

CITY WITNESS LIST

HEARING DATE: Thursday, June 1, 2023, at 9:00 a.m.

FILE NUMBER: HEX2023-008

FILE NAME: LID 8640 Final Assessment Roll

WITNESS NAME	E	F	SUMMARY OF TESTIMONY
Ralph K. Rodriguez			Public Works/Local Improvement District Staff
Michael Garrison			Public Works/Local Improvement District Staff

E=EXPERT WITNESS; F=FACT WITNESS

CITY EXHIBIT LIST

HEARING DATE: Thursday, June 1, 2023, at 9:00 a.m.

FILE NUMBER: HEX2023-008

FILE NAME: LID 8640 Final Assessment Roll

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	City of Tacoma, Department of Public Works L.I.D. Report	City of Tacoma, Public Works/Local Improvement District (“COT, LID”)	X			Received May 25, 2023
EX. C-2	LID Memorandum – Cost breakdown by segment	COT, LID	X			Received May 25, 2023
EX. C-3	Published Legal Notices and Publication Dates	COT, LID	X			Received May 12, 2023
EX. C-4	Hearing Notice Sample	COT, LID	X			Received May 12, 2023
EX. C-5	Treasurer’s Office Certificate of Mailing	COT, LID	X			Received May 12, 2023
EX. C-6	Assessment Roll	COT, LID	X			Received May 12, 2023
EX. C-7	Assessment Map	COT, LID	X			Received May 12, 2023
EX. C-8		COT, LID				
EX. C-9		COT, LID				
EX. C-10		COT, LID				
EX. C-11		COT, LID				
EX. C-12		COT, LID				

KEY

A = Admitted

E = Excluded

W = Withdrawn

**REPORT TO THE HEARINGS EXAMINER
FOR L.I.D. HEARING JUNE 1, 2023 - 9:00 A.M.**

L.I.D. NO. 8640: Alley pavement with a structural section, surface water main extension with surface water catch basins on:

- Alley between Proctor Street and Madison Street from 38th Street North 130 feet, more or less, thence East to Proctor Street.
- Alley between North 35th Street and North 36th Street from Warner Street to Puget Sound Avenue.
- Alley between North 21st Street and North 22nd Street from Washington Street to Adams Street.
- Alley between North 26th Street and North 27th Street from Warner Street to Puget Sound Avenue.
- Alley between Shirley Street and Winnifred Street from North 18th Street to North 21st Street.

Notices: The hearing date was published April 27, 2023 and May 1, 2023.

Notice of Public Hearing letters were mailed to owners of record on May 5, 2023.

Status: The Final Assessment Roll is being presented for adoption.

Background: Estimated project cost: \$383,000.00
Final project cost \$782,797.40

Est. rate per AUF: \$27.00 (Fixed Rate)
Final AUF: \$27.00 (Fixed Rate)

Paving Assessments	\$87,686.67
Supplement Assessments	<u>\$12,984.18</u>
TOTAL ASSESSED TO PROPERTY OWNERS	\$100,670.85

City Contribution \$237,973.71

Wastewater Utility (ENV-00475) \$355,779.46

Surface Water Utility (ENV-00349-03) \$85,083.57

Hazardous sidewalk Program \$3,289.81

To our knowledge the proceedings are all proper and in conformance with L.I.D. statutes.

We are not aware of any protest to the assessment roll.

This is a 10-year Assessment Roll.

Recommendation: The Assessment Roll be adopted as presented.

file: lid8640

RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 1:41 pm, May 25, 2023

EXHIBIT C-2



City of Tacoma

Memorandum

TO: Jeff H. Capell, Hearing Examiner
FROM: Ralph K. Rodriguez, LID Administrator, Public Works Department
SUBJECT: L.I.D. 8640 – Cost Breakdown by Segment
DATE: May 9, 2023

RKR

Segment 1

Alley between Proctor Street & Madison Street from N 38th Street north 130 feet, thence east to Proctor Street

Estimated

Total Assessed to Property Owners	\$8,983.35
City Contribution	<u>\$26,016.65</u>
Total LID Project Cost	\$35,000.00

Actual

Total Assessed to Property Owners	\$8,983.27
Supplemental (extra) Work	<u>\$1,744.93</u>
Total Assessed to Property Owners	\$10,728.20
City Contribution	<u>\$41,125.39</u>
Total Paving Cost	\$51,853.59
Wastewater Utility (ENV-00475)	<u>\$91,718.89</u>
Total LID Project Cost	\$143,572.48

Segment 2

Alley between N 35th Street & N 36th Street from Warner Street to Puget Sound Avenue

Estimated

Total Assessed to Property Owners	\$16,496.25
City Contribution	<u>\$31,503.75</u>
Total LID Project Cost	\$48,000.00

	<u>Actual</u>
Total Assessed to Property Owners	\$16,496.21
Supplemental (extra) Work	<u>\$453.74</u>
Total Assessed to Property Owners	\$16,949.95
City Contribution	\$35,215.12
Surface Water Utility (ENV-00349-03)	<u>\$85,083.54</u>
Total LID Project Cost	\$137,248.61

Segment 3

Alley from N 21st Street & N 22nd Street from Washington Street to Adams Street

	<u>Estimated</u>
Total Assessed to Property Owners	\$15,231.85
City Contribution	<u>\$44,768.15</u>
Total LID Project Cost	\$60,000.00

	<u>Actual</u>
Total Assessed to Property Owners	\$15,231.76
Supplemental (extra) Work	<u>\$4,663.89</u>
Total Assessed to Property Owners	\$19,895.65
City Contribution	\$40,917.68
Hazardous Sidewalk Program	<u>\$3,289.81</u>
Total LID Project Cost	\$64,103.14

Segment 4

Alley between N 26th Street & N 27th Street from Warner Street to Puget Sound Avenue.

