

From: Larry L Strege and A. June McElheran

505 Broadway Unit 600 Tacoma, WA 98402 APN: 900913 0 250

Legal Description: Section 32 Township 21 Range 03 Quarter 44 Condominium 505 Broadway Condo Unit 600 TGW/1.75% INT IN COMMONS AREAS & LIMITED COMMON AREAS EASE OF RECORD REF: 200505-001-1 OUT OF 200505-001-0 SEG 2009-0602 JU 3/17/09JU

To: City of Tacoma - City Treasurer L.I.D Section

Re: Notice of Hearing on 03/29/2017 9:00AM

Local Improvement District No. 8645 for Paving

Property Address: 505 Broadway Tacoma WA 98402

In compliance with the Notice of Assessment Hearing dated 03/02/2017, please find an attached email addressed to Mr. Bill Abbott. The message covers omissions from the Special Benefits Study, e.g., four current and applicable sales of 505 Broadway condominiums units selling at a 2.30%, "mean" loss in value, following the completion of street scape improvements.

Obviously, this is contra to the Special Benefits Study conclusions cited in the report to the City regarding an "after" gain from the LID improvements.

Further, I (Larry Strege) am requesting time at the hearing to present the findings of omissions, errors and irregularities, in the present Special Benefit Study Report, which comprise conclusions in the Study. The letter referenced above, outlines both error and omissions. However, with your indulgence, I wish to speak at the hearing to these errors, omissions and irregularities.

The LID assessment was expected, but not at a rate of double or more, in the amount originally estimated. The expanded time frame between the contract for construction and Study report date, seems to be greatly excessive in both time and the assessed increase over the previous estimate. More than likely, some of this increase quoted in the "after value," of the streetscape improvement Study of Special Benefit is due to market forces, value appreciation over time rather than the improvements alone. The report lacks clarification in this regard and fails to present "area" interactions clearly with other "areas" and the subject regarding specific streetscape characteristics. The report states the case in vague words, i.e. "Area #1, similar but fluctuates – not full upgrades?" And; "Area #2, aesthetics and amenities?"

Additionally, aside from streetscapes, the four areas cited in the report have no balance between the pros and cons of each "area" over the other, together with relationship with the subject area. An example, being the subject area has an environmentally sensitive area between Stadium Way (Interstate 705) and Schuster Parkway. Each of these areas referred to in the study have their own issues of obsolescence/economic depreciation and/or strengths, which must be compared and analyzed to the subject. These areas have improvements in various condition, which is not known to the writers of this study, as clearly stated in the Study. All of these improvements within their respective areas, as well as, the areas themselves have their own values, exclusive of streetscapes. In other words, they do not all have the same weight to each other and/or to the subject disregarding street scape improvement.

EXHIBIT 20

The Study uses a mass data approach with an expression of few similar core comparable data. Page 4 states in its third paragraph, "Adjustments are then made for differences, such as age, quality and condition, comparable sales are also analyzed to ensure that value conclusions are considered with contemporaneous sales, including sales of the subject properties themselves." Both comments concerning similar subject sales and condition, having contact with owners are erroneous.

Special Benefit Conclusion, stated on Page 15, regarding streetscape as follows: "have allowed the subject area to perform at higher levels than nearby market areas that have not had the same level of consistent upgrades." "The percentage of adjustment varies depending on the type of improvement being analyzed." "However, condominiums were valued based on the improved property increase percentage as the fractured ownership structure of a condominium makes the realization of the condominium sites increased land value unlikely." In other words, the Study states on Page 13, "while it is difficult to isolate out the streetscape upgrades as a primary value difference, it does support an enhancement at least equivalent to that seen with multifamily units, if not greater."

If this latter statement is correct with or without certainty, how does the Study account for the four sales within 505 Broadway Condominium that have all sold for less than their original sale price? At best, one could say the support conceived by the multi-family units, within the Study, is an irregularity and can be seen as an incongruity when viewed by the four sold 505 Broadway units having diminution of value.

In summation, my intent is for the Hearing Examiner to recommend the City Council postpone the LID Assessment until these errors, omissions and irregularities, as I strongly suggest, can be further scrutinized by a thorough redress of the Special Benefits Study.

Thank you for your attention to this objection to the assessment, as currently presented.

Respectfully,

Larry L Strege

505 Broadway Unit 600

Tacoma, WA 98402

253-572-9972

Included:

Copies of four 505 Broadway sales

Email to Bill Abbot "Hello Bill"

3 Schuster Slope Restoration Area Photos

Copy of previous assessment quoted by the City of Tacoma

ORIGINAL

EX. 20

## Larry Strege

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From: Larry Strege <lstrege@mrktusa.com>  
Sent: Thursday, March 23, 2017 2:52 PM  
To: 'william.abbott4@gmail.com'; 'sloane31@yahoo.com'  
Subject: LID - Appraisal Review

Hello Bill,

Thanks for your work in behalf of us all; Viva 505!

Here are a few points for consideration that I have extracted or thought about, resulting from the Special Benefits Study, generated for the City of Tacoma by Valbridge Property Advisors.

1. At the bottom of Page 5, it states "There are no known sensitive area restrictions within the subject LID area." I find the statement to be in error and have pictures of the same.
2. Prior to street (Stadium Way/Interstate705 Highway) construction, the City of Tacoma held several meetings with property owners regarding improvements for Construction of Schuster Slope Restoration Area.
3. I raised the question regarding environmental considerations given the seismic impacts to construction of Stadium Way/Interstate705 Highway roadway and subsequent slope down to Schuster Parkway. No special provisions relative to a "bundle of caution" concerning environmental conditions, such as seismic rigors applying to the slope between Schuster and Stadium Way were mentioned by the contractor as mandated by the State of Washington DOT. This 22<sup>nd</sup> day of March 2017, the enclosed photograph was taken (restriction sign) together with another showing a homeless person cutting down newly planted saplings (criminal activity), within this environmentally sensitive area.

