

Meyers, Aundrea

From: Rodriguez, Ralph
Sent: Thursday, January 14, 2021 12:30 PM
To: Legg, Louisa; Meyers, Aundrea; Wheeler, Liz
Cc: Garrison, Michael
Subject: FW: LID 8643 formation information
Attachments: Assessment Map.pdf; Assessment roll.pdf; Olson letter.pdf; Ordinance 27510.pdf; RCW 35.50.005 & 35.50.010.pdf; Transmittal memo from PWKs to Finance.pdf

Louisa & Aundrea,

Received the email from Agnes Susan Olson, 5010 S Steele Street, parcel 232000-106-0 who could not enter the Zoom site.

I spoke with Steven J Olson following the hearing, their question is - they are the 3rd owner of the property since the LID was created and didn't have knowledge about the project and pending LID assessment when they acquired the property. They had called previously and I provided the attached information. I asked if they could locate their title insurance policy and any closing documents and suggested that they review the policy and closing documents for any mention of the parcel being within an LID. Mr. Olson shared that they had contacted the Title Company and are waiting for a response to his questions raised.

Mr. Olson's telephone number is 206-979-0462.

They are pleased with the improvements.

Ralph K. Rodriguez

LID Administrator
City of Tacoma
Public Works, Engineering Division

P: 253-591-5522
F: 253-591-5533
C: 253-606-6853
E: rrodrig1@cityoftacoma.org

From: agnessusanolson@comcast.net <agnessusanolson@comcast.net>
Sent: Thursday, January 14, 2021 8:54 AM
To: Rodriguez, Ralph <RRODRIG1@cityoftacoma.org>
Subject: Re: LID 8643 formation information

Good Morning,
Meeting ID did not work

Susan Olson

On 12/21/2020 11:11 AM Rodriguez, Ralph <rrodrig1@cityoftacoma.org> wrote:

Susan,

Per our conversation attached are documents related to the formation of LID 8643. Please contact me if I can be of further assistance.

