

January 30, 2024

LID # 8642 (Segment 2)

3912 North Baltimore Street, Tacoma, Wa 98407

Parcel 'A' DBLR 99-04-20-5001 desc as Lots 11 thru 13, Block 1, exc. The S 57.3 ft. Lupton's 1st addition
(See attached copy of Notice of Assessment Hearing Rescheduling for further property description)

Assessment Number 00024

Assessment Amount \$5,536.60

This was a very contested LID (# 8642 Segment 2) from the onset. City of Tacoma LID division staff took full advantage of us residents to make sure the LID was formed; residents do not know all of the ins and outs of the process. If you look back at all the documents (but you would have to go back about 18 years because this LID was formed in the Spring of 2006), you will find that important opposition documents were denied for missing the deadline date. This is because your staff did their best to misinform us on many facts.

The Assessment Amount is \$5536.60 per Notice of Assessment Hearing. Mike Garrison recently told me by phone that the Amount was \$3233.25 for streetside work plus \$2303.38 for property side work.

I object to the dollar amount for the LID # 8642 (Segment 2).

- The property side Assessment Amount is incorrect. My signed and initialed LID PROPERTY OWNER AGREEMENT estimates a total of \$1842.24 for property side work; this can only increase by 10% (per the agreement) which results in \$2026.46. The total Assessment Amount is \$276.92 too high. (See attached copy of signed & dated LID agreement)
- The street side Assessment Amount is unfair. 40th street between Baltimore Street and Bennett Street was already budgeted under another City of Tacoma project (Sewer Division) for a new sewer pipe and street surface. LID staff knew this and did not inform us. If the LID had never formed, we would have got a new sewer and street surface anyway.
- Contractors and city officials drove and parked tractors, trailers and trucks on the sidewalk outside my front door on Baltimore Street and damaged the sidewalks. Now the City of Tacoma wants me to pay money for the sidewalk that was damaged and replaced.
- Your notice of assessment letter (1/05/2024) states; "In order for an objection to be considered valid, it must include proof that the property is not being benefitted to the amount of the assessment". Your LID 8642 Considerations letter sent, I believe in 2006, states; "Having a nice street would surely add value to each home and would upgrade the whole neighborhood. However, the assessed value for tax purposes should not increase, since the tax Assessor assumes that we already have a decent street. (tax increases are based on comparable sales of other properties, not infrastructure upgrades)". These two statements published by the City of Tacoma contradict each other, so I see no merit.
- This project was completed in July of 2009 and 14 plus years later you send me a letter stating that you are going to bill me for your mismanaged project. Let me put this into perspective; When this project was complete, my oldest son was 7-year-old. He is now a senior at Montana State University. Victoria Woodards had not even been voted in as a City Council Member let alone as our mayor. The time frame between the end of construction and finalizing billings (14 plus years) is absolutely ridiculous!

For the reasons above, all billing to property owners needs to be waived, or at least a more reasonable assessment needs to be reached.

Thank you for your consideration.

Sincerely,

William (Bill) Combs

Bill Combs

RECEIVED

JAN 31 2024

CITY CLERK'S OFFICE

RECEIVED
 MAR 23 2009
 CITY OF TACOMA
 PUBLIC WORKS DEPT.
 CONSTRUCTION DIV.

CITY OF TACOMA
 LID PROPERTY OWNER AGREEMENT

I/We, the legal owner(s) of the following described property, request the City of Tacoma to arrange for the following work to be performed based on the Engineer's estimated prices indicated below:

	QUANTITY	UNIT PRICE	ESTIMATE	OWNER'S INITIALS
A. SIDEWALK				
1. Remove existing city sidewalk	21.67 LF	5.50	498.41	
2. Construct new city sidewalk (39x5)	39.0 LF SY	24.00	936.00	B.C. x
3. Construct garden walk from city sidewalk to curb and/or from city sidewalk to property line	SY	43.00		
B. DRIVEWAY				
1. Remove existing concrete	SY	9.00		
2. Remove existing pavement (11.5 x 20)	25.6 SY	5.50	140.80	x
3. Construct new cement concrete driveway approach 20 feet long x 5 feet wide (Plus 6.67 SY for transition panels)	17.78 SY	55.00	977.90	B.C. x
4. Construct cement concrete (tie-in) from new cement concrete driveway approach to existing parking area x	SY	55.00		
5. Construct cement concrete driveway behind new cement concrete driveway approach	7 SY	55.00	385.00	
6. Construct asphalt concrete (tie-in) from new cement concrete driveway approach to existing parking area x	15.56 SY	37.50	583.36	B.C.
7. Construct asphalt concrete driveway behind new cement concrete driveway approach x	SY	37.50		
C. SANITARY (side sewer to property line) PLUS \$550 per Clean-out	LF	95.00		

D. OTHER: The Owner requests that a portion of the existing concrete driveway be removed during the clearing and grubbing phase of the project which would facilitate a smoother transition to meet the elevation of the existing garage/driveway. Prior to removal of the portion of driveway the construction division will mark the limits for removal. The owner will re-construct the driveway after the approach is constructed to match the finish of the remaining driveway and to tie into the driveway approach.