Other elements of import for a thorough study are lacking as follows.

1. Traffic count and railroad traffic along Schuster Parkway and Stadium Way/Interstate705 Highway generating noise pollution.
2. Public and private parking spaces; Proctor and 6<sup>th</sup> Avenue (perhaps 6<sup>th</sup> Avenue) area(s) are not included in the study.
3. Study lacks appreciation rate for the paired sales it cites in the report on Page 8.
4. Page 10 cites NYCDOT study without reference to any one of the four areas in the report.
5. Scope of Work on Page 3 states in the second sentence of the bottom paragraph, "Did not conduct full property inspections of each individual property or interviews with the owners/taxpayers to obtain the most current, property specific information."
6. Definition of Highest & Best Use at the bottom of Page 4, i.e., four criteria of highest and best use: legal permissibility, physical possible financial feasibility and maximum profitability and at the same section for definitions, Fair Market Value, is defined as – etc. With the last sentence states, "taking into consideration all uses to which the property is adapted and might in reason be applied."

It's reasonable that locational obsolescence be applied concerning the environmental impacts mentioned above. At no place in the study is this aforementioned cited.

Furthermore, there is nil reference to any locational (economic) depreciation between the four areas discussed in the report that may reflect change.

When keeping with the nuts and bolts of the presented data and graphs, etc., I have concern, particularly mid paragraph of pages 13, 15 and paired sales/rental analysis on page 8. However, the elements of traffic, homelessness which generates crime in the neighborhood, environmental and locational obsolescence (depreciation) are very much lacking. And, why Proctor was not included is a mystery, as it is the best competing area to our district area, having 'similar' streetscapes.



In summation. A thorough study is more than nuts and bolts, it's a narrative, including present and anticipated impacts.

the way "anticipation" is a bedrock principle of appraisal which includes some narrative descriptions of present Rheinhaus Restaurant complex in the Stadium District, along with future renovation projects of the Old Tacoma Elks, including Old Tacoma City Hall.

Lastly, four 505 Broadway sales in 2016 & 2017 demonstrate losses, not gains in their market value. The two sales in 2017 have an average loss of 2.6%, while the mean of all four is 2.3%. Also, my neighbor in Unit 602 has a closing sale document (Condominium Resale Certificate), quoting Director Ralph Rodriguez as stating their LID assessment is approximately \$2,900. However, their present assessment is near \$5,300 and 45 percent greater since their acquisition one year ago. From the foregoing information, I cannot see the logic of the LID Assessment, as stated in the study. I understand how they've drawn their conclusion. However, it lacks credibility for reasons I have stated.

Please let me know your thoughts. PS. If needed, I will transfer to Word document.

Larry Strege  
206-550-1444

## SCHUSTER SLOPE RESTORATION AREA

Please Do Not Disturb This Valuable Resource

The City of Tacoma, Environmental Services Department is  
working to restore 31 acres of forested open space.

These efforts benefit slope stability, wildlife diversity and water quality.

For more information, visit the website:  
[www.cityoftacoma.org/schuster](http://www.cityoftacoma.org/schuster)



- No Dumping - No Camping - No Cutting -





## **-WARNING- -NO TRESPASSING-**

This area is off limits. No activities are allowed on this property to include dumping, loitering, vegetation cutting or vegetation removal.

This area has been identified and posted due to illegal vegetation cutting and removal.

This area may be subject to video surveillance, and will be closely monitored.

All legal remedies will be pursued against violators, including those available under:

TMC 13.11 - Critical Areas Preservation

TMC 8.30 - Public Nuisance

TMC 8.44 - Trespassing on Posted Public Property

RCW 64.12.030 - Timber Trespass

**Please report any activity to  
TacomaFirst 311**







Homeless clipping newly planted vegetation.

Active Properties

Listing #	Address	City	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
78707	1501 Tacoma Ave S #106	Tacoma	2	1.75	1,330		2006	02/16/17	\$270.60	11	\$359,900	\$359,900

Listing Count :	1	Averages:			1,330				\$270.60	11	\$359,900	\$359,900
		Price :		High	\$359,900		Low		\$359,900	Median	\$359,900	

Pending Properties

Listing #	Address	City	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
901445	708 Market St #711	Tacoma	2	1.75	1,150		2007	02/07/17	\$306.52	347	\$352,500	\$352,500

Listing Count :	1	Averages:			1,150				\$306.52	347	\$352,500	\$352,500
		Price :		High	\$352,500		Low		\$352,500	Median	\$352,500	

Sold Properties

Listing #	Address	City	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price
1039787	505 Broadway #604	Tacoma	1	1.50	1,254		2008	01/09/17	\$281.50	49	\$364,000	\$359,000	\$353,000
925742	708 Market St #710	Tacoma	2	1.75	1,150		2007	10/19/16	\$315.22	135	\$357,500	\$362,500	\$362,500
1060954	505 Broadway #510	Tacoma	2	1.75	1,336	0.571	2008	01/13/17	\$336.08	4	\$459,000	\$459,000	\$449,000
883693	505 Broadway #307	Tacoma	2	2.50	1,724		2008	03/15/16	\$280.16	15	\$489,000	\$489,000	\$483,000
905340	505 Broadway #505	Tacoma	2	2.25	1,919		2009	06/21/16	\$351.75	86	\$695,000	\$695,000	\$675,000

Listing Count :	5	Averages:			1,477				\$312.94	58	\$472,900	\$472,900	\$464,500
		Price :		High	\$675,000		Low		\$353,000	Median	\$449,000		

