

RECEIVED

JULY 24, 2025

OFFICE OF THE TACOMA CITY

HEARING EXAMINER

CITY WITNESS LIST

HEARING DATE: Thursday, August 7, 2025, at 1:30 p.m.

FILE NUMBER: HEX2025-072

FILE NAME: LID 8651 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

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HEARING DATE: Thursday, August 7, 2025, at 1:30 p.m.

FILE NUMBER: HEX2025-072

FILE NAME: LID 8651 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			
EX. C-2	LID Memorandum – Cost breakdown by segment	COT, LID	X			
EX. C-3	Published Legal Notices and Publication Dates	COT, LID	X			
EX. C-4	Hearing Notice Sample	COT, LID	X			
EX. C-5	Treasurer’s Office Certificate of Mailing	COT, LID	X			
EX. C-6	Assessment Roll	COT, LID	X			
EX. C-7	Assessment Map	COT, LID	X			
EX. C-8		COT, LID				
EX. C-9		COT, LID				
EX. C-10		COT, LID				

KEY

A = Admitted

E = Excluded

W = Withdrawn

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OFFICE OF THE TACOMA CITY
HEARING EXAMINER**REPORT TO THE HEARINGS EXAMINER
FOR L.I.D. HEARING AUGUST 7, 2025 - 1:30 P.M.**

L.I.D. NO. 8651: Street pavement with a structural section, installation of concrete curbs & gutters, and surface water main extension with surface water catch basins where needed on:

- North 29th Street from Proctor Street to Monroe Street.
- North 28th Street from Union Avenue to Washington Street.
- Verde Street from North 36th Street to North 37th Street.
- South 94th Street from Alaska St west to the dead end.

Notices: The hearing date was published July 10, 2025, and July 14, 2025.

Notice of Public Hearing letters were mailed to owners of record on July 10, 2025.

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

Background: Estimated project cost: \$1,531,967.00
Final project cost \$1,726,778.79

Est. rate per AUF: \$84.00 (Fixed Rate)

Final AUF: \$84.00 (Fixed Rate)

Paving Assessments	\$273,048.45
Supplement Assessments	\$69,924.05
TOTAL ASSESSED TO PROPERTY OWNERS	\$342,972.50

City Contribution	\$533,426.21
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Wastewater Utility (LID-8651W)	\$346,755.24
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Surface Water Utility (LID-8651S)	\$271,646.03
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Tacoma Water (WTR-00357)	\$231,978.81
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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.



City of Tacoma

Memorandum

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OFFICE OF THE TACOMA CITY
HEARING EXAMINER

TO: Jeff H. Capell, Hearing Examiner

FROM: Ralph K. Rodriguez, LID Administrator, Public Works Department

SUBJECT: L.I.D. 8651 – Cost Breakdown by Segment

DATE: July 21, 2025

Segment 1

North 29th Street from Proctor Street to Monroe Street.

Estimated

Total Assessed to Property Owners	\$52,042.40
City Contribution	\$72,957.60
Surface Water Utility	\$175,000.00
Total LID Project Cost	\$300,000.00

Actual

Total Assessed to Property Owners	\$52,042.40
Supplemental (extra) Work	\$11,184.15
Total Assessed to Property Owners	\$63,226.55
City Contribution	\$67,462.38
Surface Water Utility (LID-8651S)	\$2,047.06
Wastewater Utility (LID-8651W)	\$122,345.99
Tacoma Water (WTR-00357-01)	\$110,710.61
Total LID Project Cost	\$365,792.59

Segment 2

North 28th Street from Union Avenue to Washington Street.

Estimated

Total Assessed to Property Owners	\$40,989.35
City Contribution	\$138,510.65
Surface Water Utility	\$5,500.00
Total LID Project Cost	\$185,000.00

Actual

Total Assessed to Property Owners	\$40,989.35
Supplemental (extra) Work	<u>\$8,770.80</u>
Total Assessed to Property Owners	\$49,760.15
City Contribution	\$153,807.16
Surface Water Utility (LID-8651S)	\$13,284.08
Tacoma Water (WTR-00357-01)	<u>\$32,101.92</u>
Total LID Project Cost	\$248,953.31

Segment 3

Verde Street from North 36th Street to North 37th Street

Estimated

Total Assessed to Property Owners	\$74,685.95
City Contribution	\$250,281.05
Surface Water Utility	<u>\$57,000.00</u>
Total LID Project Cost	\$381,967.00

Actual

Total Assessed to Property Owners	\$74,685.95
Supplemental (extra) Work	<u>\$16,890.60</u>
Total Assessed to Property Owners	\$91,576.55
City Contribution	\$153,917.84
Surface Water Utility (LID-8651S)	\$169,220.04
Wastewater Utility (LID-8651W)	\$224,409.25
Tacoma Water (WTR-00357-01)	<u>\$89,166.28</u>
Total LID Project Cost	\$728,289.96

Segment 4

South 94th Street from Alaska St west to the dead end

Estimated

Total Assessed to Property Owners	\$105,330.75
City Contribution	\$229,669.25
Surface Water Utility	<u>\$330,000.00</u>
Total LID Project Cost	\$665,000.00

Actual

Total Assessed to Property Owners	\$105,330.75
Supplemental (extra) Work	<u>\$33,078.50</u>
Total Assessed to Property Owners	\$138,409.25
City Contribution	\$158,238.83
Surface Water Utility (LID-8651S)	<u>\$87,094.85</u>
Total LID Project Cost	\$383,742.93

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JULY 24, 2025

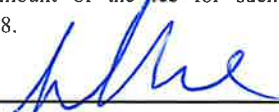
OFFICE OF THE TACOMA CITY
HEARING EXAMINER**Tacoma Daily Index****Affidavit of Publication**

State of Washington }

County of Pierce } ss

Amanda Kahlke being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Tacoma Daily Index a newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a newspaper in Pierce County, Washington and is and always has been printed in whole or part in the Tacoma Daily Index and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Pierce County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of IDX1016463 LID NO. 8651 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 2 issue(s), such publication commencing on 07/10/2025 and ending on 07/14/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$256.78.