Ralph K. Rodriguez

LID Administrator

City of Tacoma

Public Works, Engineering Division

P: 253-591-5522

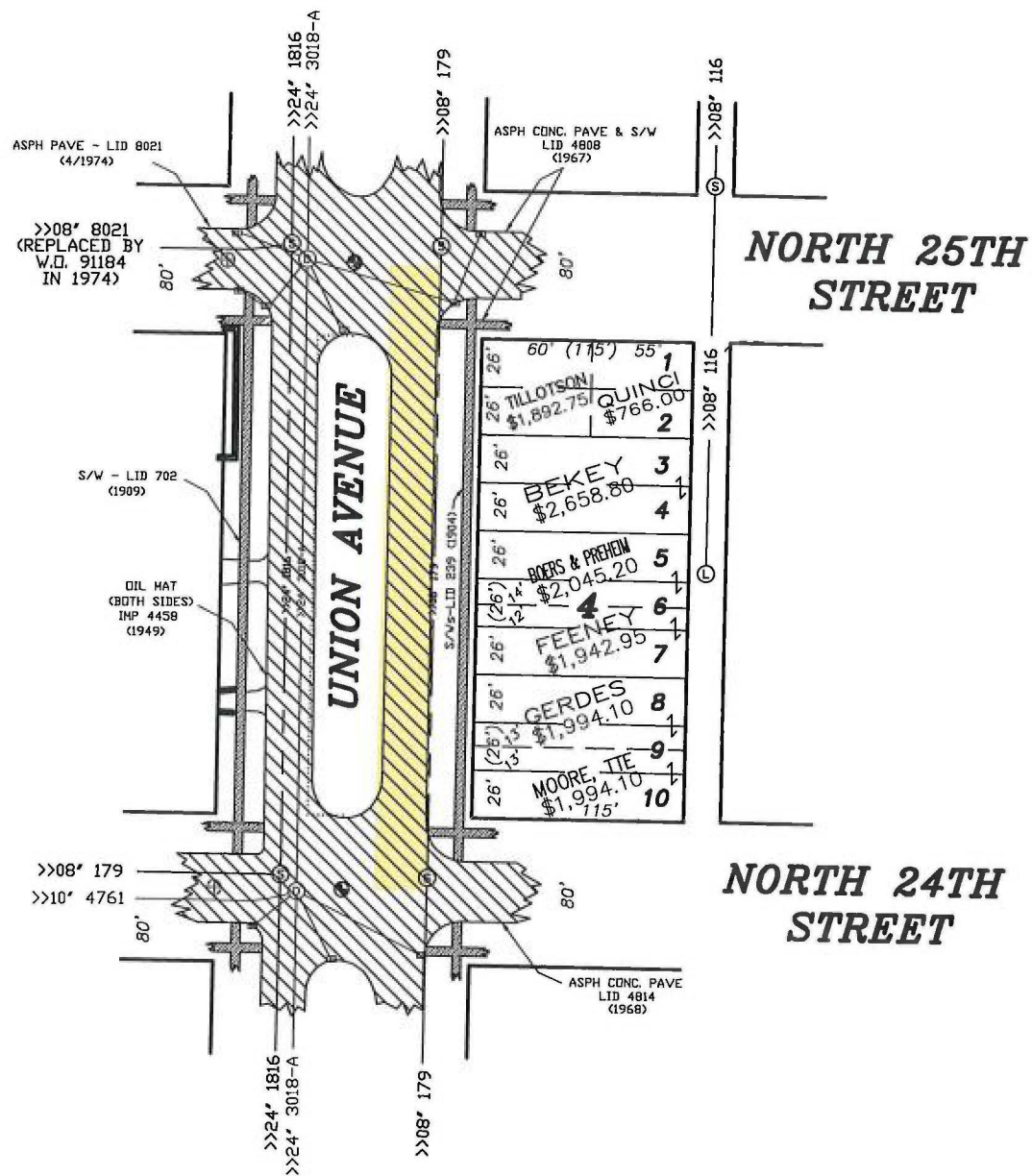
F: 253-591-5533

C: 253-606-6853

E: rrodri1@cityoftacoma.org

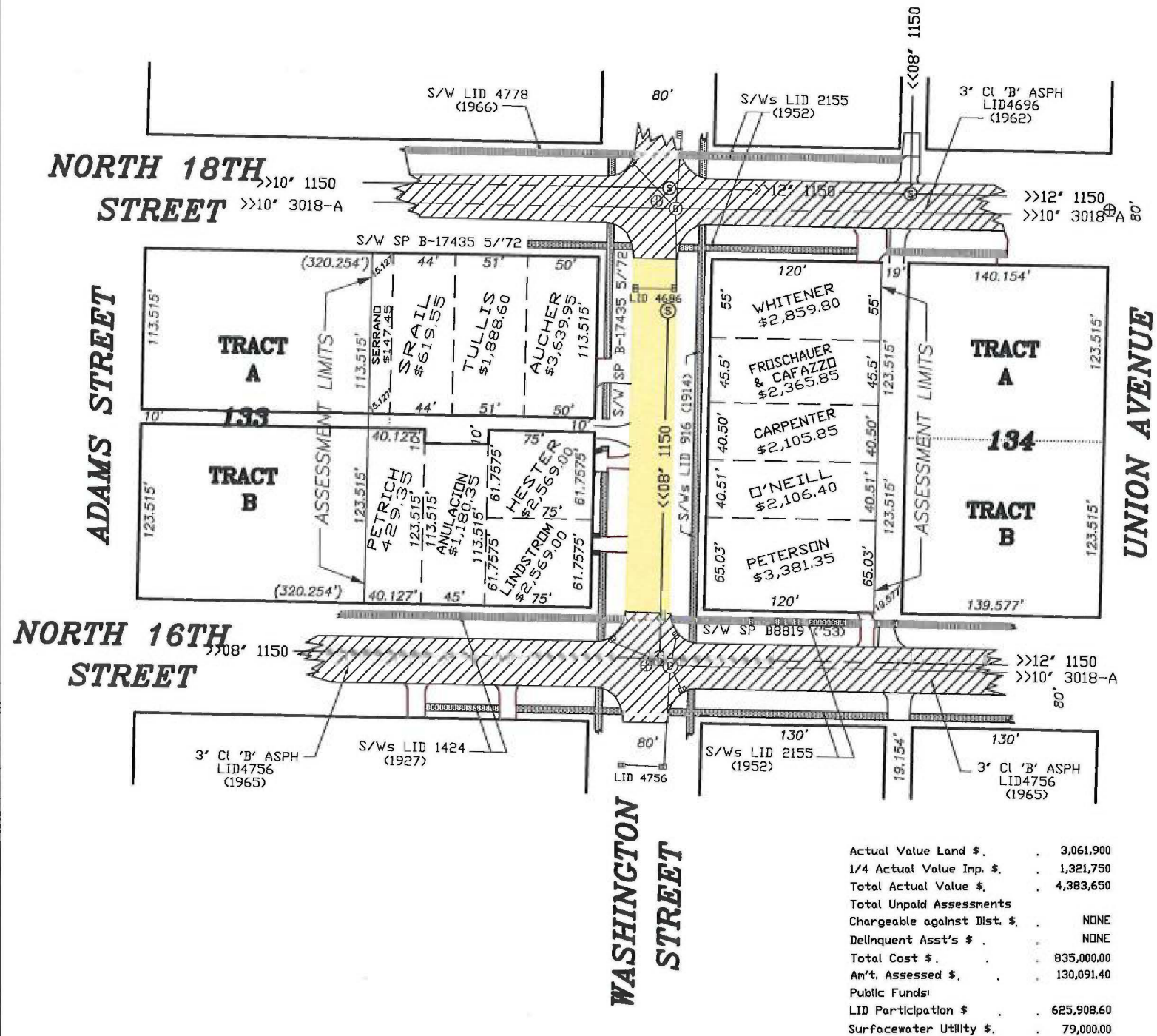
REEVES ADDITION

1



AMENDED MAP OF SECOND SCHOOL LAND ADDITION

2



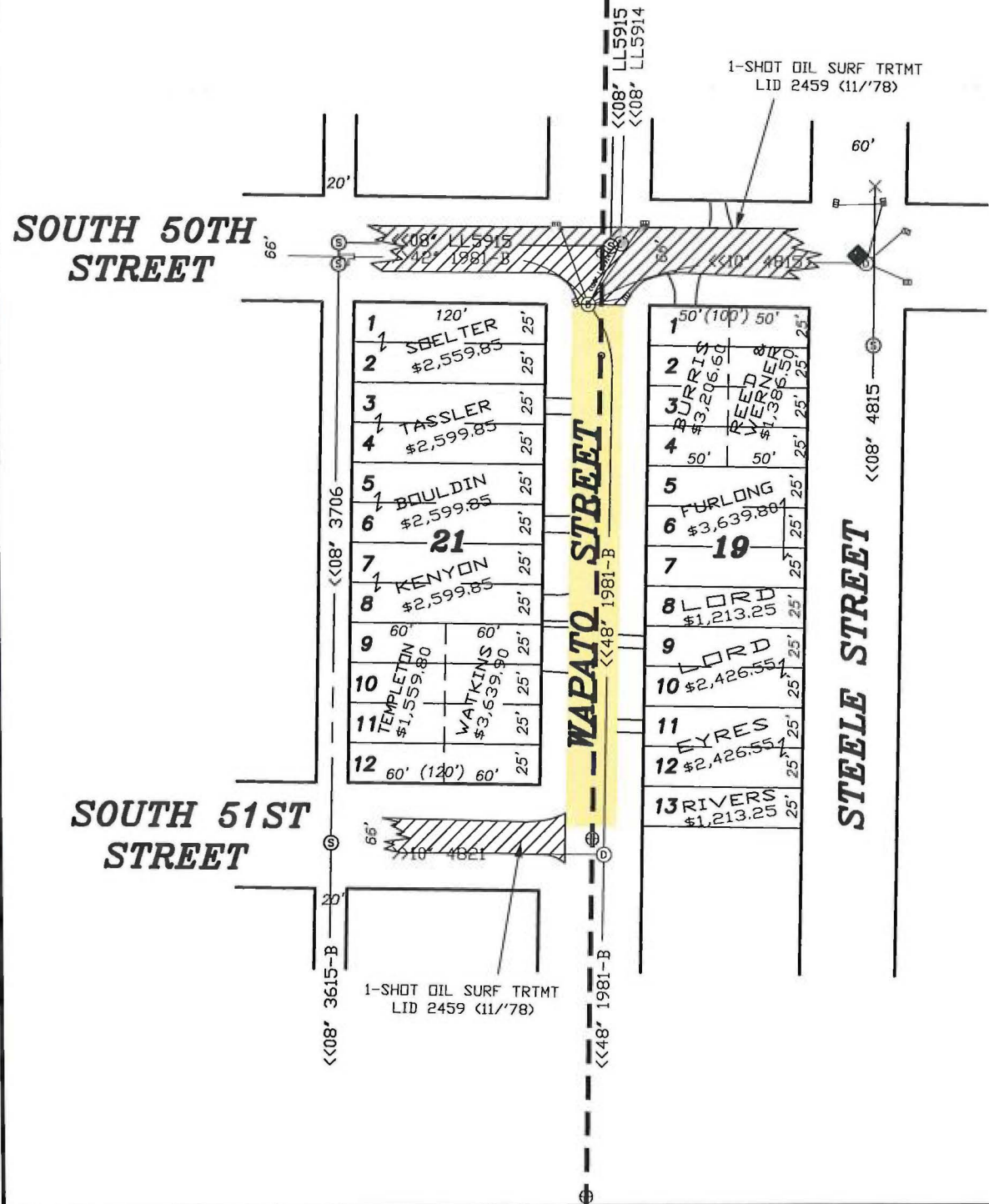
Actual Value Land \$.	3,061,900
1/4 Actual Value Imp. \$.	1,321,750
Total Actual Value \$.	4,383,650
Total Unpaid Assessments	
Chargeable against Dist. \$.	NONE
Delinquent Asst's \$.	NONE
Total Cost \$.	835,000.00
Am't. Assessed \$.	130,091.40
