

Parcel no 311920338 (lot 138) and Parcel no 311920340 (lot 140) were included in the sale of our current residence at 7452 North Purdy Parkway (lot 139). Lots 138 and 140 are adjacent to the lot with the residence on it. Lot 140 is not at all flat. It also has a significant incline and multiple slopes and would be very difficult to build on. The back of the lot has dense undesirable trees, many which are dead. The cost to clear the lot and level it to make it buildable make this lot undesirable. It is also very small compared to all neighboring lots and is a very irregularly shaped lot. This lot also only has value as privacy for lot 139 where the residence is. It does not have value if sold alone.

The proposed assessment is a nearly 50% increase. This does not seem to be appropriate and we would never get that amount of money if we sold it considering the properties that have sold recently that are completely cleared and level and ready to be built on. I will attach properties in the same neighborhood with pictures of them and their sale price. I think a fair assessment value is \$70,000 when considering the comparable sales against the cost for clearing this lot's trees, bringing in fill and leveling this lot.