Install PVC Roof Drain from face of curb to back end of sidewalk - 7 LF 10/lf
 - Owner will Move Fence & Retaining wall (City To Mark) - Contractor will Place Rock on yard - Owner OK w/ contractor Demo.
 Sub total = \$2,054.70
 + 15% = \$308.21
 Estimate total = \$2,362.91

All costs indicated above shall be added to the assessment costs for LID No. 8642-2, and levied against my/our property. In addition, 15% will be added for Engineering, Inspection and Contract Administration. It is understood and agreed that I/we shall be contacted and given the opportunity to further approve or reject any item which exceeds 10% of the estimated cost indicated above.

TEMPORARY CONSTRUCTION PERMIT

I/We hereby give the City of Tacoma and its contractor(s) permission to access and use portions of my/our property as reasonably required to perform the above described work and LID project, and to slope and shape the property to match the new improvement.

PROPERTY ADDRESS:
 3912 North Baltimore Street
 Tacoma, WA 98407 Phone: (253) 756-9482

SIGNATURE OF OWNER(S):
 Bill Combs
 (Combs) Date: 3/18/09



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

01/05/2024

NOTICE OF ASSESSMENT HEARING RESCHEDULING

To be held at 01:30PM on 02/01/2024

#0006004034033#

WILLIAM T COMBS
3912 N BALTIMORE ST
TACOMA WA 98407-3640

Local Improvement District No: 8642 for Paving
Property Address: 3912 N BALTIMORE ST TACOMA WA 98407-0000

Tax Parcel No: PA5375000041

Legal Description:

Last changed: 06/10/05

Section 26 Township 21 Range 02 Quarter 11 LUPTONS 1ST: LUPTONS 1ST

NOTICE OF HEARING RESCHEDULING ONLY THIS IS NOT A BILL

LID Number: 8642
Assessment Number: 00024
Assessment Amount: \$5,536.60

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 01:30PM on 02/01/2024.

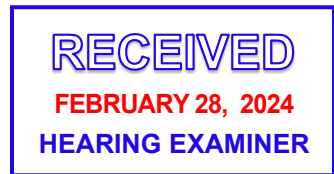
This hearing is to correct any irregularities or errors that may have occurred in assessing your property and is not for the purpose of discussing the advisability of the project, as the decision to create this district was made at a previous hearing, and construction of this project is now complete.

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

February 18th 2024

City Clerk's Office
733 Market Street, Room #11
Tacoma WA, 98402



Re: Local Improvement District No: 8642 for Paving

Property Address: 3730 N Cheyenne ST Tacoma WA 98407-4812

Tax Parcel No: PA4630000350

Legal Description:

05/18/22 Section 25 Township 21 Range 02 Quarter 24 HOPE PARK L 4 & 5 B 5

Dear Hearing Examiner,

My name is Camille Walker (Harding) and I am the owner of 3730 North Cheyenne St Tacoma WA 98407. I purchased this home in April 2022. We were not aware of this LID on the property at the time of purchase. It was just now brought to our attention with a notice letter on 1/05/2024.

The work was completed at the time we purchased the property in April of 2022, thus impacting the home value and purchase price that we paid.

My husband and I oppose having to pay the assessment amount of \$3,097.50 for the road work that was voted on in 2006 and completed in 2009, over 18 years ago.

My husband and I were both 12-year-old middle school students in 2006 when the work was voted on, and 15-year-old high school students in 2009 when the work was completed. It should not have taken 15 years to bill the residents of the property for this work.

We just welcomed our first baby in September 2023 and this unexpected expense is going to strain us financially.

It is the city of Tacoma's responsibility to be efficient and timely in the billing of the LID to the property owners of at the time work is completed. 15 years is ludicrous and unfair amount of time to pass for this now to be billed to current residents.

Please feel free to contact me with any questions.

Thank you,

A handwritten signature in black ink that reads "Camille Walker".

Camille Walker

Camille.harding@gmail.com

253.370.8854