Public Funds:	
LID Participation \$.	625,908.60
Surfacewater Utility \$.	79,000.00

CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS			
ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVEMENT			
LID 8643			SHEET NO.
SHEET 1 OF 2			

SOUTH PARK ADDITION

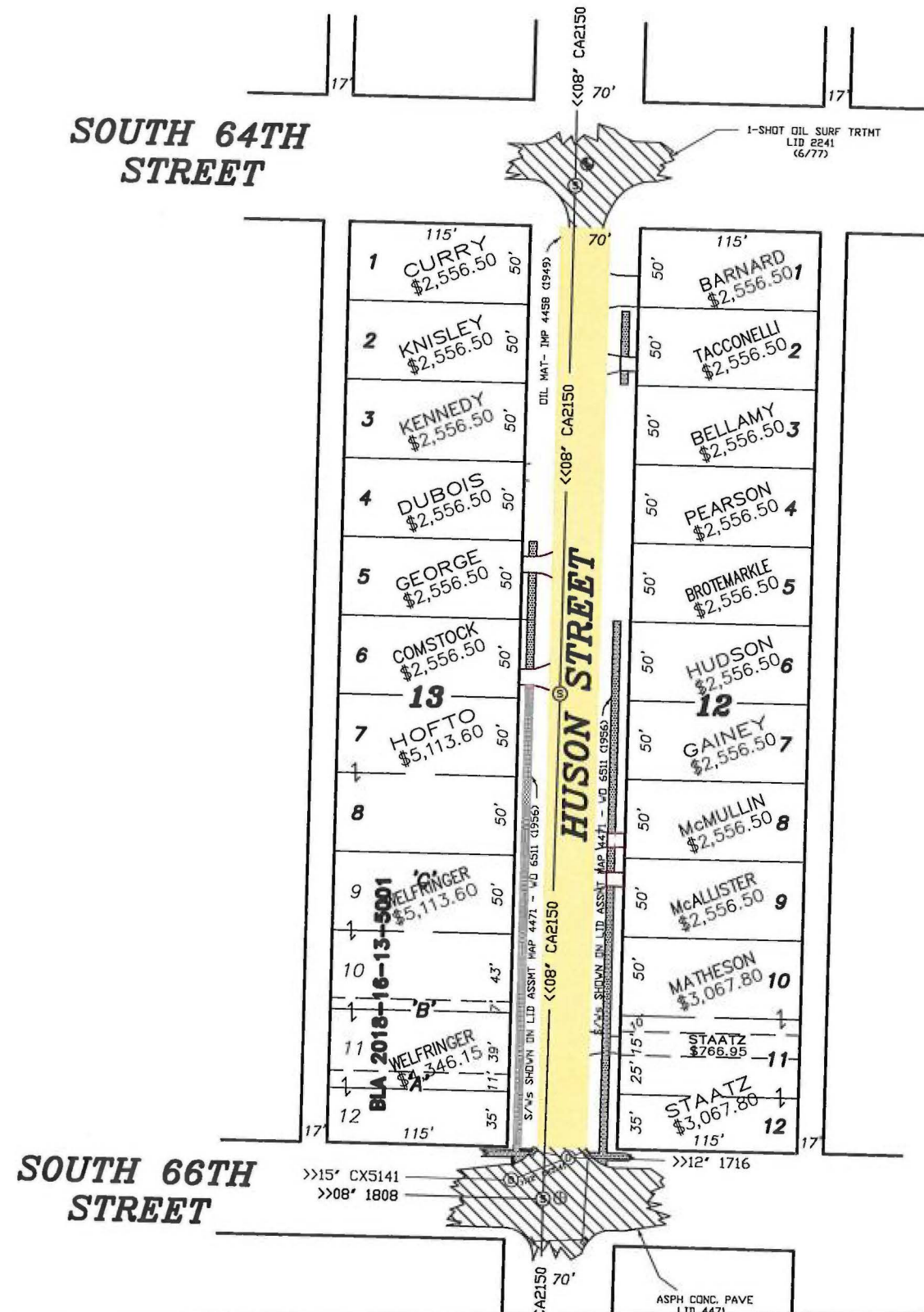
BARKER'S ADDITION

3



MANITOU PARK ANNEX

4



NO		REVISION	DATE	APPD	FINAL CONSTRUCTION CHECKED DATE Dec 05 DESIGNED DAW DRAWN DAW FILE NWC	SCALE 1" = 100' CHECKED FILE NWC	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVEMENT	LID 8643 SHEET NO. 2 of 2
----	--	----------	------	------	--	---	--	---