Subscribed and sworn before me on this

14 day of July,
2025



Notary Public in and for the State of
Washington.

City of Tacoma | 09722970
KIMBERLY KERBY



**Legal Notice
City of Tacoma, Washington
City of Tacoma
ASSESSMENT ROLL HEARING
LID No. 8651**

Notice is hereby given that the Tacoma City Council has set Thursday, August 7, 2025, at 1:30 p.m., as the date and time for a 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 the 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 <https://tacoma.gov/government/departments/hearing-examiners-office/>

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 8651 for the permanent pavement, together with the installation of concrete curbs and gutters, and storm drain lines with storm water catch basins where needed on:

- North 29th Street from Proctor Street to Monroe Street;
- North 28th Street from Union Avenue to Washington Street;
- Verde Street from North 36th Street to North 37th Street;
- South 94th Street from Alaska Street west to dead end.

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 1:30 p.m., on August 7, 2025. 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 rec-

ommendation 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.
Nicole Emery
City Clerk
IDX-1016463
July 10, 14, 2025



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

EXHIBIT C-4

RECEIVED

JULY 24, 2025

**OFFICE OF THE TACOMA CITY
HEARING EXAMINER**

07/10/2025

NOTICE OF ASSESSMENT HEARING

To be held at 01:30PM on 08/07/2025

#0006004042676#

DEREK BEHNKE
ERIN BEHNKE
3925 N 29TH ST
TACOMA WA 98407-5307

Local Improvement District No: 8651 for Paving
Property Address: 3925 N 29TH ST TACOMA WA 98407-5307

Tax Parcel No: PA4180000390

Legal Description:

Last changed: 06/10/05 Section 25 Township 21 Range 02 Quarter 43
GRANDINS ADD: GRANDINS ADD L 9 & E 1/2 OF 10 B 13

NOTICE OF HEARING ONLY THIS IS NOT A BILL

LID Number: 8651
Assessment Number: 00008
Assessment Amount: \$3,267.65

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 LINK: PLEASE SEE INSERT FOR LOCATION AND THE ZOOM LINK at 01:30PM on 08/07/2025.

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 8651 FINAL HEARING

August 7, 2025 - 1:30 PM 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/82175016303?pwd=kEqPhbKjUDeFGGNUnVJFR15pGiSXjt.1>

Meeting ID: 821 7501 6303

Passcode: Hearing

One tap mobile

+12532158782,,82175016303#,,,,*4327210# US (Tacoma)
+12532050468,,82175016303#,,,,*4327210# US

Dial by your location

- +1 253 215 8782 US (Tacoma)
- +1 253 205 0468 US
- +1 669 444 9171 US
- +1 719 359 4580 US
- +1 720 707 2699 US (Denver)
- +1 346 248 7799 US (Houston)
- +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)
- +1 360 209 5623 US

Meeting ID: 821 7501 6303

Passcode: 4327210

Find your local number: <https://us06web.zoom.us/j/keil1Ec06g>



City of Tacoma

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JULY 24, 2025

OFFICE OF THE TACOMA CITY
HEARING EXAMINER

July 10, 2025

CERTIFICATE OF MAILING

I, Denisha Waiters, certify that on July 10, 2025, 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. 8651. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 10th Day of July 2025

A handwritten signature in black ink, appearing to read "Denisha Waiters", written over a horizontal line.

Denisha Waiters
City Treasurer's Office – CSR-Technical

ASSESSMENT ROLL LID 8651

RECEIVED
JULY 24, 2025
OFFICE OF THE TACOMA CITY
HEARING EXAMINER

EXHIBIT C-6

Page 1 of 10
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
GRANDIN ADDITION Segment #1													
418000-045-0	Katherine J Ogden	2905 N Monroe Street Tacoma, WA 98407-5320	N 1/2 of Lots 20 thru 22, Block 13	1	1,889.70	0.00	47.24	0.00	0.00	1,889.75	N/A	313,900	135,900
418000-046-0	David Rod & Margaret M Demick	3947 N 29th Street Tacoma, WA 98407-5307	S 1/2 of Lots 20 thru 22, Block 13	2	4,409.90	130.99	113.52	0.00	0.00	4,540.90	Tree / Grdn Walk	313,900	285,500
418000-044-0	Anne M Weigle & Gregory G Hill	3941 N 29th Street Tacoma, WA 98407-5307	Lots 18 & 19, Block 13	3	4,199.80	116.49	107.91	0.00	0.00	4,316.30	Grdn Walk	333,400	711,000
418000-043-0	Nigel A & Desiree D Turner	3937 N 29th Street Tacoma, WA 98407-5307	Lots 16 & 17, Block 13	4	4,199.80	0.00	105.00	0.00	0.00	4,199.80	N/A	333,400	314,100
418000-042-0	John A Battle, Jr	3933 N 29th Street Tacoma, WA 98407-5307	Lots 14 & 15, Block 13	5	4,199.80	1,894.82	152.37	0.00	0.00	6,094.65	SW, San Ltrl	333,400	244,300
418000-041-0	Timothy J Asher & Elizabeth S Hirschl	3929 N 29th Street Tacoma, WA 98407-5307	W 1/2 of Lot 12 & all of Lot 13, Block 13	6	3,149.80	766.59	97.91	0.00	0.00	3,916.40	SW	314,100	335,500
418000-040-0	John M Clemons	3927 N 29th Street Tacoma, WA 98407-5307	W 1/2 of Lot 10, all Lot 11, & E 1/2 of Lot 12, Block 13	7	4,199.80	0.00	105.00	0.00	0.00	4,199.80	N/A	333,400	222,200
418000-039-0	Erin R & Derek L Behnke TTEEs of Behnke Family Living Trust	3925 N 29th Street Tacoma, WA 98407-5307	Lot 9 & E 1/2 of Lot 10, Block 13	8	3,149.80	117.84	81.69	0.00	0.00	3,267.65	Grdn Wlk	314,100	340,100
418000-038-0	Jeffrey C Bratrud II	PO Box 71 Fox Island, WA 98333-0071 Site Address: 3919 N 29th Street Tacoma, WA 98407-5307	Lots 7 & 8, Block 13	9	4,199.80	0.00	105.00	0.00	0.00	4,199.80	N/A	333,400	228,400

