

O'Donnell, Mary Beth



CP16#0274

From: Carol Levanen <cnldental@yahoo.com>
Sent: Friday, September 05, 2014 10 28 AM
To: Mielke, Tom, Barnes, Ed, ccuincboardofdirectors@yahoo.com
Subject: Fw. Comps for 2-5 acres and 8-40 acres

A known apartment complex of five units generates \$3,000.00 in property tax, based on evaluations according to state law. Those same people living on a 5 acre parcel of land would generate \$8,500.00 in property tax. If they were put in current use, the tax generated would drop dramatically. Current use status and multi-housing does not pay for itself when it comes to infrastructure maintenance costs. Home ownership does Rural lands are not restricted to population projections and can grow. The only restrictions the GMA puts on rural growth is that it not be urban in nature and complys with the rural character, which is 2.5, and 5 acre parcels with homes back off the road, gravel driveways and trees buffering their location. You must count the mailboxes to know how many people live on a street. This has been the rural character for decades. The county needs to allow the rural community to return to their rural way of life. (please share this with Commissioner Madore)

----- Forwarded Message -----

From: Carol Levanen <cnldental@yahoo.com>
To: Leah Higgins <leahnwhomes@gmail.com>; Carol Levanen <cnldental@yahoo.com>, Susan Rasmussen <sprazz@tds.net>; Leah Higgins <leahnwhomes@gmail.com>, Rick Dunning <ralan1953@gmail.com>, Rita Dietrich <billrita@pacifier.com>, Jerry Olson <wcrolsons@tds.net>, Fred Pickering <fredp@yacolt.com>, Jim Malinowski <jmalinowski@ieee.org>, Frank White <firfarmer@yahoo.com>, Benjamin Moss <benjaminmoss@johnlscott.com>; Lonnie Moss <lon@moss-wriston.com>, Melinda Zamora <mzamora1001@gmail.com>, Nick Redinger <nickredinger@hotmail.com>, Curt Massie <cmassie331@gmail.com>, Marcus Becker <marcus35@msn.com>, Clark County Citizens United Inc <ccuinc@yahoo.com>
Sent: Friday, September 5, 2014 12 39 AM
Subject: Re Comps for 2-5 acres and 8-40 acres

Thanks Leah, for the info. What this tells me is that a 2-5 acre parcel is going for an average of \$170,000, and a 8-40 acre parcel is going for an average of \$200,000. The loss of value that happens when a parcel is downzoned and cannot realize it's former potential is \$680,000.00 to \$1,360,000.00, minus \$200,000. (8 divided by 2 = 4 - 2 acre parcels) (40 divided by 5 = 8 - 5 acre parcels) Multiply those numbers times the property tax millage rate of .010. The county would generate \$2,000.00 in property tax for a 40 acre parcel and if that parcel were divided, the county would generate \$13,600.00. No wonder rural landowners and the county budget are suffering financially. There has to be monetary relief for everyone, at some point.

From: Leah Higgins <leahnwhomes@gmail.com>
To: Carol Levanen <ccuinc@yahoo.com>, Carol Levanen office <cnldental@yahoo.com>
Sent: Thursday, September 4, 2014 3 41 PM
Subject: Comps for 2-5 acres and 8-40 acres

Hi,

Here are the comps for the acreage you asked about. It is very hard to do a true CMA for these lost because there are about 300 parcels in Clark county available, pending, sold in the last 6

months. That is a HUGE CMA and would probably take about an hour to 2 hours just to upload the properties, then a even more time to actually put them in a CMA.

So I did a short hand of the actual market of the pending and sold properties in the last 6 months. This shows the true market price. Really a seller can list a property at any price but what will it sell at? This is what the summary is showing, the actual market price.

There are higher priced properties out there (\$600k-\$3million) but they are already subdivided for large subdivisions and completely useable unlike many of the lower price properties.

Hope this helps!

L

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Leah Higgins

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