Grand Totals

Count :	7	Averages:	SqFt:	1,409	CDOM:	92	OP:	\$439,557	LP:	\$439,557	SP:	\$464,500
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Mean @ (2.39)  
2017 Sales Avg (2.6)

your sq. ft x avg. dollars per sq. ft = 409,091



# METROSCAN

## Property Profile

Account	:900913 004 0	Bldgld#	:1	Total	:\$400,500
Owner	:Biesecker Scott			Land	:\$7,900
CoOwner	:			Struct	:\$392,600
Site	:505 Broadway #307 Tacoma 98402			%Imprv	:98
Mail	:13518 189th Ave E Bonney Lake Wa 98391			Levy Cd	:005
Phone #	:			2017 Tax	:\$134.72
UseCode	:1410 RES,APT CONDO,HIGH RISE			MapGrid	:
Zoning	:Dr				
PrcITyp	:Platted			CensusTR	:616.01 Bl:1
RTSQ	:03E21N 32 SE SE			NbrhdCd	:0000701
Legal	:SECTION 32 TOWNSHIP 21 RANGE 03			Vol:	Page:
	:QUARTER 44 CONDOMINIUM 505 BROADWAY				
	:CONDO UNIT 307 TOG/W 1.80% INT I...				
Sub/Plat	:505 Broadway Condos				

### PROPERTY CHARACTERISTICS

Bedrooms	:	1st Floor SqFt	:	Lot Acres	:.57
Bath Full	:	2nd Floor +	:	Lot Sq Ft	:24,862
Bath 3/4	:	Attic SqFt	:	Year Built	:2008
Bath 1/2	:	AboveGround SF	:1,724	EffYearBlt	:2008
Bath Total	:	Primary MezzSF	:	Roof Type	:
Family Rm	:	Second Mezz SF	:	Foundation	:
Floor Cvr	:	Bsmnt Fin SF	:	Constructn	:Masonry
Fireplace	:1	Bsmnt Unfin SF	:	Quality	:Vy Good
Porch	:	Bsmnt Tot SqFt	:	Bldg Cond	:Avg
Patio	:	Bldg SqFt	:1,724	Heat Mthd	:Heat Pump
Grge Type	:	Deck SqFt	:	Elec Svc	:Connected
Pool	:	Porch SqFt	:	Wtr Source	:Yes
Stories	:9	Patio SqFt	:	Sewer	:Swr\septic
Units	:63	Garage SqFt	:	View Qlty	:Limited
BsmntPrkg	:	BeachType	:	Pool Type	:
BsmntType	:	Frontage	:207	Elevator	:
Waterfrnt	:	Built As	:Luxury Apartments Hi-Risency		:Condo High Rise
Paving SF	:				

### SECONDARY INFORMATION

Year Built	:	BsmntFinSF:		Constructn	:
BsmntUnFinSF	:	Condition	:	Bldg Sq Ft	:
Quality Class	:	Stories	:	Heating	:
Unit Number	:	Cooling	:	Bldg Type	:

### TRANSFER INFORMATION

OWNERS NAMES	DATE	DOC# / M	PRICE	DEED	LOAN	TYPE
:Biesecker Scott	:03/15/2016	215	:\$483,000	:Warrant	:\$458,850	:Conve
:Hallberg Stephanie	:08/18/2011	312	:\$329,600	:Special	:\$296,640	:Conve
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

## Single Family Full w/Realist Tax

**505 Broadway #307, Tacoma 98402**

MLS#: **883693**  
County: **Pierce**

Area: **29**

CDOM: **15**

Status: **Sold**  
(03/15/2016)  
Cmty: **Tacoma**  
Proj: **505 Broadway**

List Pr: **\$489,000**  
Org LP: **\$489,000**  
SP%LP: **98.77%**  
Sold Pr: **\$483,000**



**Luxury meets convenience! 505 has it all, beginning in this 1 level view side unit; kitchen w/GE Profile appliances, wine refer, built-ins, crown molding & 2 secure parking stalls, while enjoying colorful sunrises, exquisite Mt Rainier & commencement bay views from your private balcony. Walking distance to Tacoma Link, restaurants, performing arts & antique row. HOA amenities continue w/ Sky Lounge, guest suite, top floor jacuzzi, exercise rm & ample guest parking. Start your 505 lifestyle now!**

### Agent Remarks

**Please no showings Feb 1st: Fire Alarm Testing. Key box is located behind the lion at the entrance of the building. Title open with Chicago Title Tricia Link as closer. This condo has two parking spaces #317 and #318 plus a personal storage unit #2. Showing Info: Appointment, MLS Keybox**

### Agent/Office Information

Year Built: **2008** SqFt Sr: **County**  
SqFt: **1,724** Prc/SF: **\$280.16**  
Lot Size:  
Lot Size Src:

Agent: **Jennifer Hawkins (42057)**  
Office: **Hawkins Poe, Inc**  
Co Agent: **Charlie Hawkins Floberg (100950)**  
Co Office: **Hawkins Poe, Inc**  
Commission: **3%**

Agent Ph: **(253) 229-1414**  
Office Ph: **(253) 274-8981**  
Co Ag Ph: **(253) 905-4444**  
Co Off Ph: **(253) 274-8981**  
Fax: **(253) 235-4858**

### Owner/Occupant Information

Occ Name: **Stephanie Farrar**  
Own Name: **Stephanie Farrar**  
Own City: **Tacoma, WA**  
Manager: **Park 52 Association**

Occ Type: **Owner**  
Own Ph: **(253) 677-1092**  
Ph Show: **(253) 229-1414**  
Mngr Ph: **(253) 473-5600**

Directions: **From Hwy 16E take I-705N to Stadium Way. Continue onto South Stadium to Broadway.**

Beds: **2** BDA: Baths: **2.5 Full BA: 2** 3/4 BA: Half BA: **1** Fire Places: **1** Fire Place Types: **Gas**