ASSESSMENT ROLL LID 8651

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
418000-037-0	Betty J Rees	3917 N 29th Street Tacoma, WA 98407-5307	Lots 5 & 6, Block 13	10	4,199.80	2,301.01	162.52	0.00	0.00	6,500.80	SW, San Ltrl	333,400	243,200
418000-036-1	Randal & Amy Steele	3913 N 29th Street Tacoma, WA 98407-5307	Lots 3 & 4, Block 13	11	4,199.80	70.85	106.77	0.00	0.00	4,270.65	SW	333,400	375,900
418000-036-2	Mario Mo LLC	4121 N Stevens Street Tacoma, WA 98407-4938 Site Address: 3911 N 29th Street Tacoma, WA 98407-5307	Lots 1 & 2, Block 13	12	4,085.25	2,714.74	170.00	0.00	0.00	6,800.00	SW, Ramp	330,600	225,400
<u>LAWRENCE ADDITION</u>													
520000-090-0	Heracles Panagiotides	1408 Weathervane Dr. Fircrest, WA 98466-5713 Site Address: 2910 N Proctor Street Tacoma, WA 98407-5324	N 1/3 of Lots 1 thru 3, Block 18	13	996.90	0.00	24.92	0.00	0.00	996.90	N/A	296,300	165,100
520000-092-0	Rebecca Wheeler	2906 N Proctor Street Tacoma, WA 98407-5324	S 1/2 of N 2/3 of Lots 1 thru 3, Block 18	14	1,789.65	0.00	44.74	0.00	0.00	1,789.70	N/A	289,600	183,800
520000-091-0	Paul Forecki	2904 N Proctor Street Tacoma, WA 98407-5324	S 1/3 of Lots 1 thru 3, Block 18	15	3,172.80	3,070.62	156.09	0.00	0.00	6,243.45	SW, DW, Drain	309,400	379,800
<i>SUBTOTAL</i>					<i>52,042.40</i>	<i>11,183.95</i>	<i>1,580.68</i>	<i>0.00</i>	<i>0.00</i>	<i>63,226.55</i>		<i>4,815,700</i>	<i>4,390,200</i>

PUGET PARK ADDITION
Segment #2

ASSESSMENT ROLL LID 8651

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
704000-047-0	Lorraine Y Samuel	2817 N Washington Street Tacoma, WA 98407-5943	Lot 6, Block 10	16	671.80	0.00	16.80	0.00	0.00	671.80	N/A	333,400	222,200
704000-048-0	Benjamin J & Lindsay T Jabara	2805 N Washington Street Tacoma, WA 98407-5943	Lots 7 & 8, Block 10	17	2,939.65	0.00	73.49	0.00	0.00	2,939.65	N/A	333,400	411,900
704000-050-0	Stephen J & Emilie A Coates-White	3619 N 28th Street Tacoma, WA 98407-5911	W 70 ft of Lots 9 & 10, Block 10	18	3,870.85	4,402.05	206.82	0.00	0.00	8,272.90	SW, DW	304,000	336,600
704000-049-0	James R Monroe Duplicate to:	3615 N 28th Street Tacoma, WA 98407-5911 Mark & Marilyn Laviola 4905 N Scenic View Lane Tacoma, WA 98407-1365	E 50 ft of Lots 9 & 10, Block 10	19	2,764.90	997.93	94.07	0.00	0.00	3,762.85	SW / DW	284,700	250,600
704000-040-0	Roy E & Alexis N Robinson	2810 N Union Avenue Tacoma, WA 98407-5936	Lot 6 & N 15 ft of Lot 7, Block 9	20	1,175.80	0.00	29.40	0.00	0.00	1,175.80	N/A	318,200	309,900
704000-041-0	P L Margelli	2806 N Union Avenue Tacoma, WA 98407-5936	S 10 ft of Lot 7, all Lot 8 & N 1/2 of Lot 9, Block 9	21	3,485.65	0.00	87.14	0.00	0.00	3,485.65	N/A	330,000	251,400
704000-042-1	2018-3 IH Borrower LP Invitation Homes Ryan LLC	PO Box 4900 Scottsdale, WA 85261 Site address: 3607 N 28th Street Tacoma, WA 98407-5911	S 1/2 of Lot 9 & all Lot 10, Block 9	22	5,585.90	0.00	139.65	0.00	0.00	5,585.90	N/A	322,400	265,400
704000-068-0	John Taylor & Ann Williams	2721 N Washington Street Tacoma, WA 98407-5819	Lots 1 & 2, Block 15	23	6,635.90	1,843.60	211.99	0.00	0.00	8,479.50	DW	340,100	650,300
704000-069-0	Bryan B Lasing & Mark E Bilodeau	2717 N Washington Street Tacoma, WA 98407-5819	Lots 3 & 4, Block 15	24	2,939.65	0.00	73.49	0.00	0.00	2,939.65	N/A	383,400	339,700

ASSESSMENT ROLL LID 8651

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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
704000-070-0	Travis M & Dechelle L Watson	2711 N Washington Street Tacoma, WA 98407-5819	Lots 5, Block 15	25	671.80	0.00	16.80	0.00	0.00	671.80	N/A	383,400	326,700
704000-071-0	Tacoma School District #10	P O Box 1357 Tacoma, WA 98401-1357 Site address: 2708 N Union Avenue Tacoma, WA 98407-5824	Lots 1 thru 5, Block 16	26	10,247.45	1,527.16	294.37	0.00	0.00	11,774.65	SW	706,300	582,800
<i>SUBTOTAL</i>					<i>40,989.35</i>	<i>8,770.74</i>	<i>1,244.02</i>	<i>0.00</i>	<i>0.00</i>	<i>49,760.15</i>		<i>4,039,300</i>	<i>3,947,500</i>

