ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	he property was purchased for 1000 in June 2021; #229663-05 O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$	92,400 286,771 379,171	BOE VALUE: \$ 92, 46 \$ 2 86, 77 \$ \$ 379, 17	7 (DETE [X [RMINATION: , Sustaine] Changeo	Augus
TESTIMONY: (See attack APPELLANT EVIDENCE: TI [#67314-000 sold for \$360,0 2021]. ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Purch ase AUTHORIZATION	he property was purchased for 1000 in June 2021; #229663-05 O EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$	92,400 286,771 379,171	BOE VALUE: \$ 92, 46 \$ 2 86, 77 \$ \$ 379, 17	7 (DETE [X [RMINATION: , Sustaine] Changed] Other	Augus

C	lark County Board of	Equalizat	ion - Board Clerk's	Record	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2022 Petition No: 703 Parcel Nu		Number:	per: 112427-326			
Owner Name:	LIEN PAUL & LIEN OL	.GA					
Situs Address:	8509 SE 15TH CIR VA	NCOUVER	, WA 98664				
Property Type:	ranch-style residence	!		Acres:	0.23	NBHD	122
Mailing Address:	8509 SE 15TH CIR VA	NCOUVER,	WA 98664				
ATTENDANCE							
Held by:		2	[] Phone Confere	nce	[] Ir	-Person	
Board:	Taxpayer:	Assessor:		- IN NO CO.	Parties (if any	J•	
[X] Daniel Weaver [X] Lisa Bodner [X] John Marks [] John Rose	_						
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:	
May 2, 2023	9:34		9:35		LIEN		
ASSESSOR EVIDENCE: (NO	O EVIDENCE SUBMITTED)						
DECISION OF THE BOAI	RD						
	ASSESSOR VALUE:		BOE VALUE:		DETE	RMINATION:	
LAND (ACRES)	\$	185,600	\$ 185,600	>		Sustaine	d
IMPROVEMENTS	\$	351,061	\$ 298,311		[X]	s	
PERSONAL PROPERTY	\$	\$		1/1			
TOTAL	\$	536,661	\$ 483,91	911 [] Other			
NOTES: Reduce asse	ssed value	by con			ation		
AUTHORIZATION	deed Design - Not - 1		V		-1-		
Chairperson (or Author	ized Designee) Signatu	re			Date	1 ,	
Laniel	Calson	~			5	/2/23	

C	lark County Board of Eq	ualizati	ion - Board Clerk's	s Record	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2022 Petition	on No:	705	Parcel I	Number:	: 986058-030	
Owner Name:	SCHOENHEIT DOMINIC & SCHOENEIT ANNA						
Situs Address:	13620 NE 110TH WAY V	/ANCOU	VER, WA 98682				
Property Type:	2-story residence	0.1	NBHD	406			
Mailing Address:	13620 NE 110TH WAY V	-					
ATTENDANCE							
Held by:	[Video Conference [] Phone Conference				[] Ir	n-Person	
Board:	Taxpayer:	Assessor:	-31/2/4-10	Third	Parties (if any):	
[Y] Daniel Weaver [Y] Lisa Bodner [X] John Marks [] John Rose []	_						
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:	
May 2, 2023	9:38		9:39		SCHO	ENHEIT	
ASSESSOR EVIDENCE: (NO	O EVIDENCE SUBMITTED)						
DECISION OF THE BOA	RD						
	ASSESSOR VALUE:		BOE VALUE:		DETE	RMINATION:	
LAND (ACRES)	\$ 1	64,500	\$ 164,500	Ö	[X	Sustaine	d
IMPROVEMENTS	\$ 2	98,405	\$ 298,40		1		
PERSONAL PROPERTY	\$		\$		[] Changed		*
TOTAL	\$ 4	62,905	\$ 462,90	05	[] Other		
NOTES: Trended	purchase V	alu					
AUTHORIZATION	4						
7.1	rized Designee) Signature				Date	, ,	
(Daniel	E. Wearen				5/	2/23	

ASE BEING HEARD							
Assessment Year:	2022	Petition No:	702	Parcel N	lumber:	143322-000	
Owner Name:	MCGRAW MARILYN ANN TRUSTEE						
Situs Address:	36121 SE 13TH S	T WASHOUGA	, WA 98671				
Property Type:	ranch-style resid	5.02	NBHD	24			
Mailing Address:	36121 SE 13TH S	T WASHOUGAL	, WA 98671				
ATTENDANCE							
Held by:	[✔] Video Confer	ence	[] Phone Cor	nference	[] li	n-Person	
Board:	Taxpayer:		Assessor:		Third	Parties (if any):
X Daniel Weaver X Lisa Bodner X John Marks [] John Rose []	marily	11/4 fran	υ ————————————————————————————————————				
HEARING SESSION	Start Time:		End Time:		Reco	rding Name:	
Hearing Held On: May 2, 2023	9:40		9:50			ENBERGER	
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: TI	ched note sheet)	ased for \$1,400,00		22.			