### General Information

Prop Type: **Single Family** Sub Type: **Condominium** Tax ID: **9009130040 M**  
School Dist: **Tacoma** List Date: **01/18/2016** Expir Date:  
Elementary: **Mccarver** Junior High: **Jason Lee** Senior High: **Stadium**  
Mnthly Dues: **\$489** Mnthly Rent: H/O Dues Incl: **Common Area Maintenance, Garbage, Lawn Service, Security Services, Water/Sewer**  
Prop Featr: **Cable TV, Club House, Disabled Access, Elevator, Exercise Room, Fire Sprinklers, Game/Rec Rm, High Speed Int Avail, Hot Tub, Lobby Entrance, Outside Entry, Security Gate**  
Cat/Dog: **Subj to Restrictions**

### Condo Information

# of Stories: **9** # of Cplx Unt: Co Op: # of Bld Units: Window Cvr: **Yes** # of Stairs: **2**  
Unit Floor #: **3** Assc Ph: **(253) 473-5600** Sp Assess/\$: **N** Apprv FHA: **No**  
Assc Contact: **Park 52 Association** # of Parking: **2** Own Occ%: **75**  
Parking Type: **Common Garage, Off Street** Prk Sp #: **317 318**  
Unit Feat: **Balcony/Deck/Patio, Master Bath, Vaulted Ceilings, Walk-in Closet**

### Additional Property Info

Ann Taxes: **\$1,294** Tax Year: **2014** Senior Expt: **No** Form 17: **Provided**  
Map Link: **Yes** Show Address: **Yes** Prelim Title: **Yes**  
Internet Ad: **Yes** Prohibit Blog: **Yes** Allow Valuatn: **Yes**  
Bank/REO: **No** 3rd Prty Appr: **None** Auction: **No**  
First Refusal: **No** Potentl Terms: **Cash Out, Conventional** Possession: **Closing**  
Construction: **No** Construction State: Storage Loc: **Basement**

### Listing Information

	L	M	U	S	
# Beds:		<b>2</b>			
Bath Full:		<b>2</b>			
Bath 3/4:					
Bath 1/2:	<b>1</b>				
Fireplaces:	<b>1</b>				
Master Bd		<b>X</b>			
DiningRoom		<b>X</b>			
Kit w ES		<b>X</b>			
LivingRoom		<b>X</b>			
UtilityRoom		<b>X</b>			
Den/Office		<b>X</b>			
Architecture:					<b>Contemporary</b>
View:					<b>Bay, City, Sound</b>
Heat&Cl Type:					<b>Central A/C, Forced Air</b>
Lot Details:					
Floor Cover:					<b>Ceramic Tile, Hardwood, Wall to Wall Carpet</b>
Appliances:					<b>Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Trash Compactor, Washer</b>
Appl Hookup:					<b>Cooking-Gas, Dryer-Electric, Ice Maker, Washer</b>
Style Code:					<b>30 - Condo (1 Level)</b>
Exterior:					<b>Brick</b>
Energy:					<b>Natural Gas</b>
Roof:					<b>Torch Down</b>

### Utility Information

Bus Line: **Yes** Bus Route #: **The Link** Power Comp:

### Sold Information

Pending Date: **02/02/2016** **03/15/2016** **98.77%** Orig Price: **\$489,000**



Sold Date: SP % LP:  
Financing: **Conventional** List Price: **\$489,000** Sold Price: **\$483,000**  
Selling Agent: Lesley Miller Sell Office: Keller Williams Realty

Realist Tax

Tax ID:	<u>900913-004-0</u>	Tax Year:	<b>2017</b>	Ann Tax:	<b>\$135</b>
Address:	<b>505 Broadway Tacoma, WA 98402+3999</b>			Township:	<b>Tacoma</b>
County:	<b>Pierce</b>	Condo #:	<b>307</b>	FipsStCd:	<b>53053</b>
Sub-d:	<b>505 Broadway Condominium</b>	SF:	<b>1,724</b>	Year Built:	<b>2008</b>
Owner:	<b>Scott Biesecker</b>	Stories:	<b>9</b>	Fireplc:	<b>1</b>
Assess Imp:	<b>\$392,600</b>	Assess Year:	<b>2016</b>	Land As:	<b>\$7,900</b>
Lot Depth:		Lot SF:	<b>24,862</b>	Zoning:	<b>DR</b>
Bedrooms:		Half Baths:		Garage:	
Water:	<b>Type Unknown</b>	Pool:		Heat:	<b>Heat Pump</b>
	Assess Ttl: <b>\$400,500</b>				
	Lot Front: <b>207</b>				
	Full Baths:				
	Sewer: <b>Type Unknown</b>				

# METROSCAN

## Property Profile

Account	:900913 019 0	BldgId#	:1	Total	:\$719,300
Owner	:Smith Dawn M			Land	:\$14,300
CoOwner	:			Struct	:\$705,000
Site	:505 Broadway #505 Tacoma 98402			%Imprv	:98
Mail	:505 Broadway #505 Tacoma Wa 98402			Levy Cd	:005
Phone #	:			2017 Tax	:\$237.61
UseCode	:1410 RES,APT CONDO,HIGH RISE			MapGrid	:
Zoning	:Dr				
PrclTyp	:Platted			CensusTR	:616.01 Bl:1
RTSQ	:03E21N 32 SE SE			NbrhdCd	:0000701
Legal	:SECTION 32 TOWNSHIP 21 RANGE 03			Vol:	Page:
	:QUARTER 44 CONDOMINIUM 505 BROADWAY				
	:CONDO UNIT 505 TOG/W 1.83% INT I...				
Sub/Plat	:505 Broadway Condos				