HOPE PARK ADDITION
Segment #3

463000-088-0	Douglas & Marissa Snyder	3636 N Verde Street Tacoma, WA 98407-4826	Lots 1 & 2, Block 11	27	4,199.80	0.00	105.00	0.00	0.00	4,199.80	N/A	326,100	382,500
463000-089-0	Douglas E & Allison E Loft	3632 N Verde Street Tacoma, WA 98407-4826	Lots 3 & 4, Block 11	28	4,199.80	1,012.23	130.30	0.00	0.00	5,212.05	SW, DW	326,100	429,000
463000-090-0	Nicholas Howse & Heather Rodgers	3626 N Verde Street Tacoma, WA 98407-4826	Lots 5 & 6, Block 11	29	4,199.80	573.84	119.34	0.00	0.00	4,773.65	DW	326,100	235,200
463000-091-0	Jim & Grace Johnson c/o Sean & Sara Dannen	1007 N Mullen Street Tacoma, WA 98406-3131 Site Address: 3624 N Verde Street Tacoma, WA 98407-4826	Lot 7 & N 1/2 of Lot 8, Block 11	30	3,149.80	575.03	93.12	0.00	0.00	3,724.85	DW	307,100	160,900
463000-092-0	Steven C Bauman & S A Colby	3620 N Verde Street Tacoma, WA 98407-4826	S 1/2 of Lot 8, all of Lots 9 & 10, & N 2 ft of Lot 11,	31	5,417.70	865.80	157.09	0.00	0.00	6,283.55	DW	344,500	237,100

ASSESSMENT ROLL LID 8651

Page 5 of 10

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
Block 11													
463000-093-0	Margaret A Eaton TTEE of M Eaton Trust	13701 106th Street E Puyallup, WA 98374-2004 Site Address: 3616 N Verde Street Tacoma, WA 98407-4826	S 23 ft of Lot 11 & all of Lot 12, Block 11	32	4,031.80	2,198.67	155.76	0.00	0.00	6,230.50	DW	321,900	260,400
463000-094-0	Margaret A Eaton TTEE of M Eaton Trust	13701 106th Street E Puyallup, WA 98374-2004 Site Address: 3616 N Verde Street Tacoma, WA 98407-4826	Lots 13, Block 11	33	2,099.90	0.00	52.50	0.00	0.00	2,099.90	N/A	245,000	1,000
463000-095-1	Myrtle Appling C/O Deborah Person	5128 N Winnifred Street Ruston, WA 98407-6513 Site Address: 3606 N Verde Street Tacoma, WA 98407-4826	Lots 14 & 15 & N 11 ft of Lot 16, Block 11	34	5,123.70	1,006.06	153.25	0.00	0.00	6,129.80	DW	341,100	269,100
463000-095-2	Janet M Anderson	3602 N Verde Street Tacoma, WA 98407-4826	S 14 ft of Lot 16 & all of Lots 17 & 18, Block 11	35	5,375.70	1,501.83	171.94	0.00	0.00	6,877.55	SW, DW	342,300	249,500
463000-079-0	William W & Ann W Farrell TTEES of Farrell Family Trust	4418 N 37th Street Tacoma, WA 98407-5615	W 50 ft of Lots 1 thru 4, Block 10	36	5,179.90	4,708.91	247.22	0.00	0.00	9,888.85	SW, DW	313,900	322,200
463000-078-0	Roger C & Nancy J Muren	4412 N 37th Street Tacoma, WA 98407-5616	E 65 ft of Lots 1 thru 4, Block 10	37	3,079.65	0.00	76.99	0.00	0.00	3,079.65	N/A	331,600	406,500
463000-080-0	Amy J Lundquist TTEE of Amy Lunquist Revocable Living Trust	3625 N Verde Street Tacoma, WA 98407-4825	Lots 5 & 6, Block 10, exc E 10 ft for alley	38	3,989.80	0.00	99.75	0.00	0.00	3,989.80	N/A	317,200	343,600

ASSESSMENT ROLL LID 8651

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
463000-081-0	Julia Hamilton Gould	3623 N Verde Street Tacoma, WA 98407-4825	Lots 7 & 8, Block 10, exc E 10 ft for alley	39	3,989.80	96.20	102.15	0.00	0.00	4,086.00	Grdn Wlk	317,200	323,300
463000-082-0	Stephanie J Godleski & Molly Clendenin	3617 N Verde Street Tacoma, WA 98407-4825	Lots 9 & 10, Block 10	40	4,129.75	1,694.61	145.61	0.00	0.00	5,824.35	SW, San Ltrl Ext	323,200	250,500
463000-083-0	Gary L & Kathryn A Cheney	3615 N Verde Street Tacoma, WA 98407-4825	Lots 11 & 12, Block 10	41	4,129.75	1,602.84	143.32	0.00	0.00	5,732.60	SW, San Ltrl Ext	323,200	259,700
463000-084-0	Jesse C Manassa	3611 N Verde Street Tacoma, WA 98407-4825	Lot 13 & N 1/2 of Lot 14, Block 10	42	3,097.30	411.81	87.73	0.00	0.00	3,509.10	N/A	303,500	221,100
463000-085-0	Kelli D Gailfus	3609 N Verde Street Tacoma, WA 98407-4825	S 1/2 of Lot 14, all of Lot 15 Block 10	43	3,097.30	0.00	77.43	0.00	0.00	3,097.30	N/A	303,500	196,200
463000-086-0	Lyneea Kay Kmail & Zaher Mahmoud Kmail	3601 N Verde Street Tacoma, WA 98407-4825	W 1/2 of Lots 16 thru 18, Block. 10	44	4,278.60	642.56	123.03	0.00	0.00	4,921.15	DW	304,400	227,300
463000-087-0	Kimberly K Nichols	4409 N 36th Street Tacoma, WA 98407-5606	E 1/2 of Lots 16 thru 18, Block 10	45	1,916.10	0.00	47.90	0.00	0.00	1,916.10	N/A	309,700	188,200
<i>SUBTOTAL</i>					<i>74,685.95</i>	<i>16,890.39</i>	<i>2,289.43</i>	<i>0.00</i>	<i>0.00</i>	<i>91,576.55</i>		<i>6,027,600</i>	<i>4,963,300</i>