	<u>Estimated</u>
Total Assessed to Property Owners	\$14,939.40
City Contribution	<u>\$55,060.60</u>
Total LID Project Cost	\$70,000.00

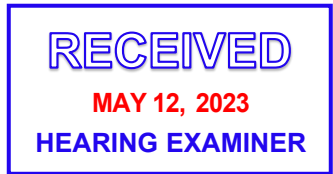
	<u>Actual</u>
Total Assessed to Property Owners	\$14,939.27
Supplemental (extra) Work	<u>\$1,686.78</u>
Total Assessed to Property Owners	\$16,626.05
City Contribution	<u>\$62,008.34</u>
Total Paving Cost	\$78,634.39
Wastewater Utility (ENV-00475)	<u>\$71,839.68</u>
Total LID Project Cost	\$150,474.07

Segment 5

Alley Shirley Street & Winnifred Street from N 18th Street to N 21st Street.

	<u>Estimated</u>
Total Assessed to Property Owners	\$32,036.25
Surface Water Utility	\$70,700.00
City Contribution	<u>\$67,263.75</u>
Total LID Project Cost	\$170,000.00

	<u>Actual</u>
Total Assessed to Property Owners	\$32,036.16
Supplemental (extra) Work	<u>\$4,434.84</u>
Total Assessed to Property Owners	\$36,471.00
City Contribution	<u>\$58,707.19</u>
Total Paving Cost	\$95,178.19
Wastewater Utility (ENV-00475)	<u>\$192,220.90</u>
Total LID Project Cost	\$287,399.09



AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
COUNTY OF PIERCE ss

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

"TACOMA DAILY INDEX, INC."

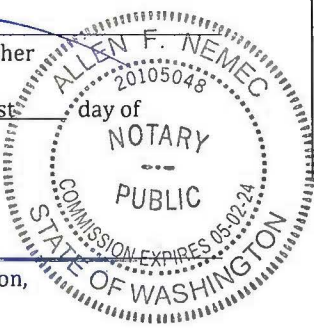
a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on June 12, 1941, in Cause No. 84921 entitled "In the matter of the application and qualification of Tacoma Daily Index as a legal newspaper." That said newspaper has been published regularly and continually at least once a week, in the English language, as a newspaper of general circulation the city of Tacoma, Pierce County, Washington, the city where the same was published at the time of said application for approval for at least six months prior to the date of such application, and is now and during all of said time so printed, either in whole or in part, in an office maintained at the aforesaid place of publication, and the same is now and ever since said date has been so published.

That the annexed is a true copy of a City Notices-Tacoma LID NO 8640 Assessment Roll Hearing legal notice as it was published in regular issues (and not in supplement form) of said newspaper 2 time(s) according to statute, commencing on 4/27/2023 and ending on 5/1/2023 both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$277.50

[Signature]
KEN SPURRELL, Publisher

Subscribed and sworn before me this 1st day of May, 2023.

[Signature]
Notary Public in and for the State of Washington, Residing at Tacoma



City of Tacoma
IDX975895

City of Tacoma
ASSESSMENT ROLL HEARING
LID No. 8640

Notice is hereby given that the City Council has set Thursday, June 1, 2023, at 9:00 a.m., as the date and time for hearing by the Hearing Examiner. The hearing will be conducted in a hybrid format that includes an in-person component and a remote option. To attend in person, the meeting will be held in Council Chambers, on the first floor of the Tacoma Municipal Building, located at 747 Market Street. Information on how to participate virtually can be found at www.cityoftacoma.org/government/city_department/hearing_examiner/hearing_schedule or by calling the Hearing Examiner's Office at 253-591-5195.

The Hearing Examiner will consider the Assessment Roll for the cost and expense of Local Improvement District No. 8640:

LID No. 8640 Placement of alley pavement with a structural section, surface water mains with surface water catch basins where needed on:

*Alley between Proctor Street and Madison Street from North 38th Street North 130 feet, more or less, thence east to Proctor Street;

*Alley between North 35th Street and North 36th Street from Warner Street to Puget Sound Avenue;

*Alley between North 21st Street and North 22nd Street from Washington Street to Adams Street;

*Alley between North 26th Street and North 27th Street from Warner Street to Puget Sound Avenue; and

*Alley between Shirley Street and Winnifred Street from North 18th Street to North 21st Street;

All persons who wish to object to the assessment must either (1) appear at the hearing and make their objections orally, or (2) make their objections in writing, and file them in the office of the City Clerk before 9:00 a.m., on June 1, 2023. At the time set for the hearing, or at such time as the hearing may be adjourned to, the Hearing Examiner will

consider all objections made to the Assessment Roll, and will then make recommendations to the City Council. The City Council will sit as a board of equalization for the purpose of considering the Assessment Roll and the Hearing Examiner's recommendations regarding the Roll, and may correct, revise, raise, lower, change, or modify the Assessment Roll, or any part of the Roll, or may set aside the Roll and order the assessment to be made anew.

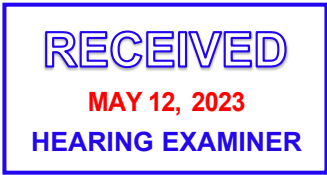
Doris Sorum
City Clerk
IDX-975895

Publish: Thursday, April 27, 2023
and Monday, May 1, 2023



CITY OF TACOMA
 747 MARKET STREET
 TACOMA, WA 98402-3769
 PHONE: 253-591-5832

EXHIBIT C-4



05/04/2023

NOTICE OF ASSESSMENT HEARING

To be held at 09:00AM on 06/01/2023

#0006004036718#

JOYCE L CLIFFORD
 3811 N MADISON ST
 TACOMA WA 98407-5725

Local Improvement District No: 8640 for Paving
 Property Address: 3811 N MADISON ST TACOMA WA 98407-5725

Tax Parcel No: PA5515000030
 Legal Description:
 L 6 & 7 B 1

**NOTICE OF HEARING ONLY
 THIS IS NOT A BILL**

LID Number: 8640
 Assessment Number: 00001
 Assessment Amount: \$836.60

As the construction of the Local Improvement District has now been completed, your property will be assessed in the amount shown above. The final assessment roll for the Local Improvement District has been prepared as required by law and is on file and open to inspection at the office of the City Clerk at 733 Market Street, Room 11, Tacoma, Washington. Should you desire additional information, please call our office (phone and address above) or the Engineer's Office (253 591-5522 or 253 591-5338).

