

From: Soth, Justin <Justin.Soth@clark.wa.gov>
To: Tomkellyevi <Tomkellyevi@aol.com>
Cc: Cnty Assessor General Delivery <assessor@clark.wa.gov>
Sent: Tue, Jun 27, 2017 9:42 am
Subject: RE: Determining values of view

Mr. Kelly,

In response to your request for information relevant to view premium coding, view is a land attribute which requires some judgement, and is therefore, by nature, subjective. To ensure consistent and equitable application amongst homogeneous properties, the following guideline information has been gathered to help define what would be expected from each view type:

- Limited – tunnel vision, high obstruction, unable to see distant object with clarity
- Fair – narrow degree of vision, obstruction/intermittent view, unable to see distant objects with clarity
- Average – degree of vision neither narrow or expansive, some obstruction typical, distant objects can be seen with focus/clarity
- Good – expansive degree of vision, very little obstruction, distant objects seen with focus/clarity
- Excellent – expansive/panoramic degree of vision, no obstruction, distant objects are focused/clearly definable

The monetary impact attributed to each “level” of view is applied by neighborhood to allow properties with similar influences to be studied and valued equitably. For instance, the market extrapolated value attribute of an average view in Neighborhood 0022 (Columbia River) may be significantly different than the market indicated premium for average view property in your neighborhood.

Current value assignments to each “level” listed above are as follows in the Lacamas Lake region:

- Limited – \$15,000
- Fair – \$30,000
- Average – \$45,000
- Good – \$75,000
- Excellent – \$100,000

Sincerely,

Justin Soth
Residential Appraiser IV
Clark County Assessor’s Office
1300 Franklin St, 2nd Floor
Vancouver WA 98666
(360) 397-2391 x4633

From: Thomas Kelly [<mailto:tomkellyevi@aol.com>]

Sent: Thursday, June 22, 2017 4:49 PM

To: Cnty Assessor General Delivery

Subject: Determining values of view

Please provide the criteria/categories to which a property is assessed when the view is excellent, fair, poor, etc. The question revolves around residential property that may front a shoreline, have a view of a lake or river, have only a territorial view, or only a neighbor's house or street. What are the relative values, such as a percent, of each to the basic value of the property for a lot of the same size and neighborhood with only the views as the variable.

Thank you,

Tom Kelly,
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360-833-2412

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