CHRISTMAS ADDITION
Segment #4

303500-031-2	Brock M Thomason	1773 S 94th Street Tacoma, WA 98444-3017	Lots 10 & 11, Block 8	46	4,199.80	314.72	112.86	0.00	0.00	4,514.55	DW	170,000	214,400
303500-031-1	Edward M Schmidt Jr	1769 S 94th Street	Lots 8 & 9, Block 8	47	4,199.80	525.73	118.14	0.00	0.00	4,725.55	DW	170,000	218,000

ASSESSMENT ROLL LID 8651

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
	& Samantha R Schmidt	Tacoma, WA 98444-3017											
303500-030-2	A P Wandler	1767 S 94th Street Tacoma, WA 98444-3017	Lots 6 & 7, Block 8	48	4,199.80	525.73	118.14	0.00	0.00	4,725.55	DW	170,000	186,300
303500-030-1	Kyoung Ae Im	27419 8th Avenue S Des Moines, WA 98198-9311 Site Address: 1763 S 94th Street Tacoma, WA 98444-3017	Lots 4 & 5, Block 8	49	4,199.80	970.37	129.26	0.00	0.00	5,170.20	DW	170,000	201,600
303500-029-2	Lan Nhi Thi Nguyen	16421 SE 262nd Pl Covington, WA 98042-5835 Site Address: 1757 S 94th Street Tacoma, WA 98444-3017	W 13 ft Lot 1, all of Lots 2 & 3, Block 8	50	5,291.70	2,790.98	202.07	0.00	0.00	8,082.70	SW, DW	178,200	220,300
	Duplicate to: Northwest & Barlow Escrow Escrow No. 22-1639 Attn: Debbie Davis	1031 State Avenue, Ste 104 Marysville, WA 98270-4277											
303500-029-1	Johnny & Sue Kim	PO Box 65008 University Pl, WA 98464-1008 Site Address: 1751 S 94th Street Tacoma, WA 98444-3017	E 27 ft Lot 1, Block 8, Tog/W W 1/2 of Vac Wilkeson St, abutt	51	5,501.70	4,617.20	252.97	0.00	0.00	10,118.95	SW, DW	180,500	185,800
303500-025-0	Theodore Holund TTEE of the Theodore Hoglund Trust	340 Montecello Drive Walnut Creek, CA 94595 Site Address: 1719 S 94th Street Tacoma, WA 98444-3017	Lots 1 & 2 & W 17 1/2 ft of Lot 3, Block 7, tog/w 1/2 st vac	52	10,163.55	4,340.75	362.61	0.00	0.00	14,504.30	SW, DW	203,700	289,700

ASSESSMENT ROLL LID 8651

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
303500-026-0	James R & Linda V Henry	1713 S 94th Street Tacoma, WA 98444-3017	E 7 1/2 ft of Lot 3, & all of Lots 4 thru 6, Block 7	53	6,929.65	5,480.83	310.26	0.00	0.00	12,410.45	SW, DW	188,100	294,800
303500-027-1	Gerardo M & Marina Estrada	9314 S Alaska Street Tacoma, WA 98444-3034	N 1/2 Lots 7 thru 10, Block 7, less E 5 ft Lot 10 for st	54	2,393.70	0.00	59.84	0.00	0.00	2,393.75	N/A	166,300	261,800
303500-027-2	Dat T & Ai Le N Vo	9318 S Alaska Street Tacoma, WA 98444-3034	S 1/2 Lots 7 thru 10, Block 7, less E 5 ft Lot 10 for st	55	5,585.90	0.00	139.65	0.00	0.00	5,585.90	N/A	166,300	238,200
303500-037-0	Mark H Jensen	1776 S 94th Street Tacoma, WA 98444-3018	Lots 9 thru 11, Block 10	56	6,299.70	276.84	164.41	0.00	0.00	6,576.55	DW	184,700	186,600
303500-036-2	Neven Taylor	1772 S 94th Street Tacoma, WA 98444-3018	Lots 7 & 8, Block 10	57	4,199.80	431.10	115.77	0.00	0.00	4,630.90	DW	170,000	278,000
303500-036-1	Andrea & Gerald Stanley	1766 S 94th Street Tacoma, WA 98444-3018	Lots 5 & 6, Block 10	58	4,199.80	429.93	115.74	0.00	0.00	4,629.75	DW	170,000	169,600
303500-035-3	Mark A & Judith A Crawford	1614 S 94th Street Tacoma, WA 98444-4271 Site Address: 1760 S 94th Street Tacoma, WA 98444-3018	Lots 3 & 4, Block 10	59	4,199.80	576.71	119.41	0.00	0.00	4,776.50	SW, DW	170,000	178,200
303500-035-2	Stephen D Harrell	206 Bear Drive Richland, WA 99352-8806 Site Address: 1756 S 94th Street Tacoma, WA 98444-3018	W 25 ft Lot 1 & all Lot 2, Block 10	60	4,199.80	2,167.28	159.18	0.00	0.00	6,367.10	SW, DW	170,000	175,500