In compliance with State of Washington statutes, a hearing will be held before the Hearings Examiner in HYBRID ZOOM MEETING: PLEASE SEE INSERT FOR LOCATION AND THE ZOOM LINK

at 09:00AM on 06/01/2023.

This hearing is to correct any irregularities or errors that may have occurred in assessing your property and is not for the purpose of discussing the advisability of the project, as the decision to create this district was made at a previous hearing, and construction of this project is now complete.

All persons who desire to object to this assessment roll because of irregularities, omissions, or errors may file written objections with the City Clerk at said hearing or prior to the date fixed for said hearing and make his or her recommendations to the City Council. Thereafter the City Council will either adopt or reject these recommendations and by ordinance confirm the assessment roll.

In order for an objection to be considered valid, it must include proof that the property is not being benefited to the amount of the assessment. One form of such proof would be an appraisal showing the value of the property with and without the improvements. All objections should state clearly the

grounds of the objections and should contain lot, block and addition, section, tax number or other identifying description of the property. All objections not made timely, in writing, and in the manner required by law, shall conclusively be presumed to have been waived. When property has been entered originally upon the roll, and the assessment thereon is not raised, no objection shall be considered by the City Council or by any court on appeal unless the objection is made in writing at or prior to the date fixed for commencement of the hearing upon the roll.

Following the confirmation of the final assessment roll, in approximately thirty (30) to forty-five (45) days, the City Treasurer will send you a statement showing the amount of the assessment. You may pay all or any part of the assessment without interest before the date shown on the statement. After that date, the balance will be divided into annual installments and interest computed on the unpaid principal balance.

LID 8640 FINAL HEARING

June 1, 2023 - 9:00 AM PACIFIC TIME

Hearing Examiner public hearings are held hybrid with both in person at **the Tacoma Municipal Building (TMB) 747 Market St, 1st Floor, Council Chambers** or virtual participation available through Zoom teleconferencing with both internet visual and audio access, as well as separate telephonic (only) access via call in number on Zoom. Video use is preferred by the Hearing Examiner. To the extent possible, we are encouraging parties in scheduled matters to get a Zoom account (a free one is available) in order to be able to participate in video conferenced hearings. In-person hearings are conducted hybrid so that any interested party and/or their prospective witnesses can testify virtually if necessary and so that anyone from the public can also choose to attend remotely.

Hearing Schedule - City of Tacoma:

<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=188241>

The Zoom link is provided below:

<https://us06web.zoom.us/j/83262083054?pwd=L2h2aTUyaFIFVlVNWVpVUk1WFhJQT09>

Meeting ID: 832 6208 3054

Passcode: Hearing

One tap mobile

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+12532158782,,83262083054#,,,,*5521102# US (Tacoma)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Meeting ID: 832 6208 3054

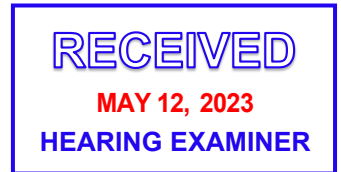
Passcode: 5521102

Find your local number: <https://us06web.zoom.us/u/kbXh7qG6z>



City of Tacoma

EXHIBIT C-5



May 5, 2023

CERTIFICATE OF MAILING

I, Liz Wheeler, certify that on May 5, 2023, I mailed by U.S. Mail, the Notice of Hearing in the form attached hereto to the owners or reputed owners of all lots, tracts, and parcels of land or other property to be specially benefited by the improvements in Local Improvement District No. 8640. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 5th Day of May, 2023

Liz Wheeler

City Treasurer's Office – CSR-Technical

ASSESSMENT ROLL LID 8640

RECEIVED
MAY 12, 2023
HEARING EXAMINER

EXHIBIT C-6

Page ___ of ___
 NOTE: 10 Year Roll

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
MARCH-McCANDLESS ADDITION													
(Segment #1)													
551500-003-0	Joyce L Clifford 600403671	3811 N Madison Street Tacoma, WA 98407-5725	Lots 6 & 7, Block 1	1	780.65	55.98	20.92	0.00	0.00	836.60	Asph Drwy	351,800	327,400
551500-004-0	John Connelly Jr. & Angela Connelly 600419940	3902 N Proctor Street Tacoma, WA 98407-5730 Site Address: 3807 N Madison Street Tacoma, WA 98407-5725	Lots 8 & 9 & N 8.5 ft of Lot 10, Block 1	2	1,523.65	698.95	55.57	0.00	0.00	2,222.60	Asph Drwy	367,900	449,500
551500-005-0	Stephanie A & Jake H Snider 600419941	3915 N 38th Street Tacoma, WA 98407-5638	S. 16.5 ft of Lot 10, & all of Lots 11 & 12, Block 1	3	1,734.35	147.98	47.06	0.00	0.00	1,882.30	Asph Drwy Drain Pipe	378,100	434,300
LAW'S ADDITION													
520500-130-0	Boleslaw & Ann G Zenczak 600403674	3812 N Proctor Street Tacoma, WA 98407-5731 4115 N 39th St Tacoma, WA 98407-5716	S. 75 ft of Lots 1 & 2, Block 13	4	1,886.80	0.00	47.17	0.00	0.00	1,886.80		366,600	531,000
520500-131-0	Janice L Murphy 600403675	3808 N Proctor Street Tacoma, WA 98407-5731	N. 60 ft of Lots 3 & 4, Block 13	5	1,639.55	476.97	52.91	0.00	0.00	2,116.50	Asph Drwy	347,100	260,100
520500-132-0	Lyndell J Dittus & Jeanette M Dittus 600430346	10512 16th Street East Edgewood, WA 98372-1340 Site Address: 3802 N Proctor Street Tacoma, WA 98407-5731	S. 60 ft of Lots 3 & 4, Block 13	6	1,418.35	365.05	44.59	0.00	0.00	1,783.40	Asph Drwy	347,100	422,000
BYRD'S ADDITION													
(Segment #2)													
280502-075-0	Mark J & Joy Longrie 600403677	3402 N 36th Street Tacoma, WA 98407-6105	Lots 1 thru 3, Block 81, incl of vacated Warner St. abutting	7	4,589.80	301.18	122.27	0.00	0.00	4,890.95	Asph Drwy	826,400	1,152,900