TESTIMONY: (See attac	ched note sheet) he property was purch			22.			
TESTIMONY: (See attack APPELLANT EVIDENCE: To	ched note sheet) he property was purch O EVIDENCE SUBMITTI	ED)	0 in September 202	22.	DET	ERMINATION	
TESTIMONY: (See attack APPELLANT EVIDENCE: TI ASSESSOR EVIDENCE: (N DECISION OF THE BOA	ched note sheet) he property was purch O EVIDENCE SUBMITTI	ED)	0 in September 202		DET	ERMINATION	
TESTIMONY: (See attack APPELLANT EVIDENCE: TO ASSESSOR EVIDENCE: (N	ched note sheet) he property was purch O EVIDENCE SUBMITTI	ED) JE:	BOE VALUE:	172	DET!	ERMINATION] Sustain	ed
TESTIMONY: (See attack APPELLANT EVIDENCE: TI ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	ched note sheet) the property was purch O EVIDENCE SUBMITTI	JE: 401,472	BOE VALUE:	172	DET	Sustain Change	ed
TESTIMONY: (See attack APPELLANT EVIDENCE: TI ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	ched note sheet) he property was purch O EVIDENCE SUBMITTI	JE: 401,472	BOE VALUE: \$ 401, 4 \$ 998,	172	DET 	ERMINATION] Sustain	ed
TESTIMONY: (See attack APPELLANT EVIDENCE: TI ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS	ched note sheet) he property was purch O EVIDENCE SUBMITTI	JE: 401,472 1,191,621 1,593,093	BOE VALUE: \$ 401, 4 \$ 998,	172 S 28	DET [Sustain Change	ed
TESTIMONY: (See attack APPELLANT EVIDENCE: TI ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	ched note sheet) he property was purch O EVIDENCE SUBMITTI RD ASSESSOR VALU \$ \$ \$	JE: 401,472 1,191,621 1,593,093	BOE VALUE: \$ 401, 4 \$ 998,	172 S 28	DET [Sustain Change Other	ed

	Clark County Board	or Equalizat	ion - Board Clerk	's Record	of Hearin	g		
CASE BEING HEARD								
Assessment Year:	2022 Petition No: 704 Parcel No				Number:	umber: 179444-000		
Owner Name:	BROWN GARY & B	BROWN GARY & BROWN LACEY				273717 000		
Situs Address:	501 NW 214TH CIR	RIDGEFIELD	, WA 98642					
Property Type:	2-story residence			Acres:	5	NBHD	15	
Mailing Address:	501 NW 214TH CIR	RIDGEFIELD	WA 98642	rici es.		Nono	13	
ATTENDANCE								
Held by:	[戊] Video Conferen	ice	[] Phone Confer	rence	[] In	-Person		
Board:	Taxpayer:		Assessor:			Parties (if any	1.	