### PROPERTY CHARACTERISTICS

Bedrooms	:	1st Floor SqFt	:	Lot Acres	:.57
Bath Full	:	2nd Floor +	:	Lot Sq Ft	:24,862
Bath 3/4	:	Attic SqFt	:	Year Built	:2008
Bath 1/2	:	AboveGround SF	:1,817	EffYearBlt	:2008
Bath Total	:	Primary MezzSF	:	Roof Type	:
Family Rm	:	Second Mezz SF	:	Foundation	:
Floor Cvr	:	Bsmnt Fin SF	:	Constructn	:Masonry
Fireplace	:1	Bsmnt Unfin SF	:	Quality	:Vy Good
Porch	:	Bsmnt Tot SqFt	:	Bldg Cond	:Avg
Patio	:	Bldg SqFt	:1,817	Heat Mthd	:Heat Pump
Grge Type	:	Deck SqFt	:	Elec Svc	:Connected
Pool	:	Porch SqFt	:	Wtr Source	:Yes
Stories	:9	Patio SqFt	:	Sewer	:Swr\septic
Units	:63	Garage SqFt	:	View Qlty	:Good
BsmntPrkg	:	BeachType	:	Pool Type	:
BsmntType	:	Frontage	:207	Elevator	:
Waterfrnt	:	Built As	:Luxury Apartments	Hi-Risency	:Condo High Rise
Paving SF	:				

### SECONDARY INFORMATION

Year Built	:	BsmntFinSF:	Constructn	:
BsmntUnFinSF	:	Condition	Bldg Sq Ft	:
Quality Class	:	Stories	Heating	:
Unit Number	:	Cooling	Bldg Type	:

### TRANSFER INFORMATION

OWNERS NAMES	DATE	DOC# / M	PRICE	DEED	LOAN	TYPE
:Smith Dawn M	:06/21/2016	714	:\$675,000	:Warrant	:	:
:Adams Mark C	:01/29/2010	857	:\$650,000	:Warrant	:\$417,000	:Conve
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:



**505 Broadway #505, Tacoma 98402**MLS#: **905340**  
County: **Pierce**Area: **29**CDOM: **86**Status: **Sold**  
**(06/23/2016)**  
Cmty: **New Tacoma**  
Proj: **505 Broadway Condo**List Pr: **\$695,000**  
Org LP: **\$695,000**  
SP%LP: **97.12%**  
Sold Pr: **\$675,000**Remarks

Luxury at its finest on Broadway. Homes like this never come on the market, open floor plan with kitchen & dining area open to the beautiful living room w/ panoramic views of the waterway. Beautiful master w/ private bath & walk-in closet. Lovely guest room, office, utility room with storage. One of the best floor plans in the building. Amenities include a sky lounge, guest suite, exercise room, hobby room, car wash station, storage locker & amazing staff to name a few. Unit includes 2 pkg spaces.

Agent Remarks

Fidelity Title & Escrow Pls, Tax abatement currently in place till appx 2017 buyer to verify. Please courtesy text L/A before showing, vacant. Take your clients to the 9th Floor amenities. Guest Suite Available  
Showing Info: **MLS Keybox, See Remarks, Vacant**

Agent/Office Information

Year Built: **2009** SqFt Sr: **PCR**  
Effctv Year: **2009/Public Records**  
Blt/Src: **2009/Public Records**  
SqFt: **1,919** Prc/SF: **\$351.75**  
Lot Size:  
Lot Size Src:

Agent: **Laurie Strickland (24315)**  
Office: **Keller Williams Realty PS**  
Commission: **3**

Agent Ph: **(253) 569-5369**  
Office Ph: **(253) 835-4500**  
Fax: **(253) 835-4550**

Owner/Occupant Information

Occ Name: **Mark & Kim**  
Own Name: **Mark Adams**  
Own Name 2: **Kim Adams**  
Own City: **Vancouver, Wa**

Occ Type: **Owner**  
Own Ph: **(360) 633-5886**

Ph Show: **(253) 569-5369**

Directions: **I5 to exit 705 to Schuster Parkway, stay right on Stadium Way, right at light, left on 4th to 505 Broadway.**

Beds: **2** BDA: Baths: **2.2** Full BA: **1** 3/4 BA: **1** Half BA: **1** Fire Places: **1** Fire Place Types: **Gas**

General Information

Prop Type: **Single Family** Sub Type: **Condominium** Tax ID: **9009130190 M**  
School Dist: **Tacoma** List Date: **03/07/2016** Expir Date:  
Mnthly Dues: **\$611** Mnthly Rent: H/O Dues Incl: **Common Area Maintenance, Garbage, Water/Sewer**  
Prop Featr: **Cable TV, Club House, Elevator, Exercise Room, Fire Sprinklers, Game/Rec Rm, Hot Tub, Lobby Entrance, Sauna, See Remarks**  
Cat/Dog: **See Remarks**

Condo Information

# of Stories: **9** # of Cplx Unt: Co Op: **No** # of Bld Units: Window Cvr: **Blinds** # of Stairs: **0**  
Unit Floor #: **5** Assc Ph: Sp Assess/\$: **N** Apprv FHA:  
Assc Contact: # of Parking: **2** Own Occ%:  
Parking Type: **Common Garage** Prk Sp #: **236 & 237**  
Unit Feat: **Balcony/Deck/Patio, Insulated Windows, Master Bath, Walk-in Closet**

Additional Property Info

Ann Taxes: **\$421** Tax Year: **2016** Senior Expt: **No** Form 17: **Provided**  
Map Link: **Yes** Show Address: **Yes** Prelim Title: **Yes** Map Book: **Thomas Brothers**  
Internet Ad: **Yes** Prohibit Blog: **Yes** Allow Valuatn: **Yes** Map Pg/Cd: **773 / G4**  
Bank/REO: **No** 3rd Prty Appr: **None** Auction: **No** Possession: **Negotiable**  
First Refusal: **No** Potentl Terms: **Cash Out, Conventional**  
Construction: **Yes** Construction State: **Completed**  
Storage #: Storage Loc: **Garage**