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
<u>REEVES ADDITION</u>													
715500-042-0	WILMA I. TILLOTSON	2419 N UNION AVE TACOMA WA 98406	WEST 60 FT OF LOTS 1 & 2, BLOCK 4	1	1,892.75	0.00	0.00	0.00	0.00	0.00		114,300	116,400
715500-043-0	IGNAZIO QUINCI	4122 N 27TH ST TACOMA WA 98407 SITE ADDRESS: 3512 N 25TH ST TACOMA WA 98406	EAST 55 FT OF LOTS 1 & 2, BLOCK 4	2	766.00	0.00	0.00	0.00	0.00	0.00		111,200	141,800
715500-044-0	JEAN BEKEY	2415 N UNION AVE TACOMA WA 98406	LOTS 3 & 4, BLOCK 4	3	2,658.80	0.00	0.00	0.00	0.00	0.00		140,500	192,800
715500-045-0	JEFFERY D. BOERS & KRISTY J. PREHEIM	2411 N UNION AVE TACOMA WA 98406	LOT 5 & N 14 FT OF LOT 6, BLOCK 4	4	2,045.20	0.00	0.00	0.00	0.00	0.00		129,300	183,700
715500-046-0	ERIC & CATHERINE FEENEY	2409 N UNION AVE TACOMA WA 98406	S 12 FT OF LOT 6 & ALL OF LOT 7, BLOCK 4	5	1,942.95	0.00	0.00	0.00	0.00	0.00		127,200	203,200
715500-047-0	LAURA K. GERDES	2403 N UNION AVE TACOMA WA 98406	LOT 8 & N 1/2 OF LOT 9, BLOCK 4	6	1,994.10	0.00	0.00	0.00	0.00	0.00		128,200	115,500
715500-048-0	ALICE MOORE, TTEE	2401 N UNION AVE TACOMA WA 98406	S 1/2 OF LOT 9 & ALL OF LOT 10, BLOCK 4	7	1,994.10	0.00	0.00	0.00	0.00	0.00		128,200	175,400
SUBTOTALS					13,293.90	0.00	0.00	0.00	0.00	0.00		878,900	1,128,800

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
<u>AMENDED MAP OF SECOND SCHOOL LAND ADDITION</u>													
747502-492-1	Marianne Wylie Jacob Cullen	4602 69th Ave W University Pl, WA 98466 Site Address: 1616 N. Washington St. Tacoma, WA 98406	The E 50' of the N 113.515', Block 133 (Item #13)	8	3,639.95	0.00	0.00	0.00	0.00	0.00		114,600	140,500
747502-481-2	William R. Graves	3706 N. 18th St. Tacoma, WA 98406	The W 51' of the E 101.154' of the N 113.515', Block 133, (Item #1)	9	1,888.60	0.00	0.00	0.00	0.00	0.00		115,400	198,200
747502-492-2	John W. & Deborah J. Sraile	1013 Sunrise Ln. Fircrest, WA 98466 Site address: 3710 N. 18th St. Tacoma, WA 98406	The W 44' of the E 145.254' of the N 113.515', Block 133, (Item #14)	10	619.55	0.00	0.00	0.00	0.00	0.00		110,100	115,600
747502-486-0	Thomas K. Serrano	3714 N. 18th St. Tacoma, WA 98406	The E 15.127' of the W 175' of the N 113.515', Block 133, (Item #6)	11	147.45	0.00	0.00	0.00	0.00	0.00		114,600	137,000
747502-484-0	Joseph F. & L. Suzanne	3711 N. 16th St.	W 40.127' of the E	12	429.35	0.00	0.00	0.00	0.00	0.00		118,000	121,600

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
	Petrich	Tacoma, WA 98406	170.254' of the S 1/2 of Block 133, (Item #4)										
747502-483-0	German D. Anulacion	3707 N. 16th St. Tacoma, WA 98406	W 45' of the E 120' of the S 1/2 of Block 133, LESS N 10' for Alley (Item #3)	13	1,180.35	0.00	0.00	0.00	0.00	0.00		110,900	126,900
747502-487-0	Shannon M. Hester	421 N Yakima Ave Apt 4 Tacoma, WA 98403 Site Address: 1606 N. Washington St. Tacoma, WA 98406	E 75' of the N 1/2 of the S 1/2 of Block 133, (Item #7)	14	2,569.00	0.00	0.00	0.00	0.00	0.00		107,500	127,000
747502-482-0	Robert A. Lindstrom	1602 N. Washington St. Tacoma, WA 98406	E 75' of the S 1/2 of the S 1/2 of Block 133, (Item #2)	15	2,569.00	0.00	0.00	0.00	0.00	0.00		107,500	128,600
747502-496-0	Richard G.& Janet K. Peterson	P.O. Box 64990 University Pl. WA 98464 Site address: 3621 N. 16th St Tacoma, WA 98406	The S 65.03' of the W 120', Block 134, (Item #5)	16	3,381.35	0.00	0.00	0.00	0.00	0.00		126,800	127,500
747502-497-0	Laura B. O'Neill	1605 N. Washington St. Tacoma, WA 98406	The S 40.51' of the N 181.51' of the W 120', Block 134 (Item #7)	17	2,106.40	0.00	0.00	0.00	0.00	0.00		109,200	129,300