 ✗] Daniel Weaver ✗] Lisa Bodner ฬ] John Marks [] John Rose [] 			_			19 19	<u>. </u>	
HEARING SESSION								
Hearing Held On:	Start Time:		End Time:		Recor	ding Name:		
May 2, 2023	10:43		10:45		BROW			
CASE DETAILS TESTIMONY: (See attack APPELLANT EVIDENCE: 1	ched note sheet) No detailed quantitative inf	formation was p		int for Board i	review.			
TESTIMONY: (See attack APPELLANT EVIDENCE: 1	No detailed quantitative in	formation was p		nt for Board (review.			
APPELLANT EVIDENCE: I	No detailed quantitative inf	formation was p		int for Board i	review.			
APPELLANT EVIDENCE: INC. ASSESSOR EVIDENCE: (No. DECISION OF THE BOAI	No detailed quantitative info	formation was p		nt for Board I		MINATION:		
APPELLANT EVIDENCE: INC. ASSESSOR EVIDENCE: (No. DECISION OF THE BOAI	No detailed quantitative info	formation was p	provided by the appella		DETER		4	
ASSESSOR EVIDENCE: (No.) DECISION OF THE BOAL AND (ACRES)	No detailed quantitative info		BOE VALUE:	<i>√</i>		Sustained	t	
ASSESSOR EVIDENCE: (No. 1) DECISION OF THE BOAL AND (ACRES) MPROVEMENTS	No detailed quantitative info D EVIDENCE SUBMITTED) RD ASSESSOR VALUE:	462,006	BOE VALUE:	<i>√</i>	DETER	Sustained	d	
ASSESSOR EVIDENCE: (No. ASSESSOR EVIDENCE: (No. DECISION OF THE BOAL AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL	No detailed quantitative info D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$	462,006	BOE VALUE: \$ 462,006 \$ 955,60	ر خ	DETER	Sustained	t	
ASSESSOR EVIDENCE: INC. ASSESSOR EVIDENCE: (NO. DECISION OF THE BOAD AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES: Appellant A	No detailed quantitative info D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$	462,006 955,600 1,417,606	BOE VALUE: \$ 462,006 \$ 955,60	<i>√</i>	DETER	Sustained	d	
ASSESSOR EVIDENCE: INC. ASSESSOR EVIDENCE: (NO. DECISION OF THE BOAD AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: Appellant A AUTHORIZATION	No detailed quantitative info D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$ \$	462,006 955,600 1,417,606	BOE VALUE: \$ 462,006 \$ 955,60	ر خ	DETER	Sustained	d	
ASSESSOR EVIDENCE: INC. ASSESSOR EVIDENCE: (NO. DECISION OF THE BOAD AND (ACRES) MPROVEMENTS PERSONAL PROPERTY TOTAL HOTES: AUTHORIZATION Thairperson (or Author	No detailed quantitative info D EVIDENCE SUBMITTED) RD ASSESSOR VALUE: \$ \$ \$ \$	462,006 955,600 1,417,606	BOE VALUE: \$ 462,006 \$ 955,60	ر خ	DETER	Sustained	3	

Cl	ark County Board	d of Equalizati	on - Board Clerk's	Record	of Hearin	g	
CASE BEING HEARD							
Assessment Year:	2022	Petition No:	706	Parcel N	lumber:	r: 117893-158	
Owner Name:	NORDSTROM BA	RBARA TRUST	EE				
Situs Address:	13818 NE 45TH A	VE VANCOUVI	ER, WA 98686				
Property Type:	1.5-story residen	ce		Acres:	0.46	NBHD	203
Mailing Address:	13818 NE 45TH A	VE VANCOUVE	R, WA 98686				
ATTENDANCE							
Held by:	[灯 Video Confer	ence	[] Phone Confer	ence	[] In	-Person	
Board:	Taxpayer:		Assessor:		Third	Parties (if any):
[X] Daniel Weaver [X] Lisa Bodner [X] John Marks [X] John Rose [X] J	Barbar	elstrom					
HEARING SESSION							
Hearing Held On:	Start Time:		End Time:		Reco	rding Name:	
May 2, 2023	11:09		11:16		NOR	DSTROM	
