

**CITY WITNESS LIST**

**HEARING DATE:** Thursday, January 14, 2021, at 9:00 a.m.

**FILE NUMBER:** HEX2020-039 (LID 8643 Final Assessment Roll)

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

**E=EXPERT WITNESS; F=FACT WITNESS**

**RECEIVED**  
**JANUARY 8, 2021**  
**HEARING EXAMINER**

**CITY EXHIBIT LIST**

**HEARING DATE:** Thursday, January 14, 2021, at 9:00 a.m.

**FILE NUMBER:** HEX2020-039 (LID 8643 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 ("COT PW")	X			Ex. filed 01.08.21
EX. C-2	LID Memorandum - Cost breakdown by segment	COT, PW	X			Ex. filed 01.11.21
EX. C-3	Published Legal Notices and Publication Dates	COT, PW	X			Ex. filed 01.08.21
EX. C-4	Treasurer's Office Certificate of Mailing	COT, PW	X			Ex. filed 01.08.21
EX. C-5	Assessment Roll	COT, PW	X			Ex. filed 01.08.21
EX. C-6	Assessment Map	COT, PW	X			Ex. filed 01.08.21
EX. C-7		COT, PW				
EX. C-8		COT, PW				
EX. C-9		COT, PW				
EX. C-10		COT, PW				
EX. C-11		COT, PW				

**KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

**REPORT TO THE HEARINGS EXAMINER  
FOR L.I.D. HEARING JANUARY 14, 2021 - 9:00 A.M.**

**L.I.D. NO. 8643:** Street Pavement with a Structural Section, Curbs, Gutters and Surface Water Main Extension on:

Union Avenue from N 24<sup>th</sup> Street to N 25<sup>th</sup> Street (northbound).

Washington Street from N 16<sup>th</sup> Street to N 18<sup>th</sup> Street.

Wapato Street from South 50<sup>th</sup> Street to South 51<sup>st</sup> Street.

Huson Street from South 64<sup>th</sup> Street to South 66<sup>th</sup> Street.

**Notices:** The hearing date was published December 3<sup>rd</sup> and 7<sup>th</sup>, 2020.

Notice of Public Hearing letters were mailed to owners of record on December 10<sup>th</sup>, 2020.

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

**Background:** Estimated project cost: \$835,000.00  
Final project cost \$1,178,888.37

Est. rate per AUF: \$52.00 (Fixed Rate) Final AUF: \$52.00 (Fixed Rate)

TOTAL ASSESSED TO PROPERTY OWNERS \$191,069.65

City Contribution \$663,699.54

Wastewater Utility (ENV-00471) \$151,421.16

Surface Water Utility (ENV-00349-02) \$172,698.02

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: lid8643

**RECEIVED**

By HEARING EXAMINER OFFICE L. Legg at 8:52 am, Jan 11, 2021

**Exhibit C-2**



City of Tacoma

Memorandum

**TO:** Jeff H. Capell, Hearing Examiner

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

**SUBJECT:** L.I.D. 8643

**DATE:** January 8, 2021

**COST BREAKDOWN BY SEGMENT**

**Segment 1 – Union Avenue from N 24<sup>th</sup> Street to N 25<sup>th</sup> Street (northbound)**

Estimated

Total Assessed to Property Owners	\$13,293.90
City Contribution	<u>\$121,706.10</u>
<b>Total LID Project Cost</b>	<b>\$135,000.00</b>

Actual

Total Assessed to Property Owners	\$13,293.75
Supplemental (extra) Work	<u>\$298.10</u>
Total Assessed to Property Owners	\$13,591.85
City Contribution	\$123,128.55
Surface Water Utility (ENV-00349-02)	<u>\$17,748.83</u>
<b>Total Paving &amp; Surface Water Cost</b>	<b>\$154,469.23</b>
Wastewater Utility (ENV-00471)	<u>\$86,707.80</u>
<b>Total LID Project Cost</b>	<b>\$241,177.03</b>

**Exhibit C-2**

**Segment 2 – Washington Street from N 16<sup>th</sup> Street to N 18<sup>th</sup> Street**

Estimated

Total Assessed to Property Owners	\$25,862.50
City Contribution	<u>\$99,137.50</u>
<b>Total LID Project Cost</b>	<b>\$125,000.00</b>

Actual

Total Assessed to Property Owners	\$25,862.65
Supplemental (extra) Work	<u>\$14,010.35</u>
Total Assessed to Property Owners	\$39,873.00
City Contribution	\$142,612.61
Storm Sewer Utility	<u>\$6,178.18</u>
<b>Total Paving &amp; Surface Water Cost</b>	<b>\$188,663.79</b>
Wastewater Utility (ENV-00471)	<u>\$62,809.59</u>
<b>Total LID Project Cost</b>	<b>\$251,473.38</b>

**Segment 3 – Wapato Street from South 50<sup>th</sup> Street to South 51<sup>st</sup> Street**

Estimated

Total Assessed to Property Owners	\$31,111.60
Surface Water Utility	\$9,000.00
City Contribution	<u>\$94,888.40</u>
<b>Total LID Project Cost</b>	<b>\$135,000.00</b>

Actual

Total Assessed to Property Owners	\$31,111.60
Supplemental (extra) Work	<u>\$9,399.50</u>
Total Assessed to Property Owners	\$40,511.10
City Contribution	\$133,869.27
Surface Water Utility (ENV-00349-02)	<u>\$26,608.46</u>
<b>Total LID Project Cost</b>	<b>\$200,988.83</b>

