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CLARK COUNTY
WASHINGTON

OFFICE OF THE ASSESSOR

Peter Van Nortwick, Assessor

November 6, 2014

Mr. Steven Bang
2701 NW Lacamas Drive
Camas WA 98607

Dear Mr. Bang,

This letter is in response to your inquiry of the impact on assessed values in Lacamas Shores neighborhood due to the growth of trees in the common areas of the neighborhood.

I don't know exactly which properties views have been effected or would be improved by the cutting of the trees in the common area, but I can provide you information as to what parcels in the subdivision had the quality of their view reduced by my appraiser and the impact on the assessed values. The last physical inspection of the neighborhood was done in 2013, so I compared the view rating in the system in the 2012 assessment to the view rating in the 2014 assessment.

What I found was 95 parcels had the view quality reduced by my appraiser during our 2013 inspections. The impact to total assessed value in the neighborhood due to the reduction in views is \$3,525,000.

Attached is a list of the parcels in the neighborhood that had a view classification lowered during our last inspection.

If you have any further questions, please contact me @ peter.vannortwick@clark.wa.gov.

Sincerely,

Peter Van Nortwick
Clark County Assessor