ASSESSOR EVIDENCE: (NO	D EVIDENCE SUBMITTE	D)					
DECISION OF THE BOAI	RD						
	ASSESSOR VALU	E:	BOE VALUE:		DETE	RMINATION:	
LAND (ACRES)	\$	285,000	\$ 255,00	50	[<i>i</i>	Sustaine	ed
MPROVEMENTS	\$	507,282	\$ 507,2		1] Change	d
PERSONAL PROPERTY	\$		\$		[] Changed		
TOTAL	\$	792,282	\$ 792,28	37			
NOTES: Fer house AUTHORIZATION	price						
Chairperson (or Author	rized Designee) Sig	gnature			Date		
	. Wear				5/	/2/23	

- Ci	ark County Board o	f Equalizati	on - Board Cleri	c's Record	of Hearin	g			
ASE BEING HEARD									
Assessment Year:	2022 P	etition No:	707	Parcel N	lumber:	85148-000			
Owner Name:	COMBS R LON								
itus Address:	1605 NW DRAKE ST	CAMAS, WA	N 98607						
roperty Type:	2-story residence			Acres:	0.19	NBHD	127		
/lailing Address:	1541 NW DRAKE ST	CAMAS, WA	98607						
TTENDANCE									
leld by:	[X] Video Conferen	ce	[] Phone Conf	erence	[] Ir	n-Person			
Board:	Taxpayer:		Assessor:		Third	Parties (if any	<i>)</i> :		
[X] Lisa Bodner [X] John Marks [] John Rose []	hon Comb	4							
HEARING SESSION	Start Time:		End Time:		Peco	rding Name:			
Hearing Held On:						WINDS 2			
May 2, 2023	1	11:39				COMBS			
CASE DETAILS TESTIMONY: (See atta APPELLANT EVIDENCE: bid by Kaski Koncrete to con	ched note sheet) The appellant's evidence in astruct a basement for \$20	ncluded bids by ,005 as of Septo	Lindberg Pipe & Gra	de to prepare t	the lot for \$2	7,163 as of Aug	ust 2022; arthwork		
APPELLANT EVIDENCE: bid by Kaski Koncrete to con	The appellant's evidence in nstruct a basement for \$20 IO EVIDENCE SUBMITTED)	ncluded bids by ,005 as of Septo	Lindberg Pipe & Gra	de to prepare t id by Grade We	the lot for \$3	.7,163 as of Aug ing to perform e	ust 2022; arthwork		
APPELLANT EVIDENCE: bid by Kaski Koncrete to con	The appellant's evidence in nstruct a basement for \$20 IO EVIDENCE SUBMITTED)	ncluded bids by ,005 as of Septo	Lindberg Pipe & Gra	de to prepare t id by Grade We	erks Excavat	17,163 as of Aug ng to perform e	arthwork		
APPELLANT EVIDENCE: oid by Kaski Koncrete to con ASSESSOR EVIDENCE: (N DECISION OF THE BOA	The appellant's evidence in nstruct a basement for \$20 NO EVIDENCE SUBMITTED)	ncluded bids by ,005 as of Septo	Lindberg Pipe & Gra ember 2022; and a b	id by Grade We	erks Excavat	ng to perform e	:		
APPELLANT EVIDENCE: bid by Kaski Koncrete to con ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES)	The appellant's evidence in a struct a basement for \$20 NO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE:	,005 as of Septi	BOE VALUE:	id by Grade We	DET	ERMINATION] Sustain	: ed		
APPELLANT EVIDENCE: bid by Kaski Koncrete to con ASSESSOR EVIDENCE: DECISION OF THE BOA LAND (ACRES)	The appellant's evidence in astruct a basement for \$20 HO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$,005 as of Septi	BOE VALUE: \$ (20, 22)	id by Grade We	DETI	ERMINATION] Sustain (] Change	: ed		
APPELLANT EVIDENCE: bid by Kaski Koncrete to con ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY	The appellant's evidence in astruct a basement for \$20 IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$,005 as of Septi	BOE VALUE: \$ (20, 22)	id by Grade We	DET	ERMINATION] Sustain	: ed		