ASSESSMENT ROLL LID 8651

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
303500-035-1	Stephen D Harrell	206 Bear Drive	E 15 ft of Lot 1, Block 10, tog/w	61	4,493.70	630.56	128.11	0.00	0.00	5,124.30	SW, DW	170,700	178,200
		Richland, WA 99352-8806 Site Address: 1752 S 94th Street Tacoma, WA 98444-3018	W 1/2 of vac Wilkeson St										
303500-032-1	Victor & Galina N Romanenko	1722 S 94th Street Tacoma, WA 98444-3018	Parcel "A" of DBLR 98-04-22-5003, tog/w E 1/2 vacated Wilkeson St abutt	62	4,614.15	631.43	131.14	0.00	0.00	5,245.60	DW	170,800	309,300
303500-032-2	Valentin & Tetiana Romanenko	1718 S 94th Street Tacoma, WA 98444-3018	Parcel "B" of DBLR 98-04-22-5003	63	8,279.20	1,088.08	234.18	0.00	0.00	9,367.25	DW	196,600	253,200
303500-033-0	Wardell & Sharon Owens	1710 S 94th Street Tacoma, WA 98444-3018	Lots 5 & 6, Block 9	64	4,199.80	4,021.25	205.53	0.00	0.00	8,221.05	SW, DW	170,000	187,400
