

1 Seattle, Washington, a real estate appraisal firm specializing in commercial,
2 industrial, and residential properties. I was co-owner and associate with Miller
3 Real Estate, Inc., Bellingham, Washington, a real estate appraisal firm
4 specializing in commercial, industrial and residential properties, and am the
5 owner of Gustafson & Associates, a real estate appraisal company specializing in
6 commercial, industrial, multi-family and single family residential appraisals.
7 Please see attached qualifications, Exhibit ____DG-1.

8 **Q. Have you had previous court experience?**

9 **A.** Yes, I have qualified as expert witness and testified in Superior Courts of State of
10 Washington and U.S. Federal Court. I have also testified before numerous
11 County Boards of Equalization and State Board of Tax Appeals.

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13

Testimony

14 **Q. Have you appraised the value of Constance Hoag's property at 2633**
15 **Halverstick Rd?**

16 **A.** Yes, with the assistance of my staff, including my associate, Robert C. Opsvig.
17 Please see attached, Exhibit ____DG-2.

18 **Q. Does Constance Hoag's property have a view of Mt. Baker?**

19 **A.** Yes.

20 **Q. If a property had a view of Mt. Baker, and then lost it, would that decrease**
21 **the value of the property?**

22 **A.** Yes.

1 **Q. Could you describe what the fiscal impact would be to this property if the**
2 **entire view was lost?**

3 **A.** Based on my appraisal, you could anticipate a \$35,000.00 decrease in value.

4 **Q. Does a perception of quality of life and scenic views affect real estate values?**

5 **A.** Yes. In the Pacific Northwest Region views are highly sought after and
6 considered to be a desirable amenity and this amenity is reflected in prices in the
7 marketplace.

8 **Q. Could you describe the impact if the view of a snow-capped mountain were**
9 **replaced with a view of a smog blanket?**

10 **A.** Any impediment to a view would affect the contributory effect of view on
11 property value. The amount of diminution would depend on the density of the
12 smog and frequency of occurrence.

13 **Q. If a property is negatively impacted by noise from an industrial source, does**
14 **that affect the value of the property?**

15 **A.** Yes. It would depend on the type of noise and decibel levels at the site.

16 **Q. Would it be reasonable to assume that any impacts to Constance Hoag's**
17 **property would also apply to other properties that may lose their view or be**
18 **impacted by noise?**

19 **A.** All things being equal, yes.

20

21

END OF TESTIMONY

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1 I declare under penalty of perjury that the foregoing testimony is true and correct
2 to the best of my knowledge.

3 DATED: June _____, 2000

4 By: _____
5 Don A. Gustafson
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