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
747502-500-0	Eddie E. Carpenter Jr. & Michelle M.	1609 N. Washington St. Tacoma, WA 98406	The S 40.5' of the N 141' of the W 120', Block 134 (Item #13)	18	2,105.85	0.00	0.00	0.00	0.00	0.00		109,100	130,800
747502-501-0	John C. Froschauer & D.A. Cafazzo	1615 N. Washington St. Tacoma, WA 98406	The S 45.5' of the N 100.5' of the W 120', Block 134 (Item #14)	19	2,365.85	0.00	0.00	0.00	0.00	0.00		113,200	149,000
747502-499-0	Lynn H. Whitener	1619 N. Washington St. Tacoma, WA 98406	The N 55' of the W 120', Block 134 (Item #12)	20	2,859.80	0.00	0.00	0.00	0.00	0.00		120,300	161,800
SUBTOTAL					25,862.50	0.00	0.00	0.00	0.00	0.00		1,477,200	1,793,800

SOUTH PARK ADDITION

777000-074-0	Chris Soelter	5002 S. Wapato St. Tacoma, WA 98409	Lots 1 & 2, Block 21	21	2,599.85	0.00	0.00	0.00	0.00	0.00		86,800	86,400
777000-075-0	William & Janet Tassler	7623 S D St Tacoma, WA 98408 Site Address: 5006 S. Wapato St. Tacoma, WA 98409	Lots 3 & 4, Block 21	22	2,599.85	0.00	0.00	0.00	0.00	0.00		86,800	96,700
777000-076-0	Faye M. Bouldin	5010 S. Wapato St.	Lots 5 & 6, Block 21	23	2,599.85	0.00	0.00	0.00	0.00	0.00		86,800	121,100

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Tacoma, WA 98409											
777000-077-0	Kerry R. & Diane R. Kenyon	5014 S. Wapato St. Tacoma, WA 98409	Lots 7 & 8, Block 21	24	2,599.85	0.00	0.00	0.00	0.00	0.00		86,800	95,100
777000-078-0	Eric J. Lattin	2459S. 51st St. Tacoma, WA 98409	W 60 ft.of Lots 9 thru 12, Block 21	25	1,559.80	0.00	0.00	0.00	0.00	0.00		86,800	108,900
777000-078-3	T. C. Watkins	5020 S. Wapato St. Tacoma, WA 98409	E. 60 ft.of Lots 9 thru 12, Block 21	26	3,639.90	0.00	0.00	0.00	0.00	0.00		86,800	110,900
<u>BARKER'S ADDITION</u>													
232000-105-0	Natascha M. Schwartz	17 St. Helens Ave, # 402 Tacoma, WA 98402 Site Address: 2402 S. 50 th St. Tacoma, WA 98409	E½ of Lots 1 thru 4, Block 19	27	1,386.50	0.00	0.00	0.00	0.00	0.00		81,900	55,900
232000-105-1	Jodi Mercer	2406 S. 50 th St. Tacoma, WA 98409	W ½ of Lots 1 thru 4, Block 19	28	3,206.60	0.00	0.00	0.00	0.00	0.00		81,900	72,600
232000-106-0	Jeffrey A. Eury	5010 S. Steele St. Tacoma, WA 98409	Lots 5 thru 7, Block 19	29	3,639.80	0.00	0.00	0.00	0.00	0.00		93,100	109,100
232000-107-0	Ilona M. Lord	5018 S. Steele St. Tacoma, WA 98409	Lot 8, Block 19	30	1,213.25	0.00	0.00	0.00	0.00	0.00		11,200	0

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
232000-108-0	Ilona M. Lord	5018 S. Steele St. Tacoma, WA 98409	Lots 9 & 10, Block 19	31	2,426.55	0.00	0.00	0.00	0.00	0.00		81,900	97,200
232000-109-0	Lorna M. Eyres	2010 S Union, # 115 Tacoma, WA 98405 Site Address: 5022 S. Steele St. Tacoma, WA 98409	Lots 11 & 12, Block 19	32	2,426.55	0.00	0.00	0.00	0.00	0.00		81,900	70,300
232000-110-0	Marjorie Rivers	5028 S. Steele St. Tacoma, WA 98409	Lot 13, Block 19	33	1,213.25	0.00	0.00	0.00	0.00	0.00		81,900	65,100
SUBTOTAL					31,111.60	0.00	0.00	0.00	0.00	0.00		1,034,600	1,089,300

MANITOU PARK ANNEX

547000-049-0	K. P. BARNARD	6401 S. HUSON ST TACOMA WA 98409	LOT 1, BLOCK 12	34	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	88,500
547000-050-0	JOSEPH & THERESA TACCONELLI JR	6405 S. HUSON ST TACOMA WA 98409	LOT 2, BLOCK 12	35	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	78,500
547000-051-0	NORMAN M. & MICHEL BELLAMY	1509 N. PROCTOR ST TACOMA WA 98406 SITE ADDRESS: 6409 S. HUSON ST TACOMA WA 98409	LOT 3, BLOCK 12	36	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	76,200

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
547000-052-1	JENNIFER L. PEARSON	7816 56th Ave Ct E Puyallup, WA 98371 Site Address: 6415 S. HUSON ST TACOMA WA 98409	LOT 4, BLOCK 12	37	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	47,100
547000-052-2	STEVEN D. & JANIE L. BROTEMARKLE	6419 S. HUSON ST TACOMA WA 98409	LOT 5, BLOCK 12	38	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	111,100
				39									
547000-053-0	KEITH M. & MELISSA A. HUDSON	6423 S. HUSON ST TACOMA WA 98409	LOT 6, BLOCK 12		2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	69,100
547000-054-0	DONALD A. & JULIE GAINEY	6427 S. HUSON ST TACOMA WA 98409	LOT 7, BLOCK 12	40	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	99,700
547000-055-0	SEAN & PRISCILLA R. McMULLIN	6429 S. HUSON ST TACOMA WA 98409	LOT 8, BLOCK 12	41	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	83,500
547000-056-0	ROGER L. & NANCY McALLISTER	6433 S. HUSON ST TACOMA WA 98409	LOT 9, BLOCK 12	42	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	90,100
547000-057-0	JEROME W. MATHESON	6439 S. HUSON ST TACOMA WA 98409	LOT 10 & N. 10 FT OF LOT 11, BLOCK 12 (ITEM 1)	43	3,067.80	0.00	0.00	0.00	0.00	0.00		82,600	84,800
547000-058-0	RICHARD D. & BETSY STAATZ	6445 S. HUSON ST TACOMA WA 98409	S 15 FT OF N 25 FT OF LOT 11, BLOCK 12	44	766.95	0.00	0.00	0.00	0.00	0.00		5,900	0