**Segment 4 – Huson Street from South 64<sup>th</sup> Street to South 66<sup>th</sup> Street.**

Estimated

Total Assessed to Property Owners	\$59,823.40
Surface Water Utility	\$70,000.00
City Contribution	<u>\$310,176.60</u>
<b>Total LID Project Cost</b>	<b>\$440,000.00</b>

Actual

Total Assessed to Property Owners	\$59,822.75
Supplemental (extra) Work	<u>\$37,270.95</u>
Total Assessed to Property Owners	\$97,093.70
City Contribution	\$264,089.11
Surface Water Utility (ENV-00349-02)	<u>\$122,162.55</u>
<b>Total Paving &amp; Surface Water Cost</b>	<b>\$483,345.36</b>
Wastewater Utility (ENV-00471)	<u>\$1,903.77</u>
<b>Total LID Project Cost</b>	<b>\$485,249.13</b>

RECEIVED  
JANUARY 8, 2021  
HEARING EXAMINER

Exhibit C-3

### AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON  
COUNTY OF PIERCE ss

DANIELLE NEASE, being first duly sworn on oath, deposes and says that she is the Co-Editor 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.

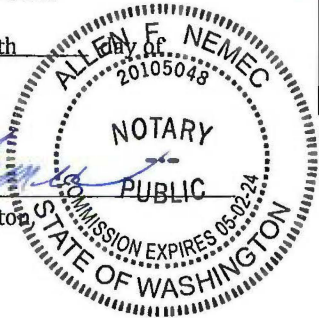
That the annexed is a true copy of a City Notices-Tacoma LID # 8643 legal notice as it was published in regular issues (and not in supplement form) of said newspaper 2 time(s) according to statute, commencing on 12/03/2020 and ending on 12/07/2020 both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 195.94

*Danielle Nease*

DANIELLE NEASE, Co-Editor

Subscribed and sworn before me this 7th day of December, 2020.

*Allen F. Nemecek*  
Notary Public in and for the State of Washington  
Residing at Tacoma



City of Tacoma  
09722970 IDX914933

Exhibit C-3

**ASSESSMENT ROLL HEARING**

LID No. 8643

Notice is hereby given that the City Council has set Thursday, January 14, 2021, at 9:00 a.m., as the date and time for a virtual hearing by the Hearing Examiner. The hearing can be accessed by dialing 253-215-8782 or through Zoom at [www.zoom.us/j/2535915195](http://www.zoom.us/j/2535915195) and entering the Meeting ID 253 591 5195 and the Passcode Hearing, when prompted. The Hearing Examiner will consider the Assessment Roll for the cost and expense of Local Improvement District No. 8643.

LID No. 8643 For the placement 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 - (north-bound).

\* 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.

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 1:00 p.m., on Thursday, January 14, 2021. 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- 914933

Publish: Thursday, December 3, 2020



and Monday, December 7, 2020.



City of Tacoma

RECEIVED  
JANUARY 8, 2021  
HEARING EXAMINER

Exhibit C-4

December 10, 2020

## CERTIFICATE OF MAILING

I, Liz Wheeler, certify that on December 10, 2020, I mailed by U.S. Mail, the Notice of Hearing in the form attached hereto 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. 8643. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 10<sup>th</sup> Day of December, 2020

  
\_\_\_\_\_

Liz Wheeler

City Treasurer's Office – CSR-Technical

Exhibit C-4

# ASSESSMENT ROLL LID 8643

RECEIVED

JANUARY 8, 2021

HEARING EXAMINER

Exhibit C-5

Page 1 of 8  
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
<b><u>REEVES ADDITION</u></b>													
(Segment #1)													
715500-042-0	James A Laugen 600424741	2419 N Union Avenue Tacoma, WA 98406-5822	The W 60 ft of Lots 1 & 2, Block 4	1	1,892.70	0.00	47.32	0.00	0.00	1,892.70	N/A	192,700	158,000
715500-043-0	Olivia A Uhart 600424742	3512 N 25th Street Tacoma, WA 98406	The E 55 ft of Lots 1 & 2, Block 4	2	766.00	0.00	19.15	0.00	0.00	766.00	Non Abutt	188,600	202,500
715500-044-0	David W & Elizabeth H Kuehn 600424743	2415 N Union Avenue Tacoma, WA 98406-5822	Lots 3 & 4, Block 4	3	2,658.80	0.00	66.47	0.00	0.00	2,658.80	N/A	226,000	257,300
715500-045-0	Jeffery D Boers & Kristy J Preheim, TTEE	2411 N Union Avenue Tacoma, WA 98406-5822	Lot 5 & N 14 ft of Lot 6, Block 4	4	2,045.20	298.11	58.58	0.00	0.00	2,343.30	Gard Wlk	211,900	259,300
715500-046-0	Eric Feeney	2409 N Union Avenue Tacoma, WA 98406-5822	The S 12 ft of Lot 6 & all of Lot 7, Block 4	5	1,942.95	0.00	48.57	0.00	0.00	1,942.95	N/A	209,300	297,300
715500-047-0	Laura Kathleen Gerdes Nixon	2403 N Union Avenue Tacoma, WA 98406-5822	Lot 8 & N 1/2 of Lot 9, Block 4	6	1,994.05	0.00	49.85	0.00	0.00	1,994.05	N/A	210,600	167,000
715500-048-0	Alice M Moore, TTEE	2401 N Union Avenue Tacoma, WA 98406-5822	The S 1/2 of Lot 9 & all of Lot 10, Block 4	7	1,994.05	0.00	49.85	0.00	0.00	1,994.05	N/A	210,600	238,500
<b>SUBTOTALS</b>					<b>13,293.75</b>	<b>298.11</b>	<b>339.79</b>	<b>0.00</b>	<b>0.00</b>	<b>13,591.85</b>		<b>1,449,700</b>	<b>1,579,900</b>