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
280502-076-0	Matthew & Stacy Ebersole 600420140	3416 N 36th Street Tacoma, WA 98407-6105	Lot 4, Block 81	8	1,349.95	0.00	33.75	0.00	0.00	1,349.95		615,300	485,400
280502-077-0	John McConnell & Jodi Gibson 600430345	3420 N 36th Street Tacoma, WA 98407-6105	Lot 5, Block 81, tog/w S. 12 ft of vacated N. 36th St. abutting said Lot 5	9	1,376.90	0.00	34.42	0.00	0.00	1,376.90		627,300	492,800
280502-078-0	Peder E Lindgren of Peder Eugene Lindgren Living Trust 600403690	3424 N 36th Street Tacoma, WA 98407-6105 913 E 43RD ST, TACOMA, WA 98404-2912	Lot 6, Block 81	10	1,349.95	0.00	33.75	0.00	0.00	1,349.95		576,300	270,200
280502-079-0	Gary W & Mary E Snarski 600403692	3507 N Puget Sound Ave Tacoma, WA 98407-6134	N 1/2 of Lots 7 & 8, Block 81	11	1,889.95	0.00	47.25	0.00	0.00	1,889.95		522,300	330,400
280502-081-0	Jeanne Marie Tveit Living Trust 600420141	3415 N 35th Street Tacoma, WA 98407-6028	Lot 9, Block 81	12	1,349.95	0.00	33.75	0.00	0.00	1,349.95		576,300	225,500
280502-082-0	Tom M & Cathi Petramalo 600420540	PO Box 4508 Federal Way, WA 98063-4508 Site Address: Escrow # 452496 Rainier Title 3560 Bridgeport Way W, University Place, WA 98466	Lot 10, Block 81	13	1,349.95	152.56	37.56	0.00	0.00	1,502.50	Asph Drwy	522,300	286,600
280502-083-0	Michael E & Judith A Strong 600403696	3405 N 35th Street Tacoma, WA 98407-6028	Lot 11 & W 12.65ft of Lot 12, Block 81	14	1,691.45	0.00	42.29	0.00	0.00	1,691.45		609,000	479,600
280502-084-0	Gary E & Connie L Crawford 600403697	PO Box 7622 Tacoma, WA 98417-0622 Site Address: 3401 N 35th Street Tacoma, WA 98407-6028	E 37.35ft of Lot 12, Block 81, incl. 20 ft of vacated Warner St abutting	15	1,548.35	0.00	38.71	0.00	0.00	1,548.35		633,100	472,600

AMENDED PLAT OF SECOND SCHOOL LAND ADDITION (Segment #3)

747502-057-0	Ellen Blackshaw 600403698	2114 N Washington Street Tacoma, WA 98406-5836	S 40 ft of E 85 ft of N 120 ft of Tract 'A' of Block 88 (ITEM 5)	16	1,223.95	103.80	33.19	0.00	0.00	1,327.75	Asph Drwy	297,100	208,100
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ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
747502-056-0	Casey Jo Silbaugh 600430440	3708 N 22nd Street Tacoma, WA 98406-5306 [REDACTED] [REDACTED] [REDACTED]	W 37 ft of E 122 ft of N 120 ft of Tract 'A' of Block 88 (ITEM 4)	17	998.95	1,396.05	59.88	0.00	0.00	2,395.00	Asph Drwy	317,100	300,800
747502-054-0	Kenneth & Sharon Shipman 600420442	5004 Green Cay Christiansted, VI 00820-4537 Site Address: 3712 N 22 nd Street Tacoma, WA 98406-5306	Beg 122 ft W of NE Cor Thence W 36.25 ft, S 120 ft, E 36.25 ft, N 120 ft to beg of Tract 'A' of Block 88 (ITEM 2)	18	978.70	0.00	24.47	0.00	0.00	978.70		315,700	223,500
747502-053-0	Jason & Liane Stearns 600420441	3716 N 22 nd Street Tacoma, WA 98406-5306	W 37 ft of E 195.25 ft N 120 ft of Tract 'A' of Block 88 (ITEM 1)	19	998.95	316.90	32.90	0.00	0.00	1,315.85	Asph Drwy	317,100	263,200
747502-055-0	Brent & Melinda M Michaelson, TTEE 600403702	P.O. Box 7633 Tacoma, WA 98417-0633 Site address: 3718 N 22nd Street Tacoma, WA 98406-5308	E 50 ft of W 125 ft of N 120 ft of Tract 'A' of Block 88 (ITEM 3)	20	1,349.95	399.41	43.73	0.00	0.00	1,749.35	Asph Drwy	341,400	291,400
747502-059-0	James M Gaylord 600403703	3722 N 22nd Street Tacoma, WA 98406-5306	E 37 ½ ft of W 75 ft of N 120 ft of Tract 'A' of Block 88 (ITEM 7)	21	1,012.45	12.77	25.63	0.00	0.00	1,025.20	Grdn SDWK	318,200	161,200
747502-061-0	Evan Steiner & Nicola Brandon 600430441	3724 N 22nd Street Tacoma, WA 98406-5306	W 37 ½ ft of N 120 ft of Tract 'A' of Block 88 (ITEM 9)	22	1,012.45	41.57	26.35	0.00	0.00	1,054.00	Asph Drwy	318,200	682,600
747502-067-0	Radd Architecture LLC 600430442	20524 SE 263rd Court Covington, WA 98042-6195 Site address: 2107 N Adams Street Tacoma, WA 98406-5321	N 60 ft of W 75 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 15)	23	1,417.45	390.55	45.20	0.00	0.00	1,808.00	Asph Drwy	318,200	220,300
747502-065-0	Jared T & Charmaine N Norton 600403706	3717 N 21 st Street Tacoma, WA 98406-5301	E 41 ft of W 116 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 13)	24	1,106.95	0.00	27.67	0.00	0.00	1,106.95		325,200	199,900
747502-068-0	Mary J Albright 600403707	3715 N 21st Street Tacoma, WA 98406-5301	E 41 ft of W 157 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 16)	25	1,106.95	0.00	27.67	0.00	0.00	1,106.95		325,200	201,200