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
547000-059-0	RICHARD D. & BETSY STAATZ	6445 S. HUSON ST TACOMA WA 98409	S 25 FT OF LOT 11 & ALL OF LOT 12, BLOCK 12 (ITEM 3)	45	3,067.80	0.00	0.00	0.00	0.00	0.00		82,600	132,300
547000-060-0	RAMON AND MARLA PEREZ	6404 S. HUSON ST TACOMA WA 98409	LOT 1, BLOCK 13	46	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	68,800
547000-061-0	DALE R. & RAYMOND KNISLEY	6408 S. HUSON ST TACOMA WA 98409	LOT 2, BLOCK 13	47	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	70,700
547000-062-0	DAVID A. AND GLENDA L. EDEE	6412 S. HUSON ST TACOMA WA 98409	LOT 3, BLOCK 13	48	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	72,000
547000-063-0	LARRY D. KALLENBACH	6416 S. HUSON ST TACOMA WA 98409	LOT 4, BLOCK 13	49	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	84,400
547000-064-1	BRITTANY MYERS	6420 S. HUSON ST TACOMA WA 98409	LOT 5, BLOCK 13	50	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	93,100
547000-064-2	DIEDRE HOLM	6424 S. HUSON ST TACOMA WA 98409	LOT 6, BLOCK 13	51	2,556.50	0.00	0.00	0.00	0.00	0.00		77,900	94,000
547000-065-0	LOREN J. & JANICE S. HOFTO	6434 S. HUSON ST TACOMA WA 98409	LOTS 7 & 8, BLOCK 13	52	5,113.60	0.00	0.00	0.00	0.00	0.00		96,300	87,000
547000-066-0	CARL TEITGE AND LEANNA LONG	815 N. STADIUM WAY TACOMA, WA 98403 SITE ADDRESS: 6440 S. HUSON ST	LOTS 9 & 10, BLOCK 13	53	5,113.60	0.00	0.00	0.00	0.00	0.00		97,100	70,200

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		TACOMA WA 98409											
547000-067-0	CARL TEITGE AND LEANNA LONG	815 N. STADIUM WAY TACOMA, WA 98403 SITE ADDRESS: 5009 S. 66TH ST TACOMA WA 98409	LOTS 11 & 12, BLOCK 13	54	4,346.15	0.00	0.00	0.00	0.00	0.00		92,200	47,300

SUBTOTALS	59,823.40	0.00	0.00	0.00	0.00	0.00	1,625,200	1,648,400
------------------	------------------	-------------	-------------	-------------	-------------	-------------	------------------	------------------

TOTALS	130,091.40	0.00	0.00	0.00	0.00	0.00	5,015,900	5,660,300
---------------	-------------------	-------------	-------------	-------------	-------------	-------------	------------------	------------------

1/4 IMP VALUE	1,415,075.00
TOTAL LAND VALUE	5,015,900.00
TOTAL ACTUAL VALUE	6,430,975.00
TOTAL EST PO ASSMT	130,091.40
TOTAL FINAL PO ASSMT	0.00

CHECKED	3/10/2005	D.A.W.
CHECKED	12/14/2005	S.Z.S
CHECKED	11/24/208	MJG

Updated all Land and improvement values.

- #9) Revised name from Alexa Tullis to William R Graves, per PCAT sale dated 4/13/07.
- #25) Revised name from Eugene E and Patricia G. Templeton to Eric J Lattin, per PCAT sale date 6/18/2007
- #27) Revised name from Johanna Reed and Matthew Werner to Natascha M Schwartz, per PCAT sale date 8/20/008
- #28) Revised from Bruce A Burris @ 3737 S Alaska St, 98418 to Jodi Mercer, per PCAT sale date
- #29) Revised from Gerald J Furlong to Jeffrey A Eury, per PCAT sale date 8/3/2007.
- #32) Revised mailing address from site address to one shown, per PCAT.
- #46) Revised name from Ryan J Curry to Ramon and Marla Perez, sale date 12/15/05 per PCAT.
- #48) Revised name from Janet P. Kennedy to David and Glenda Edee, per PCAT sale date 1/2/2007.
- #49) Revised name from Julia DuBois to Larry D. Kellenbach, per PCAT sale date 5/8/06

ASSESSMENT ROLL LID 8643

Page ____ of ____
 NOTE: 10 Year Roll
 COLLECTION FEE \$75.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
---------------	----------	---------	-------------------	--------------	---------------	------------------------	------------------	----------------	----------------	----------------	---------------	------------------

#50) Revised name from David George to Brittany Myers, per PCAT sale date 8/3/06.
 #51) Revised name from Joleen R Comstock to Diedre Holm, per PCAT sale date 8/13/07
 #53/54) Revised from Welfringer LP c/o Barbara Welfringer RA @ 724 Blaine St, Steilacoom, 98388 to Carl Teitge and Leanna Long per I

CHECKED / /
 CHECKED / /



City of Tacoma
Public Works Department

December 21, 2020

Agnes & Steven Olson
5010 S Steele Street
Tacoma, Washington 98409

RE: Parcel #232000-106-0

Subject: Local Improvement District 8643, Assessment 29
Final assessment for Lots 5 thru 7, Block 19, BARKERS ADDITION TO TACOMA WASHINGTON, in E ½ of the NE ¼ Quarter of Section 19, Township 20 North, Range 03 East, W.M.