## **AMENDED MAP OF SECOND SCHOOL LAND ADDITION**

(Segment #2)

747502-492-1	Peter & Karen Bluett	1616 N Washington Street Tacoma, WA 98406-5721	The E 50 ft of the N 113.515 ft, Block 133 (Item #13)	8	3,640.00	1,390.60	125.77	0.00	0.00	5,030.60	DW app	172,600	391,400
747502-481-2	Eric D Arnold & Angela K Gilmore	3706 N 18th Street Tacoma, WA 98406	The W 51 ft of the E 101.154 ft of the N 113.515 ft, Block 133,	9	1,888.60	0.00	47.22	0.00	0.00	1,888.60	Non Abutt	173,500	277,400

Exhibit C-5

# ASSESSMENT ROLL LID 8643

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
			(Item #1)										
747502-492-2	Deborah J Srail 600424746	7666 19th St W Tacoma, WA 98466 Site address: 3710 N 18th Street Tacoma, WA 98406	The W 44 ft of the E 145.254 ft of the N 113.515 ft, Block 133, (Item #14)	10	619.55	0.00	15.49	0.00	0.00	619.55	Non Abutt	167,300	161,500
747502-486-0	Deborah A Sandidge 600424747	2522 N Proctor Street, PMB 354 Tacoma, WA 98406-5338 Site Address: 3714 N 18th Street Tacoma, WA 98406-5208	The E 15.127 ft of the W 175 ft of the N 113.515 ft, Block 133, (Item #6)	11	147.45	0.00	3.69	0.00	0.00	147.45	Non Abutt	172,600	204,600
747502-484-0	Joseph F & L Suzanne Petrich	3711 N 16th Street Tacoma, WA 98406-5201	The W 40.127 ft of the E 170.254 ft of the S 1/2 of Block 133, (Item #4)	12	429.35	0.00	10.73	0.00	0.00	429.35	Non Abutt	176,500	199,900
747502-483-0	German Anulacion Revocable Living Trust	3707 N 16th Street Tacoma, WA 98406-5201	W 45 ft of the E 120 ft of the S 1/2 of Block 133, less the N 10 ft for alley (Item #3)	13	1,180.40	0.00	29.51	0.00	0.00	1,180.40	Non Abutt	168,200	201,400
747502-487-0	Shannon M Hester	3802 N 14th Street Tacoma, WA 98406-5110 Site Address: 1606 N Washington Street Tacoma, WA 98406	The E 75 ft of the N 1/2 of the S 1/2 of Block 133, (Item #7)	14	2,569.00	1,526.70	102.39	0.00	0.00	4,095.70	SW remvl, DW	164,300	186,100
747502-482-0	Robert A Lindstrom	1602 N Washington Street Tacoma, WA 98406-5721	The E 75 ft of the S 1/2 of the S 1/2 of Block 133, (Item #2)	15	2,569.00	2,137.51	117.66	0.00	0.00	4,706.50	SW remvl, DW	164,300	191,300
747502-496-0	Nicholas J Gendron & Michelle Kemmer 600424748	3621 N 16th Street Tacoma, WA 98406	The S 65.03 ft of the W 120 ft, Block 134, (Item #5)	16	3,381.40	0.00	84.54	0.00	0.00	3,381.40	N/A	186,600	189,800
747502-497-0	Laura B O'Neill	1605 N Washington Street Tacoma, WA 98406-5720	The S 40.51 ft of the N 181.51 ft of the W 120', Block 134 (Item #7)	17	2,106.40	0.00	52.66	0.00	0.00	2,106.40	N/A	166,200	188,500

# ASSESSMENT ROLL LID 8643

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
747502-500-0	Eddie E Carpenter Jr. & Michelle M Carpenter	1609 N Washington Street Tacoma, WA 98406-5720	The S 40.5 ft of the N 141 ft of the W 120 ft, Block 134 (Item #13)	18	2,105.85	3,756.11	146.55	0.00	0.00	5,862.00	SW, Stairs	166,200	186,900
747502-501-0	John C Froschauer & DA Cafazzo	1615 N Washington Street Tacoma, WA 98406-5720	The S 45.5 ft of the N 100.5 ft of the W 120 ft, Block 134 (Item #14)	19	2,365.85	1,197.52	89.09	0.00	0.00	3,563.40	SW	171,000	209,400
747502-499-0	Lynn H Whitener	1619 N Washington Street Tacoma, WA 98406-5720	The N 55 ft of the W 120 ft, Block 134 (Item #12)	20	2,859.80	4,001.99	171.55	0.00	0.00	6,861.80	SW	179,100	232,200
<b>SUBTOTAL</b>					<b>25,862.65</b>	<b>14,010.43</b>	<b>996.85</b>	<b>0.00</b>	<b>0.00</b>	<b>39,873.15</b>		<b>2,228,400</b>	<b>2,820,400</b>

## SOUTH PARK ADDITION

(Segment #3)