303500-034-1	Hung Ly	1706 S 94th Street Tacoma, WA 98444-3018	Lots 7 & 8, Block 9	65	4,199.80	2,758.18	173.95	0.00	0.00	6,958.00	SW, DW	170,000	349,700
303500-034-2	Aaron Montgomery	1702 S 94th Street Tacoma, WA 98444-3018	Lots 9 & 10, Block 9, less the E 5 ft for St	66	3,779.80	500.53	107.01	0.00	0.00	4,280.35	SW	166,300	187,600
SUBTOTAL					105,330.75	33,078.20	3,460.23	0.00	0.00	138,409.25		3,672,200	4,764,200

TOTALS					273,048.45	69,923.28	8,574.36	0.00	0.00	342,972.50		18,554,800	18,065,200
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1/4 IMP VALUE	4,516,300.00
TOTAL LAND VALUE	18,554,800.00
TOTAL ACTUAL VALUE	23,071,100.00
TOTAL EST PO ASSMT	273,048.45

ASSESSMENT ROLL LID 8651

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NOTE: 10 Year Roll

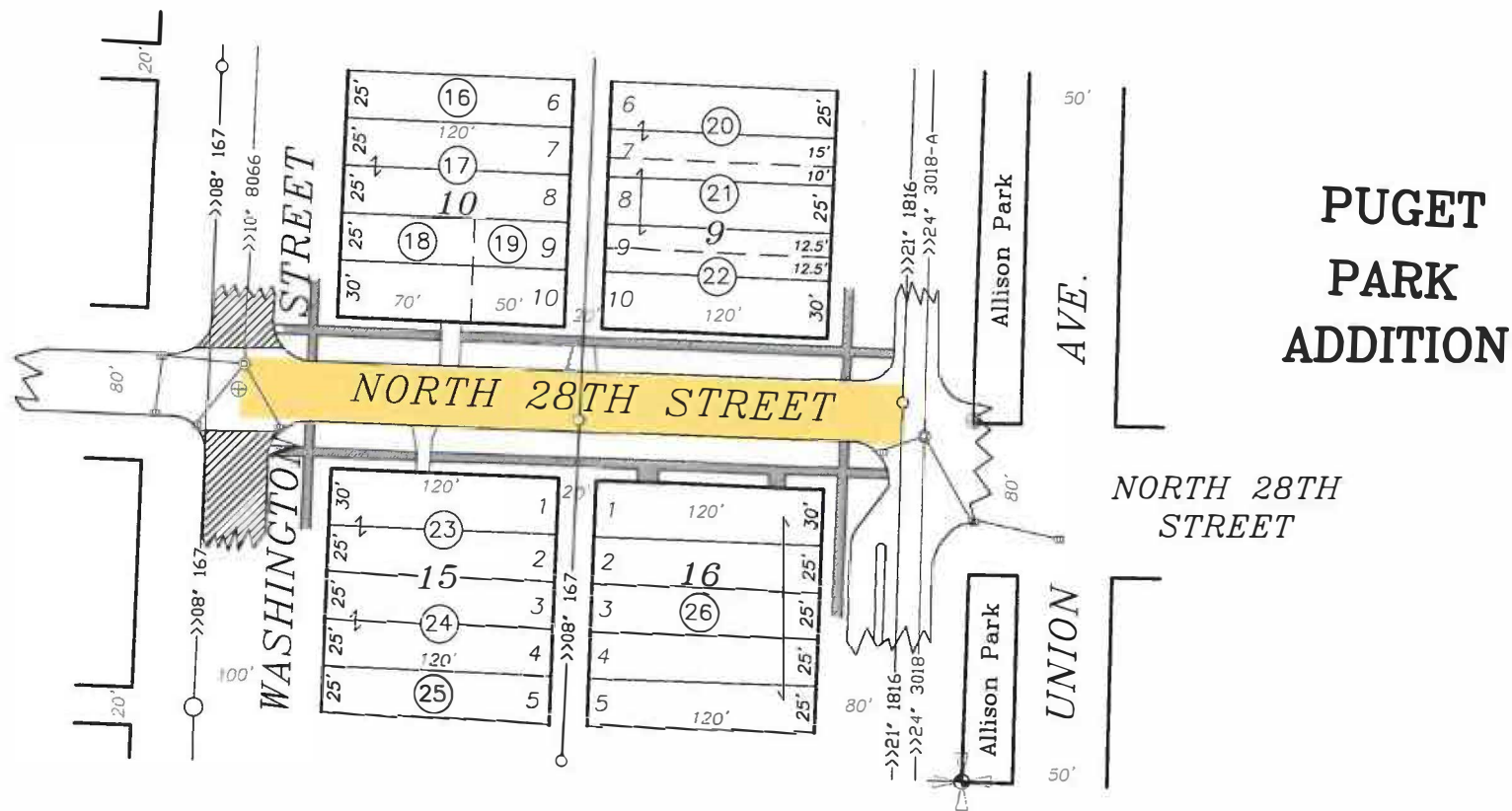
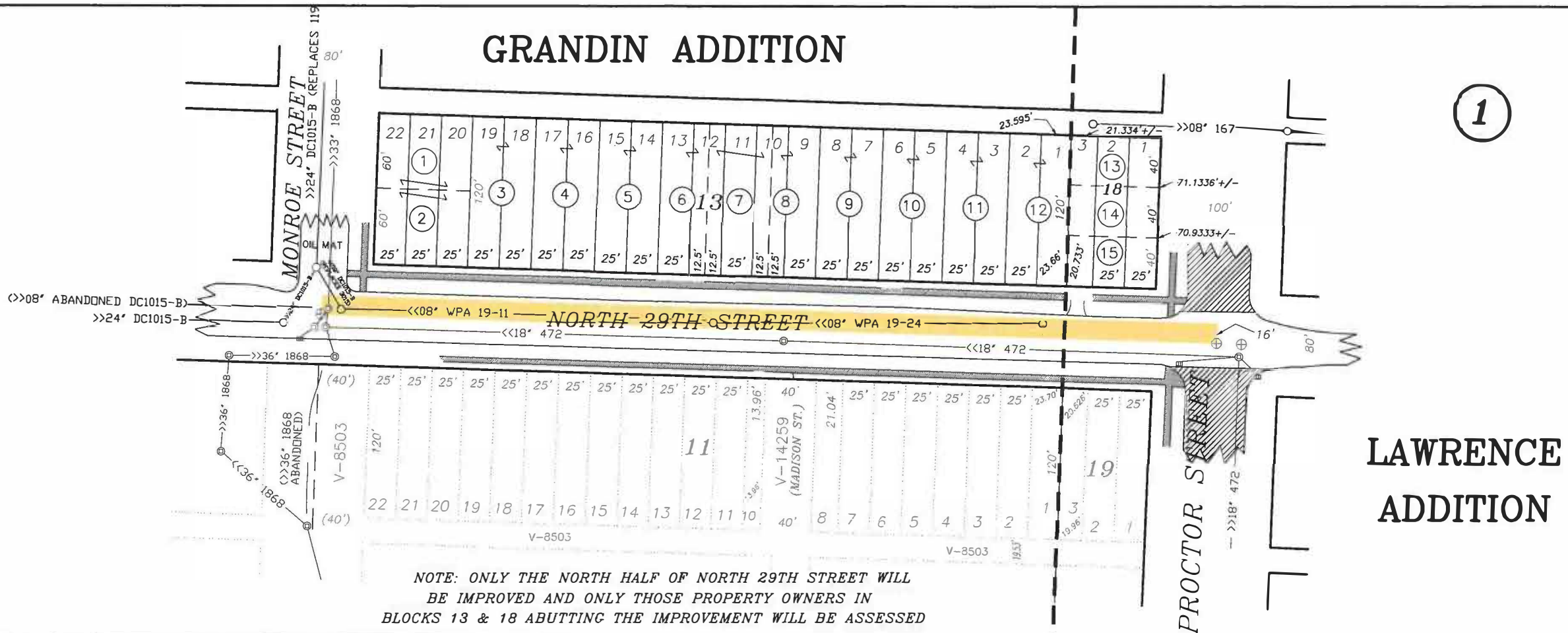
Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
TOTAL FINAL PO ASSMT		342,972.50											