Dear Mr. & Mrs. Olson:

Local Improvement District (L.I.D.) 8643, adopted by the Tacoma City Council on July 25, 2006 by Ordinance No. 27510 (attached), directed the City to prepare plans and specifications for the construction of permanent pavement, together with installation of concrete curbs and gutters, and storm drain lines with storm water catch basins where needed on:

- Union Avenue from North 24th Street to North 25th Street – northbound
- Washington Street from North 16th Street to North 18th Street
- Wapato Street from South 50th Street to South 51st Street
- Huson Street from South 64th Street to South 66th Street

The Ordinance provided for a special assessment on properties receiving a special benefit resulting from the improvements.

The Public Works Department, per RCW 35.50.005 (attached) provided the City Treasurer's Office a copy of the preliminary assessment roll and copies of the assessment map on July 28, 2006 (attached). The City Treasurer's office subsequently posted the preliminary assessments against the property and made the posting available for research by title and escrow Companies.

The Department prepared plans, advertised the project, and awarded the project to the most responsible/responsive bidder, and the construction for this project is complete. The hearing on the final assessments I scheduled for January 14, 2021 at 9:00 a.m. The Hearing Examiner will consider all evidence submitted and issue a Facts, Findings and Conclusions of Law for the City Council to consider, while the meeting date has not yet been set, I anticipate that the City Council will consider the final assessments in March 2021.

Agnes & Steven Olson
December 21, 2020
Page Two

Following the adoption of the final assessments by Ordinance, owners are provided a 30-day window to pay their L.I.D. assessment in full; pay only a portion, having the remaining balance financed over 10 years; or have the entire amount financed over the 10-year period. Owners opting to finance their L.I.D. assessment will have a lien placed against their property as provided by R.C.W. 35.50.010 (attached).

The amount of the final assessment for this property is \$5,540.20, plus City Treasurer's processing fees of \$15.00 and \$6.00. If the total is paid within the 30-day interest free period the amount would decrease to approximately \$5,422.70, with the actual amount being provided by the City Treasurer's office, prior to the 30-day interest free period. Owners electing to finance their LID assessment would have their first installment due 12 months after the 30-day interest free period has ended. The actual interest rate will be established with the issuance of Consolidated Local Improvement District Bonds.

Should you have any further questions, please contact me at 253-591-5522.

Sincerely,



Ralph K Rodriguez

L.I.D. Administrator

Attachment
file: L.I.D. 8643

cc: Chris Larsen, P.E., Public Works



Req. #10985

ORDINANCE NO. 27510

L.I.D. No. 8643

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

AN ORDINANCE providing for the construction of permanent pavement with storm drainage on Union Avenue from North 24th Street to North 25th Street – northbound (Segment 1), Washington Street from North 16th Street to North 18th Street (Segment 2), Wapato Street from South 50th Street to South 51st Street (Segment 3), and Huson Street from South 64th Street to South 66th Street (Segment 4), creating Local Improvement District No. 8643; providing for a special fund for the payment of the improvement by special assessment upon the property within the district benefited thereby, for the issuance of warrants, installment notes, bond anticipation notes, or other short-term obligations to pay that part of the cost and expense of the improvement assessed against the property in the district, and for the payment of the remainder of the cost thereof.

WHEREAS all of the preliminary proceedings for the establishment of Local Improvement District ("L.I.D.") No. 8643 have been taken as provided by law, and

WHEREAS the Hearing Examiner of the City, after public hearing duly held, has recommended to the City Council the formation of L.I.D. No. 8643; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That there shall be constructed permanent pavement with storm drainage on Union Avenue from North 24th Street to North 25th Street – northbound (Segment 1), Washington Street from North 16th Street to North 18th Street (Segment 2), Wapato Street from South 50th Street to South 51st Street (Segment 3), and Huson Street from South 64th Street to South 66th Street (Segment 4), together with all other work necessary to



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

complete the project in accordance with the maps, plans, and specifications prepared and now on file in the office of the Director of the Department of Public Works, which maps, plans, and specifications are hereby adopted.

Section 2. That there is hereby created a local improvement district, to be known as L.I.D. No. 8643, which shall embrace as nearly as practicable all the property specially benefited by the improvements described above, which property is described as follows:

Platted property:

That portion of the Northwest quarter of the Northwest quarter of Section 31, Township 21 North, Range 03 East, W.M. described as follows:

All of Block 4 of THE REEVES ADDITION to Tacoma, W.T., as per plat recorded in Volume 1, Page 132, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

That portion of the Northeast quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 36, Township 21 North, Range 02 East, W.M. described as follows:

The West 120 feet of Block 134, and the East half of Block 133, AMENDED MAP OF SECOND SCHOOL LAND ADDITION to the City of Tacoma, LESS portions for alley in Block 133, as per plat recorded in Volume 9, Page 41, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

That portion of the North half of the Northeast quarter of Section 19, Township 20 North, Range 03 East, W.M. described as follows:



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Lots 1 through 13, Block 19, BARKER'S ADDITION to Tacoma, Washington, as per plat recorded in Volume 7, Page 106, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

All of Block 21, SOUTH PARK ADDITION to Tacoma, W.T., as per plat recorded in Volume 3, Page 64, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

That portion of the Northwest quarter of the Northwest quarter of Section 25, Township 20 North, Range 02 East, W.M. described as follows:

All of Blocks 12 and 13, MANITOU PARK ANNEX, as per plat recorded in Volume 8, Page 104, records of Pierce County Auditor; situate in the City of Tacoma, County of Pierce, State of Washington.

Section 3. That the estimated cost and expense of the improvement is \$835,000.000; that \$625,908.60 of the cost thereof shall be contributed by the L.I.D. Participation Fund; that \$79,000 shall be contributed by the City's Surface Water Management; and that the balance of \$130,091.40 shall be borne and assessed against the property included in the L.I.D.

The assessments levied against the property described above shall become due and payable at the option of the property owners in cash, without interest, within 30 days after publication of the notice of assessment, or in ten equal annual installments with interest on deferred payments at a rate to be hereafter fixed, but in no event greater than .05 percent above the rate of interest fixed upon sale of bond for the district; and each year one of such

174



1 installments, together with interest due thereon and on all installments
2 thereafter to become due, shall be collected in the manner provided by law.