777000-074-0	Urwin Dallas <span style="color: green;">600424749</span>	5002 S Wapato Street Tacoma, WA 98409-7136	Lots 1 & 2, Block 21	21	2,599.85	0.00	65.00	0.00	0.00	2,599.85	N/A	100,700	155,800
777000-075-0	William & Janet Tassler	7623 S 'D' Street Tacoma, WA 98408-5912 Site Address: 5006 S Wapato Street Tacoma, WA 98409	Lots 3 & 4, Block 21	22	2,599.85	1,116.81	92.92	0.00	0.00	3,716.70	DW	100,700	160,300
777000-076-0	Faye M Bouldin	5010 S Wapato Street Tacoma, WA 98409-7136	Lots 5 & 6, Block 21	23	2,599.85	1,499.30	102.48	0.00	0.00	4,099.15	DW	100,700	200,200
777000-077-0	Kerry R & Diane R Kenyon	5014 S Wapato Street Tacoma, WA 98409-7136	Lots 7 & 8, Block 21	24	2,599.85	1,729.08	108.22	0.00	0.00	4,328.95	DW	100,700	156,400
777000-078-0	Cameron & Jennica Osborne <span style="color: green;">600424750</span>	2459 S 51st Street Tacoma, WA 98409-7119	The W 60 ft of Lots 9 thru 12, Block 21	25	1,559.80	0.00	39.00	0.00	0.00	1,559.80	N/A	100,700	180,700

# ASSESSMENT ROLL LID 8643

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
777000-078-3	Roberta Watkins 600424740	5020 S Wapato Street Tacoma, WA 98409-7136	The E 60 ft of Lots 9 thru 12, Block 21	26	3,639.90	1,219.88	121.50	0.00	0.00	4,859.80	DW	100,700	182,600
<b><u>BARKER'S ADDITION</u></b>													
232000-105-0	Natascha M. Schwartz	2402 S 50 <sup>th</sup> Street Tacoma, WA 98409-7116	The E ½ of Lots 1 thru 4, Block 19	27	1,386.50	0.00	34.66	0.00	0.00	1,386.50	N/A	96,300	98,000
232000-105-1	Jodi Mercer	2406 S 50 <sup>th</sup> Street Tacoma, WA 98409-7116	The W ½ of Lots 1 thru 4, Block 19	28	3,206.60	0.00	80.17	0.00	0.00	3,206.60	N/A	96,300	117,700
232000-106-0	Agnes S Olson & Steven J Olson 600424841	5010 S Steele Street Tacoma, WA 98409-7134 P O Box 23790, Federal Way, WA 98093-0790	Lots 5 thru 7, Block 19	29	3,639.80	1,900.39	138.51	0.00	0.00	5,540.20	DW	106,400	224,600
232000-107-0	Ilona M Lord	5018 S Steele Street Tacoma, WA 98409-7134	Lot 8, Block 19	30	1,213.25	0.00	30.33	0.00	0.00	1,213.25	N/A	9,800	0
232000-108-0	Ilona M Lord	5018 S Steele Street Tacoma, WA 98409-7134	Lots 9 & 10, Block 19	31	2,426.55	937.90	84.11	0.00	0.00	3,364.45	DW	96,300	169,000
232000-109-0	Brandon Jefferson 600424842	5022 S Steele Street Tacoma, WA 98409-7134	Lots 11 & 12, Block 19	32	2,426.55	996.14	85.57	0.00	0.00	3,422.70	DW	96,300	125,000
232000-110-0	Lucille S Chang 600424940	5028 S Steele Street Tacoma, WA 98409-7134	Lot 13 & 14, Block 19	33	1,213.25	0.00	30.33	0.00	0.00	1,213.25	N/A	96,300	113,800
<b>SUBTOTAL</b>					<b>31,111.60</b>	<b>9,399.50</b>	<b>1,012.80</b>	<b>0.00</b>	<b>0.00</b>	<b>40,511.20</b>		<b>1,201,900</b>	<b>1,884,100</b>

## **MANITOU PARK ANNEX** (Segment #4)

547000-049-0	Cameron P Turner 600424941	1142 N Skyline Drive Tacoma, WA 98406	Lot 1, Block 12 2434 Lenore Dr Tacoma, WA 98406-1933	34	2,556.50	2,151.64	117.70	0.00	0.00	4,708.15	SW, DW	111,500	131,500
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# ASSESSMENT ROLL LID 8643

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmf.	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
		Site Address: 6401 S Huson Street Tacoma, WA 98409-1229											
547000-050-0	Resie Rogers, Jr. & Elly Krumwiede 600424942	6405 S Huson Street Tacoma, WA 98409-1229	Lot 2, Block 12	35	2,556.50	2,295.28	121.30	0.00	0.00	4,851.80	DW	111,500	125,100
547000-051-0	Norman M & Michel Y Bellamy	1509 N Proctor Street Tacoma, WA 98406-5224 Site Address: 6409 S Huson Street Tacoma, WA 98409	Lot 3, Block 12	36	2,556.50	1,042.71	89.98	0.00	0.00	3,599.20	SW	111,500	118,300
547000-052-1	Kenneth & Anjali Desure	10020 42nd St Ct NW Gig Harbor, WA 98335-5839 Site Address: 6415 S Huson Street Tacoma, WA 98409	Lot 4, Block 12	37	2,556.50	1,849.90	110.16	0.00	0.00	4,406.40	SW/DW	111,500	73,700
547000-052-2	Steven D & Janie L Brotemarkle	6419 S Huson Street Tacoma, WA 98409-1229	Lot 5, Block 12	38	2,556.50	918.94	86.89	0.00	0.00	3,475.45	DW	111,500	169,500
547000-053-0	Roland Jankelson 600424943	PO Box 10020 Lakewood, WA 98496 Site Address: 6423 S Huson Street Tacoma, WA 98409	Lot 6, Block 12  Attn: Allen Realtors 9805 Gravelly Lake Dr SW Lakewood, WA 98499	39	2,556.50	1,451.06	100.19	0.00	0.00	4,007.55	N/A	111,500	104,400
547000-054-0	Donald A. & Julie Gaaney	6427 S Huson Street Tacoma, WA 98409-1229	Lot 7, Block 12	40	2,556.50	0.00	63.91	0.00	0.00	2,556.50	N/A	111,500	153,300
547000-055-0	Shaunise Ryan 600425040  Duplicate to:	6429 S Huson Street Tacoma, WA 98409-1229 Service Link 250 Commerce St, 2nd Floor Irvine, CA 92602 Escrow # 2645208	Lot 8, Block 12	41	2,556.50	2,041.37	114.95	0.00	0.00	4,597.90	SW,DW	111,500	138,700