CHECKED	8/24/2007	D.A.W.											
CHECKED	2/20/2008	SZS											
CHECKED	12/3/2008	D.A.W. -- All ownerships updated (no values changed)											
CHECKED	7/12/2010	MJG - All ownerships, supplemental and tax values (no values changed)											
CHECKED	12/22/2011	MJG - All ownerships and tax values.											
CHECKED	9/1/2017	MJG - All ownerships and tax values.											
CHECKED	5/28/2019	MJG - All ownerships and tax values.											
CHECKED	5/5/2020	MJG - All ownerships and tax values.											
CHECKED	8/10/2021	MJG - All ownerships and tax values.											
CHECKED	3/31/2022	MJG - All ownerships and tax values.											
CHECKED	12/5/2022	RKR											
CHECKED	3/19/2025	RKR											

RECEIVED

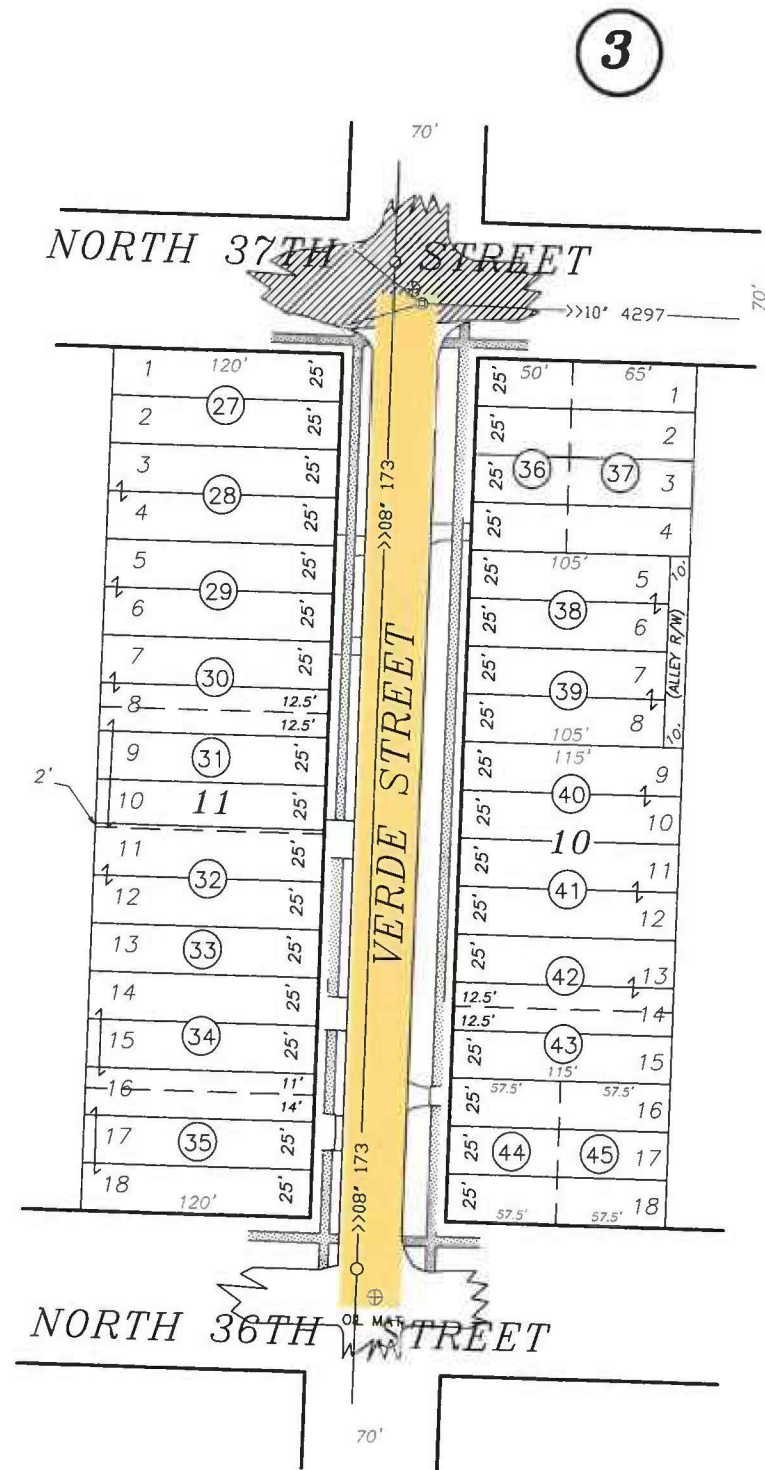
JULY 24, 2025

OFFICE OF THE TACOMA CITY
HEARING EXAMINER



CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVING		LID 8651
DATE: 8-21-08 DESIGNED: DAW DRAWN: DAW		SCALE: 1" = 100' CHECKED: DAW FILE NAME:		SHEET 1 OF 2
NO.	REVISION	DATE	APPROVED	

Hope Park



CHRISTMAS ADDITION

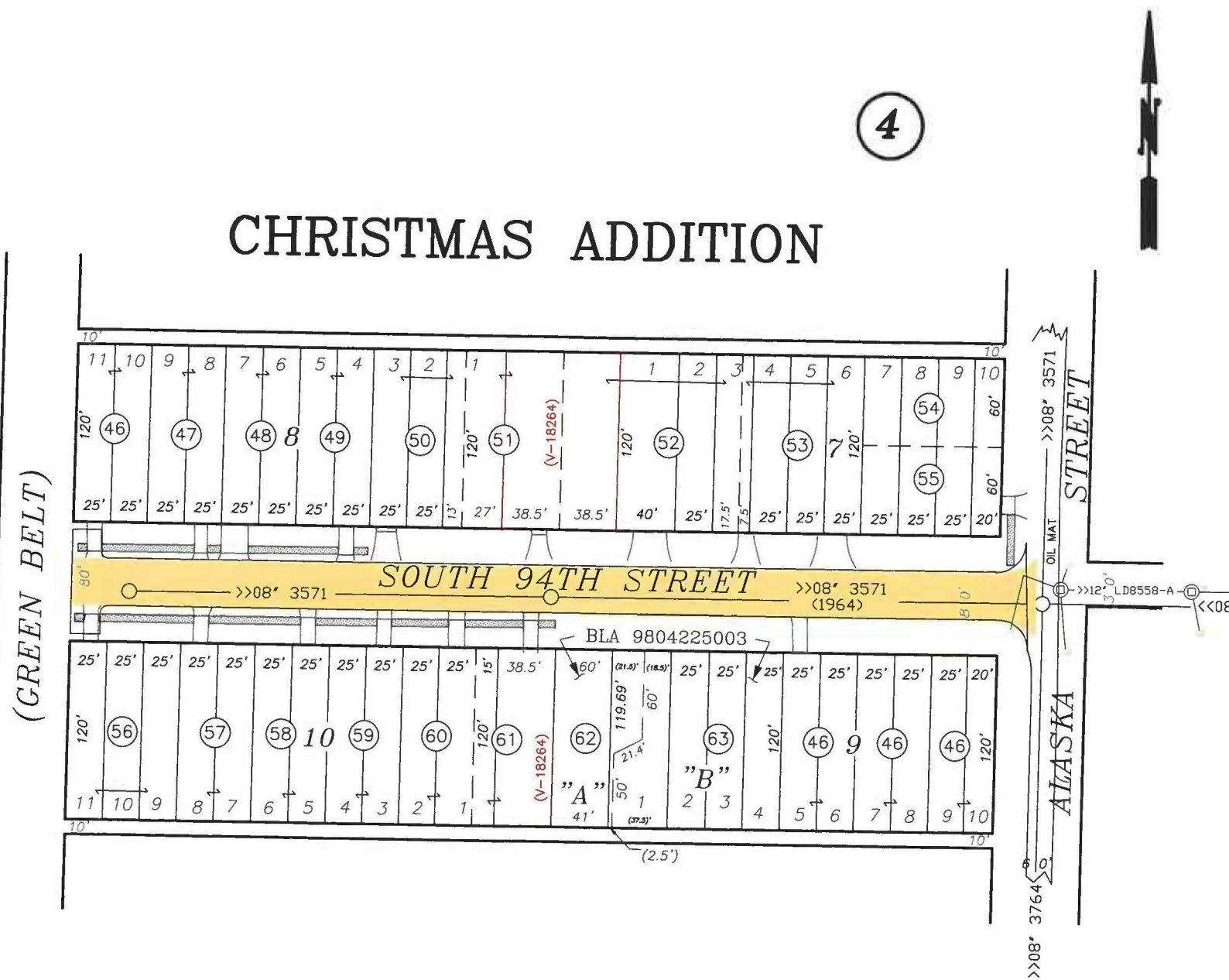


Exhibit No. C-7

NO		REVISION		DATE	APPD	FINAL CONSTRUCTION CHECKED	DATE 2-21-08	SCALE 1" = 100'	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		LID 8651
						BY	DESIGNED	CHECKED	ASSESSMENT MAP		SHEET NO.
						DATE	DRAWN DAV	FILE NAME	SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVING		SHEET 2 OF 2
						FIELD BOOKS					