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
747502-070-0	Allen Schliebe & Kalli Soevry 600430443	3711 N 21st Street Tacoma, WA 98406-5301	W 40.754 ft of E 163.254 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 18)	26	1,100.30	0.00	27.51	0.00	0.00	1,100.30		324,600	201,800
747502-066-0	Leanne Laux-Bachand 600430540	3707 N 21st Street Tacoma, WA 98406-5301	W 37.5 ft of E 122.5 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 14)	27	1,012.45	252.74	31.63	0.00	0.00	1,265.15	Asph Drwy	318,200	245,100
747502-063-0	Jonathan & Tessa Tallariti 600420440	2106 N Washington Street Tacoma, WA 98406-5836	N 40 ft of E 85 ft of S 80 ft & W 10 ft of N 40 ft of E 85 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 11)	28	832.40	70.40	22.57	0.00	0.00	902.80	Asph Drwy	297,100	214,000
747502-069-0	Kimberly D Maxwell 600430541	PO Box 4146 JBLM McCord, WA 98438-0146 Site Address: 2108 N Washington Street Tacoma, WA 98406-5836	N 40 ft of E 75 ft of S 120 ft of Tract 'B' of Block 88 (ITEM 17)	29	1,079.95	1,679.70	68.99	0.00	0.00	2,759.65	Asph Drwy SDWK	288,100	259,900

PUGET PARK ADDITION

(Segment #4)

704000-108-0	Michael & Lisa McDade 600420344	3402 N 27 th Street Tacoma, WA 98407-6243	Lots 1 thru 3, Block 24	30	2,024.90	0.00	50.62	0.00	0.00	2,024.90		377,100	373,400
704000-109-0	Nicholas Zosel-Johnson & Susan Sparrow Duplicate to: CW Title Attn: Mark Niklason Escrow # 40098351 (425) 896-3850 Duplicate to: Florence M. Van Noy C/O Anita Coonc 600420343	3410 N 27 th Street Tacoma, WA 98407-6243 11201 SE 8th Street, Ste-200 Bellevue, WA 98004-6420 1320 Lilly Road NE Olympia, WA 98506-3639	Lots 4 & 5, Block 24	31	1,349.95	373.52	43.09	0.00	0.00	1,723.45	Asph Drwy	341,400	295,600

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
704000-110-0	Eric Nusbaum, Janelle Franco, Michael & Cheryl Franco Duplicate to: Rainier Title Attn: Mike McCarthy Order # 654308 Duplicate to: Jody Dyer-Jasinski c/o Barb Honan-Olsen Duplicate to: James Jasinski 600430542	3412 N 27 th Street Tacoma, WA 98407-6243 2722 Colby Avenue, Suite 125 Everett, WA 98201 615 N 10th Street Tacoma, WA 98403-2401 8700 NE Bothell Way B207 Bothell, WA 98011-3643	Lots 6 & 7, Block 24	32	1,349.95	153.65	37.59	0.00	0.00	1,503.60	Asph Drwy	341,600	437,800
704000-111-0	Trace G & Lara B Wright 600430543	3416 N 27 th Street Tacoma, WA 98407-6243	Lot 8, Block 24	33	674.95	285.70	24.02	0.00	0.00	960.65	Asph Drwy	288,100	242,100
704000-112-3	Stuart & Joanne Orenstein, TTEE 600420340	2309 State Street Santa Barbara, CA 93105-3559 Site Address: 3420 N 27 th Street Tacoma, WA 98407-6243 c/o Park 52 P O Box 9038, Tacoma, WA 98490	Lots 9 & 10, Block 24	34	1,349.95	448.43	44.96	0.00	0.00	1,798.35	Asph Drwy	341,400	320,300
704000-113-0	Michael Omera 600430544 CW Title C/O Rhonda Munson	3424 N 27 th Street Tacoma, WA 98407-6243 Duplicate to: 1002 39th Avenue SW, Ste 101 Puyallup, WA 98373-3805	Lots 11 & 12, Block 24	35	1,349.95	224.80	39.37	0.00	0.00	1,574.75	Asph Drwy	341,400	155,700
704000-127-0	Karen Keenan, Ronald Rice & Kathryn Rice 600430545 Duplicate to: Dick Fackenthall	1316 Lida Street Pasadena, CA 91103-2338 Site address: 2610 N Warner Street Tacoma, WA 98407-6257 19743 SE 128th Way Issaquah, WA 98027-6497	N 40 ft of Lots 1 thru 4, Block 27	36	1,439.95	0.00	36.00	0.00	0.00	1,439.95		309,100	359,600