# ASSESSMENT ROLL LID 8643

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
547000-056-0	Nancy McAllister 600425041	6433 S Huson Street Tacoma, WA 98409-1229	Lot 9, Block 12	42	2,556.50	2,038.46	114.87	0.00	0.00	4,594.95	SW, DW	111,500	139,200
547000-057-0	Jerome W Matheson	6439 S Huson Street Tacoma, WA 98409-1229	Lot 10 & N 10 ft of Lot 11, Block 12, (Item 1)	43	3,067.80	5,986.25	226.35	0.00	0.00	9,054.05	SW, DW	116,600	120,300
547000-058-0	Richard D & Betsy K Staatz 600425042	6445 S Huson Street Tacoma, WA 98409-1229 6826 S Ferdinand St, Tacoma, WA 98409-1118	The S 15 ft of N 25 ft of Lot 11, Block 12	44	766.90	1,181.38	48.71	0.00	0.00	1,948.30	SW, DW San	6,600	0
547000-059-0	Richard D & Betsy K Staatz 600425043	6445 S Huson Street Tacoma, WA 98409-1229 6826 S Ferdinand St, Tacoma, WA 98409-1118	The S 25 ft of Lot 11, all of Lot 12, Block 12	45	3,067.80	7,652.82	268.02	0.00	0.00	10,720.65	SW, DW San	116,600	224,100
547000-060-0	Donnell & Lavette Steele 600425044	1206 E 61st Street Tacoma, WA 98404-2407 Site Address 6404 S Huson Street Tacoma, WA 98409-1230	Lot 1, Block 13	46	2,556.50	2,332.85	122.23	0.00	0.00	4,889.35	SW, DW	111,500	112,600
547000-061-0	Dale R & Raymond Knisley	6408 S Huson Street Tacoma, WA 98409-1230	Lot 2, Block 13	47	2,556.50	926.96	87.09	0.00	0.00	3,483.45	SW	111,500	107,300
547000-062-0	David A & Glenda L Edee	226 E 50th Street Tacoma, WA 98404-1316 Site Address: 6412 S Huson Street Tacoma, WA 98409	Lot 3, Block 13	48	2,556.50	1,965.67	113.06	0.00	0.00	4,522.20	SW, DW	111,500	108,000
547000-063-0	Larry D Kallenbach	6416 S Huson Street Tacoma, WA 98409-1230	Lot 4, Block 13	49	2,556.50	1,976.90	113.34	0.00	0.00	4,533.40	SW, DW	111,500	128,200
547000-064-1	Brittany Myers	6420 S Huson Street Tacoma, WA 98409-1230	Lot 5, Block 13	50	2,556.50	816.15	84.32	0.00	0.00	3,372.65	DW	111,500	146,800
547000-064-2	Diedre Holm	6424 S Huson Street Tacoma, WA 98409-1230	Lot 6, Block 13	51	2,556.50	642.62	79.98	0.00	0.00	3,199.15	DW	111,500	157,400

Duplicate To:

Fidelity National Title

Exhibit C-5



# ASSESSMENT ROLL LID 8643

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
		5006 Center Street, Ste J Tacoma, WA 98409 Attn: Denise Wheeler Escrow Number 7078860											
547000-065-0	Loren J & Janice S Hofto	6434 S Huson Street Tacoma, WA 98409-1230	Lots 7 & 8, Block 13	52	5,113.60	0.00	127.84	0.00	0.00	5,113.60	N/A	131,300	134,400
547000-066-1	Carl Teitge and Leanna Long	815 N Stadium Way Tacoma, WA 98403-2827 Site Location: 6440 S Huson Street Tacoma, WA	Parcel 'C', BLA 2018-06-13-5001 desc as Lots 9 thru 12, Block 13, Exc the S 92 ft	53	4,755.15	0.00	118.88	0.00	0.00	4,755.15	N/A	129,800	0
547000-067-1	Carl Teitge and Leanna Long	815 N Stadium Way Tacoma, WA 98403-2827 Site Location: 6444 S Huson Street Tacoma, WA	Parcel 'B', BLA 2018-06-13-5001 desc as the N 46 ft of the S 92 ft of Lots 10 thru 12, Block 13	54	2,352.00	0.00	58.80	0.00	0.00	2,352.00	N/A	78,900	0
547000-067-2	Carl Teitge and Leanna Long 600424840	815 N Stadium Way Tacoma, WA 98403-2827 Site Location: 6448 S Huson Street Tacoma, WA	Parcel 'A', BLA 2018-06-13-5001 desc as the S 46 ft of Lots 10 thru 12, Block 13	55	2,352.00	0.00	58.80	0.00	0.00	2,352.00	N/A	78,900	0

<b>SUBTOTALS</b>													
				59,822.75	37,270.96	2,427.37	0.00	0.00	97,093.85			2,331,200	2,392,800

<b>TOTALS</b>													
				130,090.75	60,979.00	4,776.81	0.00	0.00	191,070.05			7,211,200	8,677,200