Built Green Information

Cnstrct Mthds: **Steel & Concrete**

Listing Information

	L	M	U	S		
# Beds:		<b>2</b>			Architecture:	Style Code: <b>30 - Condo (1 Level)</b>
Bath Full:		<b>1</b>			View:	Exterior: <b>Brick, Cement/Concrete</b>
Bath 3/4:		<b>1</b>			Heat&Cl Type:	Energy: <b>Electric, Natural Gas</b>
Bath 1/2:		<b>1</b>			Lot Details:	Roof: <b>Flat</b>
Fireplaces:		<b>1</b>				
Entry:		<b>X</b>			Floor Cover:	<b>Ceramic Tile, Hardwood, Wall to Wall Carpet</b>
Den/Office:		<b>X</b>			Appliances:	<b>Dishwasher, Microwave, Range/Oven, Refrigerator, See Remarks, Trash Compactor</b>
LivingRoom:		<b>X</b>			Appl Hookup:	<b>Cooking-Electric, Cooking-Gas, Dryer-Electric, Washer</b>
Master Bd:		<b>X</b>				
UtilityRoom:		<b>X</b>				
Kit w/o ES:		<b>X</b>				
DiningRoom:		<b>X</b>				

Utility Information

Bus Line: **Yes** Bus Route #: Power Comp:

Sold Information

Pending Date: **06/01/2016** Sold Date: **06/21/2016** SP % LP: **97.12%** Orig Price: **\$695,000**  
Financing: **Cash** List Price: **\$695,000** Sold Price: **\$675,000**

Sell Office: Coldwell Banker Bain

Realist Tax

Tax ID:	<u>900913-019-0</u>		
Address:	<b>505 Broadway Tacoma, WA 98402+3938</b>		
County:	<b>Pierce</b>		
Sub-d:	<b>505 Broadway Condominium</b>		
Owner:	<b>Dawn M Smith</b>		
Assess Imp:	<b>\$705,000</b>	Assess Ttl:	<b>\$719,300</b>
Lot Depth:		Lot Front:	<b>207</b>
Bedrooms:		Full Baths:	
Water:	<b>Type Unknown</b>	Sewer:	<b>Type Unknown</b>

**Tax Year: 2017**  
**Condo #: 505**  
**SF: 1,817**  
**Stories: 9**  
**Assess Year: 2016**  
**Lot SF: 24,862**  
**Half Baths:**  
**Pool:**

Ann Tax: **\$238**  
Township: **Tacoma**  
FipsStCd: **53053**  
Year Built: **2008**  
Fireplc: **1**  
Land As: **\$14,300**  
Zoning: **DR**  
Garage:  
Heat: **Heat Pump**



# METROSCAN

## Property Profile

Account	:900913 024 0	Bldgld#	:1	Total	:\$414,400	
Owner	:Norton W G;C K Trust			Land	:\$8,200	
CoOwner	:			Struct	:\$406,200	
Site	:505 Broadway #510 Tacoma 98402			%Imprv	:98	
Mail	:13413 168th Street Ct E Puyallup Wa 98374			Levy Cd	:005	
Phone #	:			2017 Tax	:\$139.54	
UseCode	:1410 RES,APT CONDO,HIGH RISE			MapGrid	:	
Zoning	:Dr					
PrcTyp	:Platted			CensusTR	:616.01	Bl:1
RTSQ	:03E21N 32SE SE			NbrhdCd	:0000701	
Legal	:SECTION 32 TOWNSHIP 21 RANGE 03			Vol:		Page:
	:QUARTER 44 CONDOMINIUM 505 BROADWAY					
	:CONDO UNIT 510 TOG/W 1.35% INT I...					
Sub/Plat	:505 Broadway Condos					

### PROPERTY CHARACTERISTICS

Bedrooms	:	1st Floor SqFt	:	Lot Acres	:.57
Bath Full	:	2nd Floor +	:	Lot Sq Ft	:24,862
Bath 3/4	:	Attic SqFt	:	Year Built	:2008
Bath 1/2	:	AboveGround SF	:1,336	EffYearBlt	:2008
Bath Total	:	Primary MezzSF	:	Roof Type	:
Family Rm	:	Second Mezz SF	:	Foundation	:
Floor Cvr	:	Bsmnt Fin SF	:	Constructn	:Masonry
Fireplace	:1	Bsmnt Unfin SF	:	Quality	:Vy Good
Porch	:	Bsmnt Tot SqFt	:	Bldg Cond	:Avg
Patio	:	Bldg SqFt	:1,336	Heat Mthd	:Heat Pump
Grge Type	:	Deck SqFt	:	Elec Svc	:Connected
Pool	:	Porch SqFt	:	Wtr Source	:Yes
Stories	:9	Patio SqFt	:	Sewer	:Swr/septic
Units	:63	Garage SqFt	:	View Qlty	:Limited
BsmntPrkg	:	BeachType	:	Pool Type	:
BsmntType	:	Frontage	:207	Elevator	:
Waterfrnt	:	Built As	:Luxury Apartments Hi-Risency		:Condo High Rise
Paving SF	:				

### SECONDARY INFORMATION

Year Built	:	BsmntFinSF:		Constructn	:
BsmntUnFinSF	:	Condition	:	Bldg Sq Ft	:
Quality Class	:	Stories	:	Heating	:
Unit Number	:	Cooling	:	Bldg Type	:

### TRANSFER INFORMATION

OWNERS NAMES	DATE	DOC# / M	PRICE	DEED	LOAN	TYPE
:Norton W G;C K Trust	:01/13/2017	481	:\$449,000	:Warrant	:	:
:Inderbitzin Edward F	:11/02/2009	129	:\$425,000	:Warrant	:\$302,000	:Conve
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

**505 Broadway #510, Tacoma 98402**MLS#: **1060954**  
County: **Pierce**Area: **20**CDOM: **4**Status: **Sold**  
**(01/17/2017)**  
Cmty: **Tacoma**  
Proj: **505 Broadway**List Pr: **\$459,000**  
Org LP: **\$459,000**  
SP%LP: **97.82%**  
Sold Pr: **\$449,000**Remarks

Welcome to downtown living at its finest. Beautifully constructed building has all of the amenities and conveniences you'll ever need. Great corner unit with views of the city and Mount Rainier. The open floor plan allows for perfect urban living. Bedrooms are large and the living area is open and inviting. Windows are tall allowing light to flood the rooms. Detail work is second to none. Tacoma's best new restaurants within walking distance. Rare find in this building--Don't wait!