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
704000-129-0	John Nelson 600430640	3411 N 26 th Street Tacoma, WA 98407-6238	Lots 5 & 6, Block 27	37	1,349.95	26.19	34.40	0.00	0.00	1,376.10	Asph Drwy	341,400	446,400
704000-130-0	Elaine K Byram 600403729	3009 N 14 th Street Tacoma, WA 98406-6403 Site address: 3415 N 26 th St, #A&B Tacoma, WA 98407-6238	Lots 7 & 8, Block 27	38	1,349.95	41.90	34.80	0.00	0.00	1,391.85	Asph Drwy	341,400	339,500
704000-131-0	Robert Buck & Barbara Jo Sommerville-Buck 600420244	3419 N 26 th Street Tacoma, WA 98407-6238	Lots 9 & 10, Block 27	39	1,349.95	132.59	37.06	0.00	0.00	1,482.50	Asph Drwy	341,400	185,600
704000-132-0	Michael R Fitchitt 600403731	3423 & 3423 ½ N 26 th Street Tacoma, WA 98407-6238 3423 N 26th St, Tacoma, WA 98407-6238	Lots 11 & 12, Block 27	40	1,349.95	0.00	33.75	0.00	0.00	1,349.95		341,400	266,500

WESTGATE 2ND ADDITION

(Segment #5)

949020-045-0	Angela D McCall & Jeffrey J Hoge 600420243	5516 N 21st Street Tacoma WA 98406-2800	Lot 1, Block 4	41	1,990.95	0.00	49.77	0.00	0.00	1,990.95		291,000	282,200
949020-046-0	Diane T Herforth 600430641	1839 N Winnifred Street Tacoma WA 98406-2831	Lot 2, Block 4	42	1,703.25	0.00	42.58	0.00	0.00	1,703.25		280,400	268,000
949020-047-0	Kenneth R Freeberg 600403734	1833 N Winnifred Street Tacoma WA 98406-2831	Lot 3, Block 4	43	1,704.45	159.30	46.59	0.00	0.00	1,863.75	CSTC	280,400	225,900
949020-048-0	Michael J & Teresa J Handy 600430642	1829 N Winnifred Street Tacoma WA 98406-2831	Lot 4, Block 4	44	1,705.70	0.00	42.64	0.00	0.00	1,705.70		280,400	262,000
949020-049-0	Diane E Gallagher TTEE 600420242	1234 S Fernside Drive Tacoma, WA 98465-1303 Site Address: 1825 N Winnifred Street	Lot 5, Block 4	45	1,707.00	0.00	42.68	0.00	0.00	1,707.00		280,900	290,300

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Tacoma WA 98406-2831											
949020-050-0	Andrew M Boitano 600430643	1819 N Winnifred Street Tacoma WA 98406-2831	Lot 6, Block 4	46	1,708.25	0.00	42.71	0.00	0.00	1,708.25		280,900	310,400
949020-051-0	Paul Hamilton 600403740	1813 N Winnifred Street Tacoma WA 984062831	Lot 7, Block 4	47	1,709.50	100.37	45.25	0.00	0.00	1,809.85	CSTC	280,900	218,700
949020-052-0	Matthew Jones & Mary Moser 600420241	1809 N Winnifred Street Tacoma WA 98406-2831	Lot 8, Block 4	48	1,710.75	527.00	55.94	0.00	0.00	2,237.75	Asph Drwy	280,900	271,800
949020-053-0	Yin Hung Chen & David Harvey 600430644	5515 N 18th Street Tacoma WA 98406-2809	Lot 9, Block 4	49	2,062.20	948.85	75.28	0.00	0.00	3,011.05	Asph Drwy	295,200	290,400
949020-054-0	James A Price 600419946	1802 N Shirley Street Tacoma WA 98406-2828	Lot 10, Blk 4	50	2,065.70	0.00	51.64	0.00	0.00	2,065.70		295,900	292,300
949020-055-0	Francis Prince III 600419945	1708 S 371st Ct Federal Way, WA 98003-7589 Site Address: 1808 N Shirley Street Tacoma WA 98406-2828	Lot 11, Block 4	51	1,714.85	590.07	57.62	0.00	0.00	2,304.90	Asph Drwy	282,600	211,800
949020-056-0	Kurt E Trettin 600403745	1814 N Shirley Street Tacoma WA 98406-2828	Lot 12, Block 4	52	1,713.45	381.64	52.38	0.00	0.00	2,095.05	Asph Drwy	282,100	307,800
949020-057-0	Michelle R Ouellette 600419944	1820 N Shirley Street Tacoma WA 98406-2828	Lot 13, Block 4	53	1,712.00	455.41	54.19	0.00	0.00	2,167.40	Asph Drwy	282,100	265,200
949020-058-0	Hallie Fortt 600419943	1826 N Shirley Street Tacoma WA 98406-2828	Lot 14, Block 4	54	1,710.60	129.75	46.01	0.00	0.00	1,840.35	Asph Drwy	282,100	227,400
949020-059-0	James M & Sheri A Pederson 600403748	1830 N Shirley Street Tacoma WA 98406-2828	Lot 15, Block 4	55	1,709.15	963.35	66.81	0.00	0.00	2,672.50	Asph Drwy	282,100	290,900
949020-060-0	Ruben F & Marcie L Chavez 600403749	1834 N Shirley Street Tacoma WA 98406-2828	Lot 16, Block 4	56	1,707.75	179.10	47.17	0.00	0.00	1,886.85	Asph Drwy	280,900	267,100
949020-061-0	Brandon R Clumpner 600419942	19541 Sierra Soto Road	Lot 17, Block 4	57	1,706.35	0.00	42.66	0.00	0.00	1,706.35		280,900	349,800