1/4 IMP VALUE	2,169,300.00
TOTAL LAND VALUE	7,211,200.00
TOTAL ACTUAL VALUE	9,380,500.00
TOTAL EST PO ASSMT	130,090.75
TOTAL FINAL PO ASSMT	191,070.05

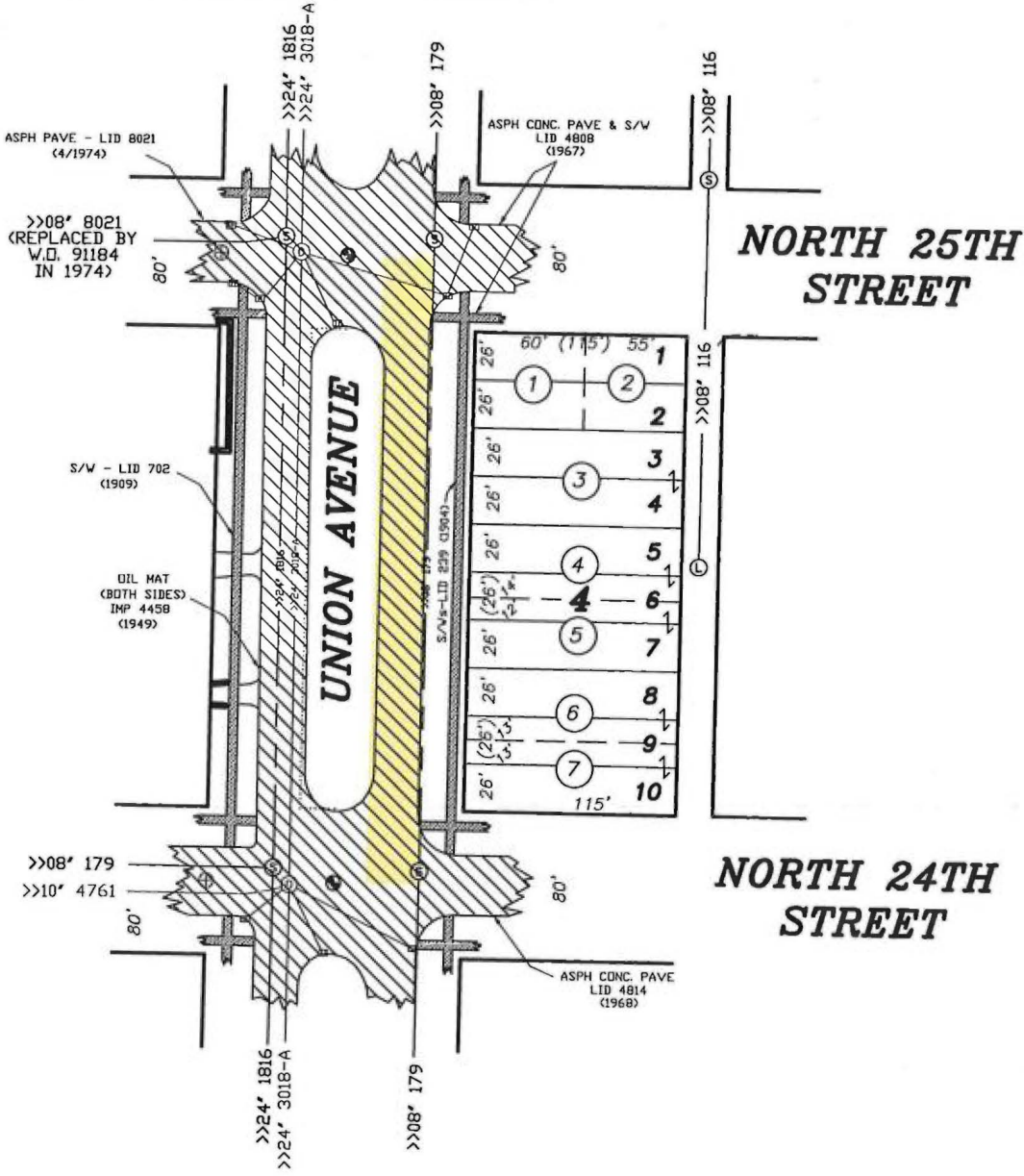


RECEIVED  
JANUARY 8, 2021  
HEARING EXAMINER

2