Agent Remarks

Seller ideally needs to rent back for a couple of months. Keybox to right of right lion at entry. Please give as much notice as possible. Title and escrow with Stewart. Prefer Rhonda Munson for escrow. Call agent for showing. Showing Info: Appointment, Call Listing Office, MLS Keybox, Owner-Call First Offers: Seller intends to review offers upon receipt

Agent/Office Information

Year Built: **2008** SqFt Sr: **505** pierce county  
Effectv Year: **2008/Public Records**  
Blt/Src: **2008/Public Records**  
SqFt: **1,336** Prc/SF: **\$336.08**  
Lot Size: **.571 ac / 24,862 sf**  
Lot Size Src: **realist**  
Directions: **From I-5, take exit 133 for I-705. Follow to exit onto Stadium Way. Turn right for Stadium Way. Left on 4th, left on Broadway. Building on left.**

Agent: **Jenny Gullikson (41224)** Agent Ph: **(253) 973-4140**  
Office: **Windermere Professional Prtnrs** Office Ph: **(253) 565-1189 x111**  
Commission: **2.5%** Fax: **(253) 565-6178**

Owner/Occupant Information

Occ Name: **Ed** Occ Type: **Owner**  
Own Name: **Inderbitzin** Own Ph: **(253) 318-8830**  
Own City: **Tacoma, WA** Ph Show: **(253) 973-4140**

Beds: **2** BDA: **1.75** Baths: **1.75** Full BA: **1** 3/4 BA: **1** Half BA: **1** Fire Places: **1** Fire Place Types: **Gas**

General Information

Prop Type: **Single Family** Sub Type: **Condominium** Tax ID: **9009130240 M**  
School Dist: **Tacoma** List Date: **12/17/2016** Expir Date: **12/17/2016**  
Mnthly Dues: **\$379** Mnthly Rent: **\$379** H/O Dues Incl: **Cable TV, Common Area Maintenance, Concierge, Garbage, Water/Sewer**  
Prop Featrs: **Cable TV, Elevator, Exercise Room, Fire Sprinklers, Game/Rec Rm, Hot Tub**  
Cat/Dog: **Subj to Restrictions**

Condo Information

# of Stories: **9** # of Cplx Unt: **No** # of Bld Units: **2** # of Stairs: **2**  
Unit Floor #: **5** Co Op: **No** Window Cvr: **Yes** Apprv FHA: **Yes**  
Assc Contact: **Common Garage** Assc Ph: **No** Sp Assess/\$: **N** Own Occ%: **229,234**  
Parking Type: **Balcony/Deck/Patio, End Unit, Insulated Windows, Master Bath, Walk-in Closet** # of Parking: **2** Prk Sp #: **229,234**  
Unit Feat: **Balcony/Deck/Patio, End Unit, Insulated Windows, Master Bath, Walk-in Closet**

Additional Property Info

Ann Taxes: **\$363** Tax Year: **2016** Senior Expt: **No** Form 17: **Provided**  
Map Link: **Yes** Show Address: **Yes** Prelim Title: **Yes** Map Book: **Thomas Brothers**  
Internet Ad: **Yes** Prohibit Blog: **Yes** Allow Valuatn: **Yes**  
Bank/REO: **No** 3rd Prty Appr: **None** Auction: **No**  
First Refusal: **No** Potentl Terms: **Cash Out, Conventional, FHA** Possession: **See Remarks**  
Construction: **No** State: **Construction**  
Storage #: **29** Storage Loc: **2nd floor**

Listing Information

# Beds: **2** Builder: **Traditional** Leased Eqp: **no**  
Bath Full: **1** Architecture: **Bay, City, Mountain** Style Code: **30 - Condo (1 Level)**  
Bath 3/4: **1** View: **electric / laundry room** Exterior: **Brick, Cement/Concrete**  
Bath 1/2: **1** Water Heater: **electric / laundry room**  
Fireplaces: **1** Typ/Loc: **Forced Air** Energy: **Natural Gas**  
Master Bd: **X** Lot Details: **Secluded** Roof: **Flat**  
Floor Cover: **Ceramic Tile, Hardwood**  
Appliances: **Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Trash Compactor, Washer**  
Appl Hookup: **Cooking-Gas, Dryer-Electric, Washer**

Utility Information

Bus Line: **Yes** Bus Route #: **Power Comp:**

Sold Information

Pending Date: **12/21/2016** Sold Date: **01/13/2017** SP % LP: **97.82%** Orig Price: **\$459,000**  
Sell Concess: **No** Financing: **Cash** List Price: **\$459,000** Sold Price: **\$449,000**  
Selling Agent: **Erin C. Dobrinski** Sell Office: **Windermere Professional Prtnrs**

Realist Tax

Tax ID: **900913-024-0**  
Address: **505 Broadway Tacoma, WA 98402+3938**

Tax Year: **2017**Ann Tax: **\$140**  
Township: **Tacoma**



County:	Pierce	Condo #:	510	FipsStCd:	53053
Sub-d:	505 Broadway Condominium	SF:	1,336	Year Built:	2008
Owner:	Norton W G & C K Trust	Stories:	9	Fireplc:	1
Assess Imp:	\$406,200	Assess Ttl:	\$414,400	Land As:	\$8,200
Lot Depth:		Lot Front:	207	Zoning:	DR
Bedrooms:		Full Baths:		Garage:	
Water:	Type Unknown	Sewer:	Type Unknown	Heat:	Heat Pump