TESTIMONY: (See atta	The appellant's evidence in astruct a basement for \$20 IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$	174,948 45,134	BOE VALUE: \$ (20, 22)	id by Grade We	DETI	ERMINATION] Sustain (] Change	: ed		
ASSESSOR EVIDENCE: ASSESSOR EVIDENCE: (NOTES: NOTES:	The appellant's evidence in astruct a basement for \$20 IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$	174,948 45,134 220,082	BOE VALUE: \$ (20, 22)	id by Grade We	DETI	ERMINATION] Sustain (] Change	: ed		
ASSESSOR EVIDENCE: ASSESSOR EVIDENCE: ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES: AUTHORIZATION	The appellant's evidence in astruct a basement for \$20 IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ \$ \$	174,948 45,134 220,082	BOE VALUE: \$ (20, 22)	id by Grade We	DETI	ERMINATION] Sustain (] Change] Other	: ed		
ASSESSOR EVIDENCE: bid by Kaski Koncrete to con ASSESSOR EVIDENCE: (N DECISION OF THE BOA LAND (ACRES) IMPROVEMENTS PERSONAL PROPERTY TOTAL NOTES:	The appellant's evidence in astruct a basement for \$20 IO EVIDENCE SUBMITTED) ARD ASSESSOR VALUE: \$ \$ \$	174,948 45,134 220,082	BOE VALUE: \$ (20, 22)	id by Grade We	DETI	ERMINATION] Sustain (] Change] Other	: ed		

Owner	PID	Case	Atd	Mail	NOTES
GREEN ERIK	229663- 050	699	Erik Green	409 E HEATHER WAY	The appellant stated that the subject value was artificially inflated by the market.
MCGRAW MARILYN ANN TRUSTEE	143322- 000	702	Marilyn McGraw	36121 SE 13TH ST	The appellant stated that the home went on the market in July of 2022 and after several weeks on the market the home was purchased for \$1,400,000. The Clark County Property Information Center sales search includes 44 properties, with the most applicable sales indicating a cost per square foot of \$196 to \$290 with an average in low \$200s. The subject's assessment comes out to \$294 per square foot. The purchase price of \$1,400,000 indicates a square foot value of \$258 per square foot, which is still high, given the range found. The requested value is the previous value of \$1,224,000 or the purchase price of \$1,400,000.
LIEN PAUL & LIEN OLGA	112427- 326	703	None	8509 SE 15TH CIR	None
BROWN GARY & BROWN LACEY	179444- 000	704	None	501 NW 214TH CIR	None
SCHOENHEIT DOMINIC & SCHOENEIT ANNA	986058- 030	705	None	13620 NE 110TH WAY	None
NORDSTROM BARBARA TRUSTEE	117893- 158	706	Barbara Nordstrom	13818 NE 45TH AVE	The appellant stated that the property was purchased for \$807,000 after being bid up from the original price of \$725,000. The property at 4500 NE 139 th Street is across the street and sold for \$732,500 in September of 2021. It is extremely comparable to the subject.
COMBS R LON	85148- 000	707	Lon Combs	1541 NW DRAKE ST	The appellant stated that the property was originally purchased for \$120,000 in 2017. In order to build, a portion of the lot was designated as conservation zone, reducing the usable portion to 0.19 acres. There were no structures on the property as of July 31, 2022. Additional work had to be done to bring the subject lot into compliance for development, including stormwater infrastructure and accessible sidewalks.