ASSESSMENT ROLL LID 8640

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Irvine, CA 92603-3840 Site Address: 1840 N Shirley Street Tacoma, WA 98406-2828											
	Duplicate to: Chicago Title Attn: Anna Travis Escrow # 4374581	5605 112th St E, Ste 900 Puyallup, WA 98373-4337											
949020-062-0	Kevin M Smith 600403751	5502 N 21st Street Tacoma WA 98406-2820	Lot 18, Block 4	58	1,994.35	0.00	49.86	0.00	0.00	1,994.35		291,600	254,400

1/4 IMP VALUE	4,650,550.00
TOTAL LAND VALUE	<u>20,905,300.00</u>
TOTAL	25,555,850.00
TOTAL EST PO ASSMT	87,687.10
TOTAL FINAL PO ASSMT	100,670.85

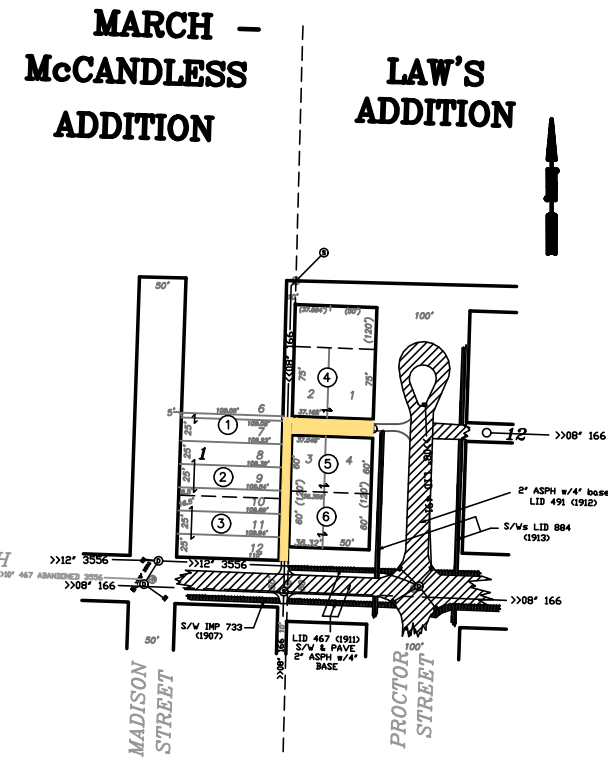
CHECKED	1/20/2005	D.A.W.	
CHECKED	12/12/2005	R.K.R.	
CHECKED	8/13/2008	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	12/22/2010	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	1/12/2012	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	1/13/2014	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	5/30/2014	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	10/19/2014	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	11/9/2016	M.J.G. - Updated all property and improvement values and all ownership and address changes per Pierce County Assessor/Treasurer's records	
CHECKED	7/21/2017	M.J.G. - Updated property owner name, address, land and improvement value to Value Year 2017 / Tax Year 2018 per PCAT	
CHECKED	10/23/2017	M.J.G. - Updated property owner name, address, land and improvement value to Value Year 2017 / Tax Year 2018 per PCAT	
CHECKED	10/10/2018	R.K.R.	
CHECKED	10/10/2018	R.K.R. - Updated property owner name, address, land and improvement value per the PCAT	
CHECKED	2/9/2021	R.K.R. - Updated property owner name, address, land and improvement value per the PCAT	
CHECKED	11/9/2022	R.K.R. - Updated property owner name, address, land and improvement value per the PCAT	
CHECKED	3/7/2023	R.K.R. - Updated property owner name and address per the PCAT	