3 Section 4. That a special fund is hereby created, to be called
4 Local Improvement Fund, District No. 8643, which shall consist in the
5 aggregate of the several amounts assessed, levied, and collected upon the
6 several lots and parcels of land in the local improvement district for the purpose
7 of defraying the cost and expense of the improvement to be borne by the
8 property within the district, and into which fund shall be deposited the proceeds
9 of the sale of warrants, installment notes, bond anticipation notes, or other
10 short-term obligations drawn against the fund which may be sold by the City.
11 Out of the fund shall be paid the warrants, installment notes, bond anticipation
12 notes, or other short-term obligations, interest thereon, and the cost of the
13 improvement to be borne by the property included in the district.
14

15 Section 5. The Director of the Department of Public Works is hereby
16 ordered to call for bids for said improvements, and to proceed and complete the
17 improvements and to make out and certify to the City Council an assessment
18 roll, all as provided by law.
19

20 In case no bid is accepted, the Director of Public Works is hereby
21 authorized to proceed and complete the improvement by the method of day
22 labor or force account and by use of materials, supplies, and equipment, as
23 authorized by the City Charter and ordinances of the City. The Director of
24 Public Works shall keep a separate account of the expenditures as made and
25 the exact cost of the improvements separately computed. Upon certification by
26



1 the Director of Public Works that any sums are due to any person for labor or
2 materials for the improvements, the proper officers shall issue a warrant
3 therefor drawn upon the L.I.D. Fund, District No. 8643. The Director of Public
4 Works shall certify to the City Council the assessment roll on the property as
5 provided by law.

6 Section 6. Under the provisions of the laws of the state of Washington,
7 amendments thereto, and this ordinance, there shall be issued warrants,
8 installment notes, bond anticipation notes, or other short-term obligations,
9 issued pursuant to Ordinance No. 23412, as it may be amended, in payment of
10 the cost and expense of the district, payable out of the Local Improvement
11 District Fund. Such warrants, installment notes, bond anticipation notes, or
12 other short-term obligations shall bear interest from the date of their issuance at
13 a rate to be hereafter fixed by the Director of the Department of Finance in
14 accordance with the Ordinance No. 23412, and shall be redeemed from the
15 Local Improvement District Fund or by other warrants, installment notes, bond
16 anticipation notes, or other short-term obligations, or from the proceeds of local
17 improvement bonds hereafter issued.

18 Section 7. Pursuant to the provisions of the laws of the state of
19 Washington, the City Council hereby directs that the improvements be paid for
20 by the City in cash and that the warrants, installment notes, bond anticipation
21 notes, or other short-term obligations authorized to be issued under the
22 provisions of this ordinance be sold by the proper officers of the City in
23
24
25
26



1 accordance with Ordinance No. 23412, as it may be amended, and that the
 2 proceeds thereof shall be applied in payment of the cost and expense of the
 3 improvement.

4 Passed JUL 25 2006

5
 6 *M. H. Rodriguez*
 7 Deputy Mayor

8 Attest:

9 *Doris Baum*
 City Clerk

10 Approved as to form and legality:

11 *Kyle J. Crows*
 12 Assistant City Attorney

Property description approved

13 *Laura G. Kibler*
 Chief Surveyor
 14 Public Works Department

15
16
17
18
19
20
21
22
23
24
25
26

177

RCW 35.50.005**Filing of title, diagram, expense — Posting proposed roll.**

Within fifteen days after any city or town has ordered a local improvement and created a local improvement district, the city or town shall cause to be filed with the officer authorized by law to collect the assessments for such improvement, the title of the improvement and district number and a copy of the diagram or print showing the boundaries of the district and preliminary assessment roll or abstract of same showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract, or parcel of land. Such officer shall immediately post the proposed assessment roll upon his or her index of local improvement assessments against the properties affected by the local improvement.

RCW 35.50.010**Assessment lien — Attachment — Priority.**

The charge assessed upon the respective lots, tracts, or parcels of land and other property in the assessment roll confirmed by ordinance of the city or town council for the purpose of paying the cost and expense in whole or in part of any local improvement, shall be a lien upon the property assessed from the time the assessment roll is placed in the hands of the city or town treasurer for collection, but as between the grantor and grantee, or vendor and vendee of any real property, when there is no express agreement as to payment of the local improvement assessments against the real property, the lien of such assessment shall attach thirty days after the filing of the diagram or print and the estimated cost and expense of such improvement to be borne by each lot, tract, or parcel of land, as provided in RCW 35.50.005. Interest and penalty shall be included in and shall be a part of the assessment lien.

The assessment lien shall be paramount and superior to any other lien or encumbrance theretofore or thereafter created except a lien for general taxes



City of Tacoma

Memorandum

TO: Morgan Jacobson., City Treasurer, Finance Department
FROM: William L Pugh, P.E., Public Works Director
SUBJECT: L.I.D. 8643
DATE: July 27, 2006

On July 25, 2006, the City Council created L.I.D. 8643 by Ordinance Number 27510.

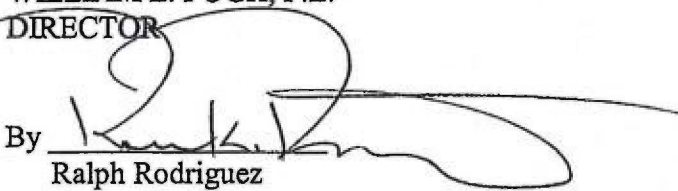
Enclosed are thirteen (13) copies of the maps of the assessment area, including the estimated assessment for the various properties.

L.I.D. Number 8643 is for:

Permanent Pavement and storm drainage on:

Union Avenue from North 24th Street to North 25th Street – northbound
Washington Street from North 16th Street to North 18th Street
Wapato Street from South 50th Street to South 51st Street
Huson Street from South 64th Street to South 66th Street

WILLIAM L. PUGH, P.E.
DIRECTOR

By 
Ralph Rodriguez
Sr. L.I.D. Representative

P.S. See Section 16, Chapter 258 of 1969 Extraordinary Session (15 days after passage).

Enclosures: 13 (Maps)

File: lid 8643