# REEVES ADDITION

1



# AMENDED MAP OF SECOND SCHOOL LAND ADDITION

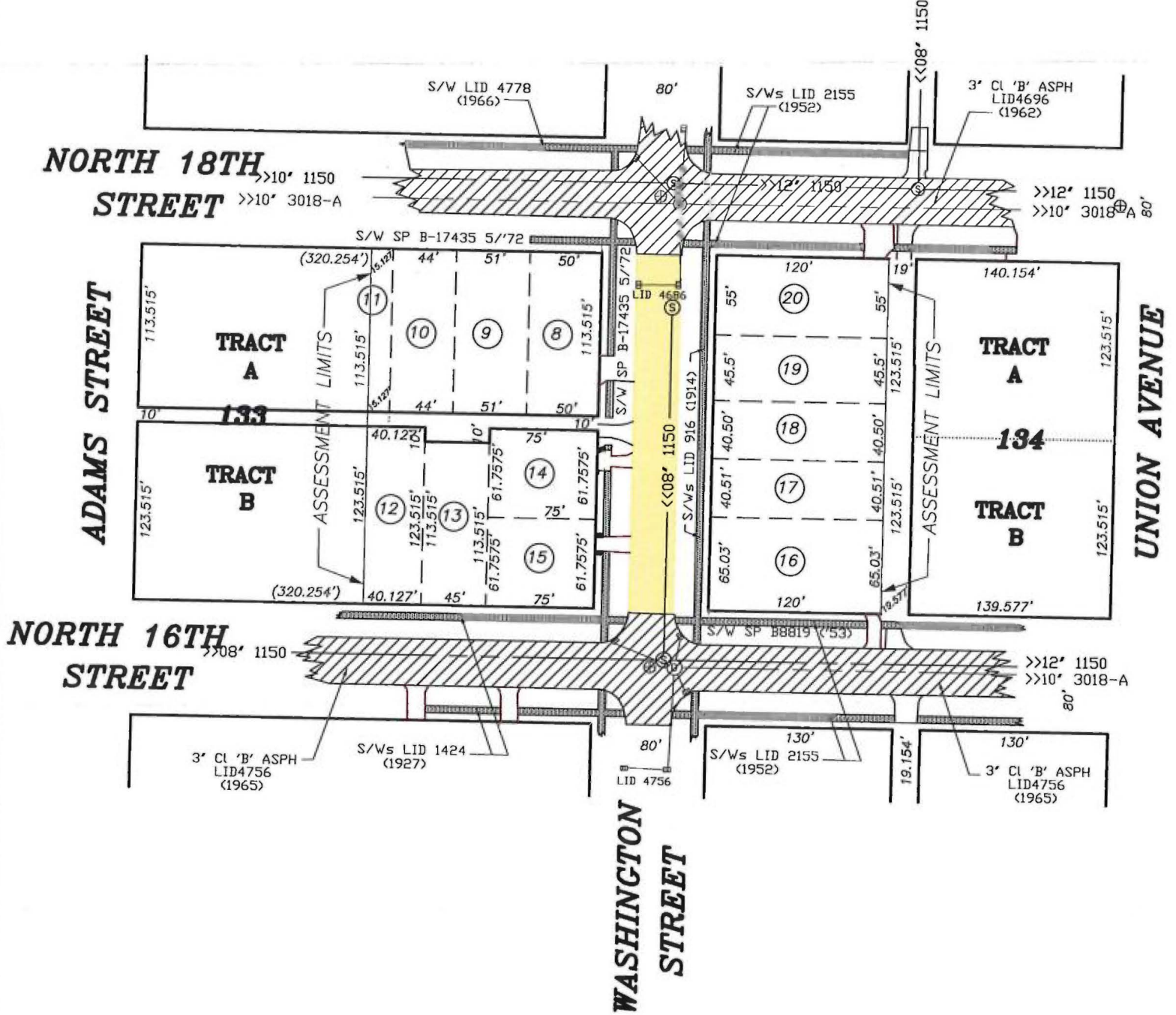


Exhibit C-6

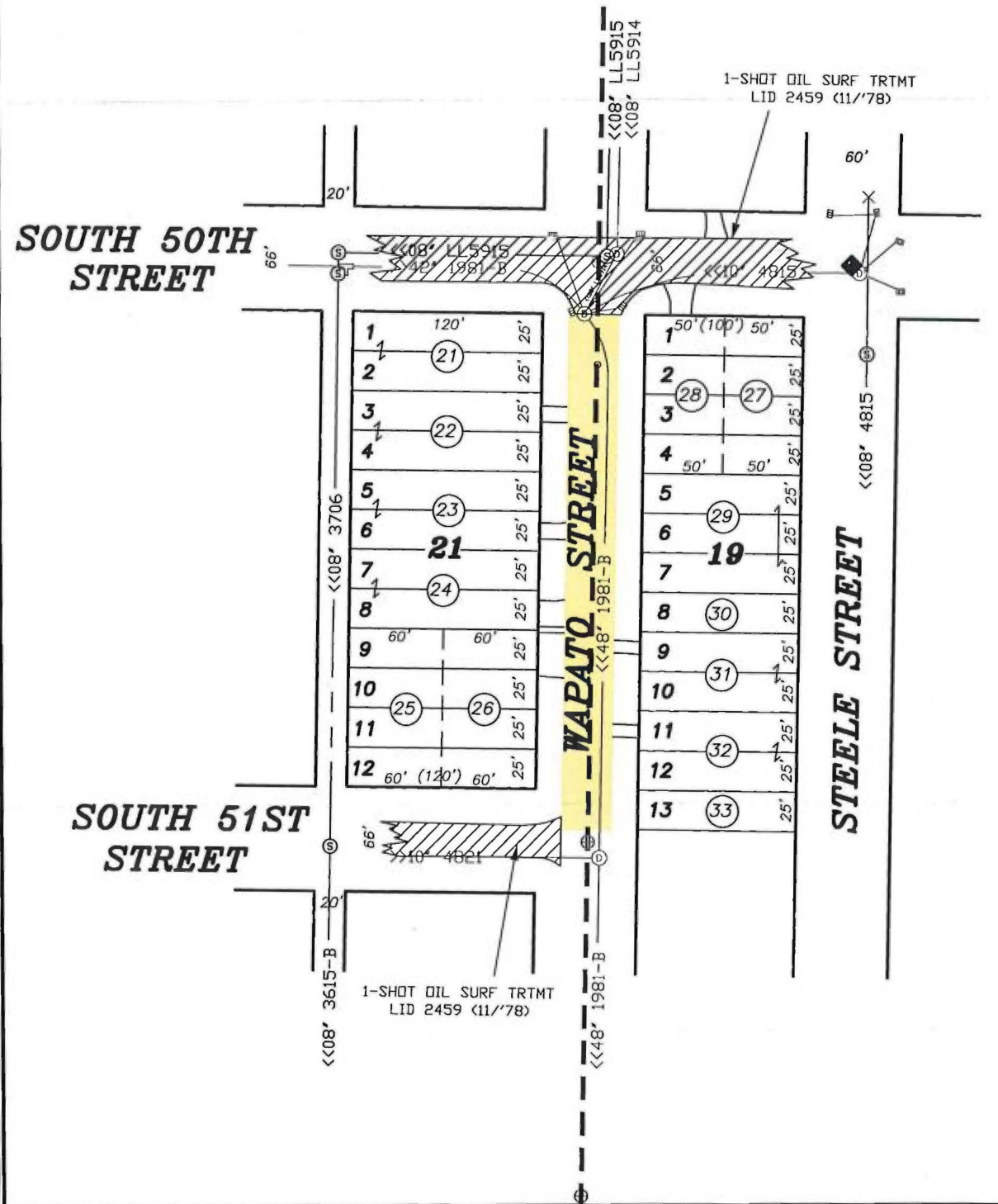
DATE	Dec 05	SCALE	1" = 100'
DESIGNED	DAW	CHECKER	
DRAWN	DAW	FILE NAME	
FIELD BOOKS			

CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		LID 8643 SHEET NO.
ASSESSMENT MAP		
SHOWING PROPERTIES BEING		

# SOUTH PARK ADDITION

# BARKER'S ADDITION

3



# MANITOU PARK ANNEX

4

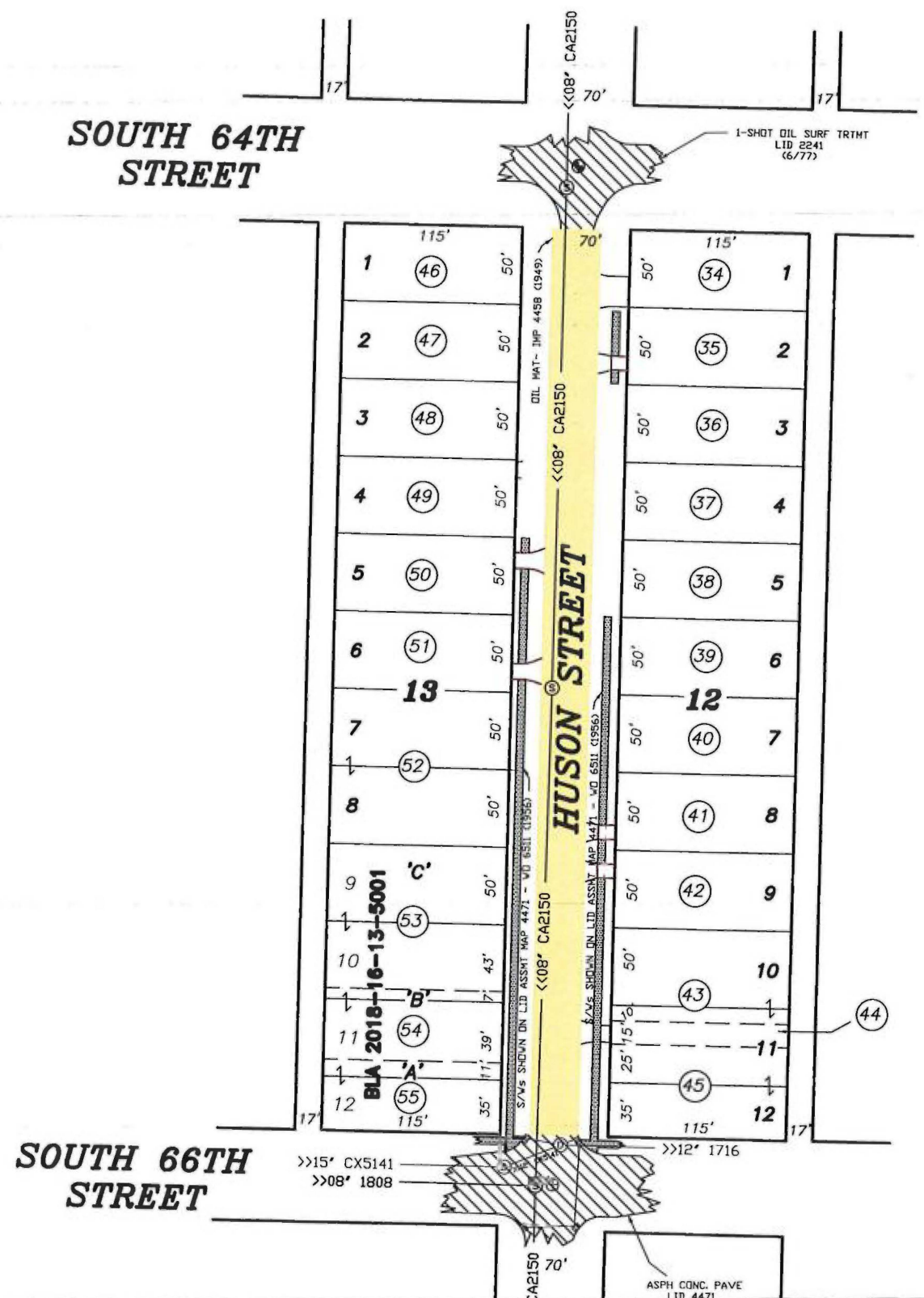


Exhibit C-6

NO		REVISION	DATE	APPD	FINAL CONSTRUCTION CHECKED BY: <b>DAW</b> DATE: <b>DAW</b> FIELD BOOKS	DATE: <b>Dec 05</b> DESIGNED: <b>DAW</b> DRAWN: <b>DAW</b>	SCALE: <b>1" = 100'</b> CHECKED: FILE NME:	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVEMENT	LID 8643 SHEET NO. SHEET 2 OF 2
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