RECEIVED
MAY 12, 2023
HEARING EXAMINER

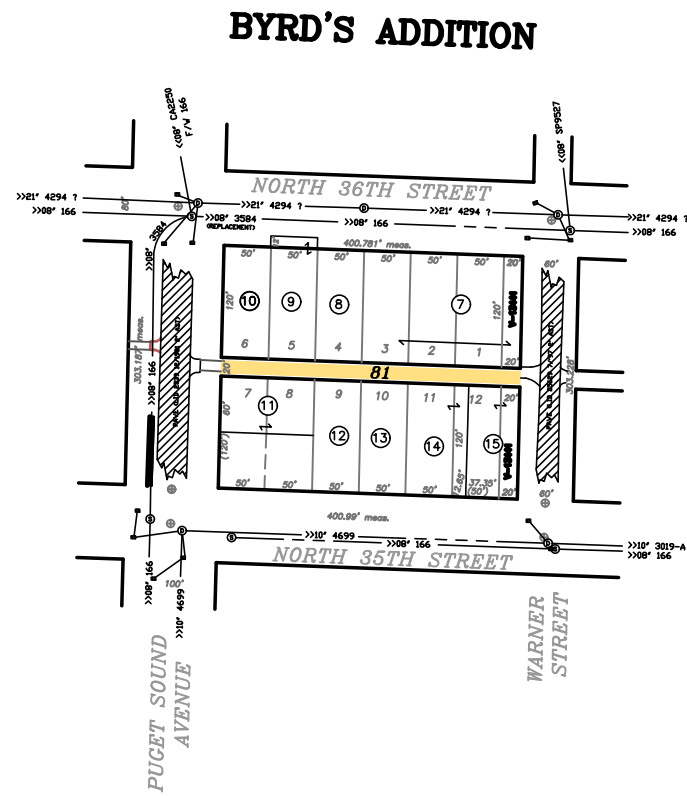


1

3



2



AMENDED PLAT OF
2ND SCHOOL LAND
ADDITION

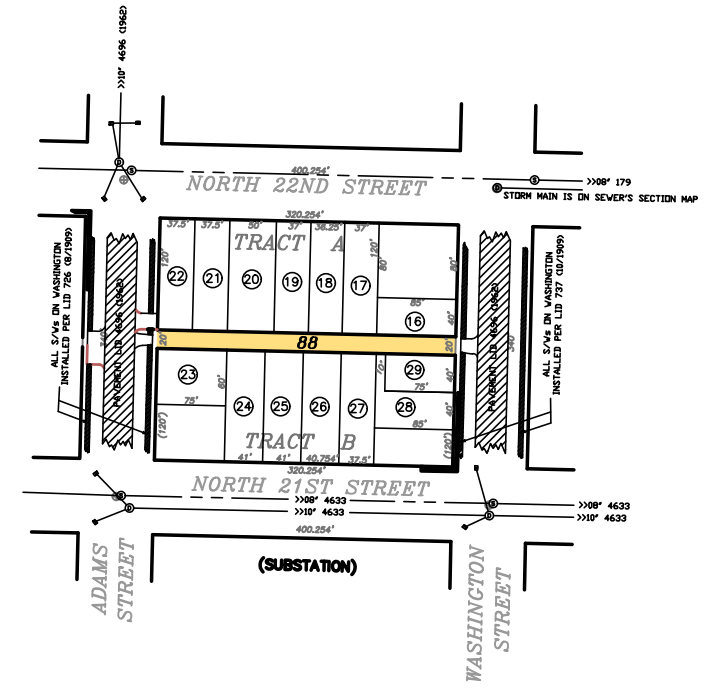


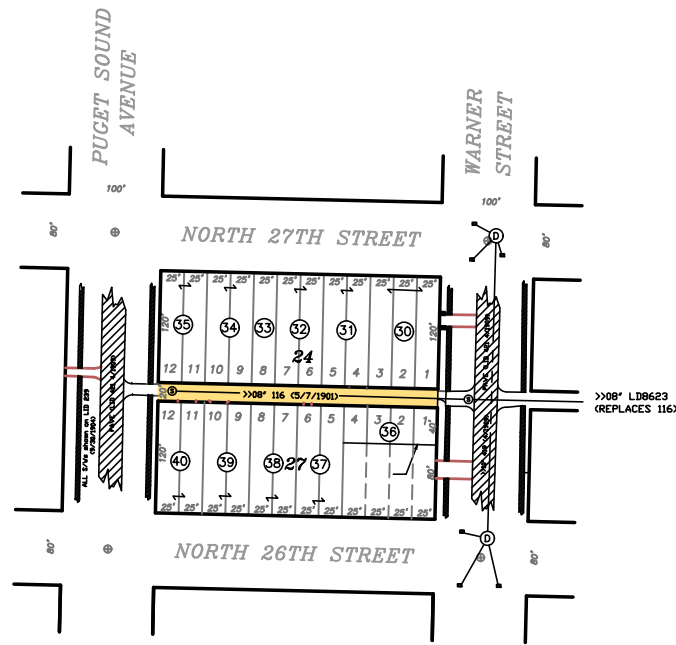
Exhibit C-7

				FINAL CONSTRUCTION CHECKED	DATE 12-12-05	SCALE 1" = 100'	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		
				BY	DESIGNED	CHECKED	ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR ALLEY PAVING		LID 8640
				DATE	DRAWN DAW	FILE NAME			SHEET NO.
				FIELD NOTES					SHEET 1 OF 2
NO	REVISION	DATE	APPD						



4

PUGET PARK ADDITION



5

WESTGATE 2ND ADDITION

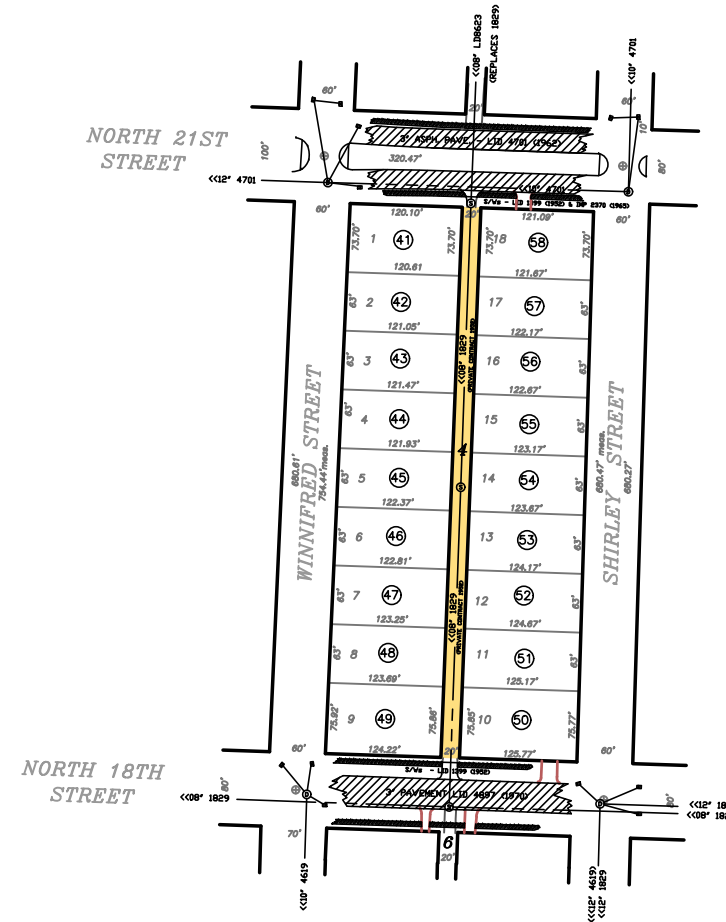


Exhibit C-7

				FINAL CONSTRUCTION CHECKED	DATE	SCALE	CITY OF TACOMA	
				BY	8-18-05	1" = 100'	DEPARTMENT OF PUBLIC WORKS	
				DATE	DESIGNED	CHECKED	ASSESSMENT MAP	
				FIELD NOTES	DRAWN	FILE NAME	SHOWING PROPERTIES BEING ASSESSED FOR ALLEY PAVING	
				NO	REVISION	DATE	APPD	LID 8640
								SHEET 2 OF 2