# METROSCAN

## Property Profile

Account	:900913 029 0	Bldgld#	:1	Total	:\$295,000	
Owner	:Ball James W;Claudia J			Land	:\$5,800	
CoOwner	:			Struct	:\$289,200	
Site	:505 Broadway #604 Tacoma 98402					
Mail	:505 Broaway # 604 #604 Tacoma Wa 98402			%Imprv	:98	
Phone #	:			Levy Cd	:005	
UseCode	:1410 RES,APT CONDO,HIGH RISE			2017 Tax	:\$100.96	
Zoning	:Dr			MapGrid	:	
PrcIType	:Platted					
RTSQ	:03E21N 32 SE SE			CensusTR	:616.01	Bl:1
Legal	:SECTION 32 TOWNSHIP 21 RANGE 03			NbrhdCd	:0000701	
	:QUARTER 44 CONDOMINIUM 505 BROADWAY			Vol:		Page:
	:CONDO UNIT 604 TOG/W 1.26% INT I...					
Sub/Plat	:505 Broadway Condos					

### PROPERTY CHARACTERISTICS

Bedrooms	:	1st Floor SqFt	:	Lot Acres	:.57
Bath Full	:	2nd Floor +	:	Lot Sq Ft	:24,862
Bath 3/4	:	Attic SqFt	:	Year Built	:2008
Bath 1/2	:	AboveGround SF	:1,254	EffYearBlt	:2008
Bath Total	:	Primary MezzSF	:	Roof Type	:
Family Rm	:	Second Mezz SF	:	Foundation	:
Floor Cvr	:	Bsmnt Fin SF	:	Constructn	:Masonry
Fireplace	:1	Bsmnt Unfin SF	:	Quality	:Vy Good
Porch	:	Bsmnt Tot SqFt	:	Bldg Cond	:Avg
Patio	:	Bldg SqFt	:1,254	Heat Mthd	:Heat Pump
Grge Type	:	Deck SqFt	:	Elec Svc	:Connected
Pool	:	Porch SqFt	:	Wtr Source	:Yes
Stories	:9	Patio SqFt	:	Sewer	:Swr/septic
Units	:63	Garage SqFt	:	View Qlty	:Good
BsmntPrkg	:	BeachType	:	Pool Type	:
BsmntType	:	Frontage	:207	Elevator	:
Waterfrnt	:	Built As	:Luxury Apartments Hi-Risency	Condo High Rise	
Paving SF	:				

### SECONDARY INFORMATION

Year Built	:	BsmntFinSF:		Constructn	:
BsmntUnFinSF	:	Condition	:	Bldg Sq Ft	:
Quality Class	:	Stories	:	Heating	:
Unit Number	:	Cooling	:	Bldg Type	:

### TRANSFER INFORMATION

OWNERS NAMES	DATE	DOC# / M	PRICE	DEED	LOAN	TYPE
:Ball James W;Claudia J	:01/09/2017	500	:\$353,000	:Warrant	:\$335,350	:Conve
:Schmitz Michael J	:12/07/2009	287	:\$329,000	:Warrant	:\$199,000	:Conve
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

**505 Broadway #604, Tacoma 98402**MLS#: **1039787**  
County: **Pierce**Area: **29**CDOM: **49**Status: **Sold**  
(**01/10/2017**)  
Cmty: **New Tacoma**  
Proj: **505 Broadway**List Pr: **\$359,000**  
Org LP: **\$364,000**  
SP%LP: **98.33%**  
Sold Pr: **\$353,000**Remarks

**Luxury & location! This condominium boasts all the features found in a lavish home for the owner who does not want the maintenance & upkeep! 1 BR + Den. Don't miss the gorgeous built-in cabinetry, slab granite counters, stainless appliances, wine fridge & spacious walk-in closet! Additionally, you will benefit from a full-scale, reservable Sky Lounge for entertaining & game rm/library, spa, exercise rm, hobby room, secured garage with 2 parking spots! Reservable Guest Suite too!**

Agent Remarks

**Keybox on railing at rt of Building. 2 pets per unit (see CCR's) 40lb pet limit, WFG Prelim. Reservable guest suite. Future LID assessment for paving to be buyers responsibility. Approx. amount \$3500 to be paid over 28 yrs. 2 pking spots, storage #25**

**Showing Info: Call Listing Office, MLS Keybox, Vacant**  
**Offers: Seller intends to review offers upon receipt**

Agent/Office Information

Year Built: **2008** SqFt Sr: **County records**  
Effctv Year: **2008/Public Records**  
Blt/Src: **2008/Public Records**  
SqFt: **1,254** Prc/SF: **\$281.50**  
Lot Size:  
Lot Size Src:

Agent: **Victoria Burgess (24048)**  
Office: **Windermere Gig Harbor**  
Co Agent: **Trish Harrison (16834)**  
Co Office: **Windermere Gig Harbor**  
Commission: **2.5**

Agent Ph: **(253) 265-1777**  
Office Ph: **(253) 851-7374**  
Co Ag Ph: **(253) 265-2650**  
Co Off Ph: **(253) 851-7374 x114**  
Fax: **(253) 858-6753**

Owner/Occupant Information

Occ Name: **Vacant**  
Own Name: **Michael J Schmitz**  
Own City: **Gig Harbor, WA**  
Manager: **Park 52**

Occ Type: **Vacant**  
Own Ph: **(253) 514-0245**  
Ph Show: **(000) 000-0000**  
Mngr Ph:

Directions: **From I-705, A Street Exit. Stay on A St until the end of the road, then turn Left on 8th Street, Cross over Pac. Hwy and turn Right on Broadway. 505 Broadway is on the right.**

Beds: **1** BDA: Baths: **1.5** Full BA: **1** 3/4 BA: Half BA: **1** Fire Places: **1** Fire Place Types: **Gas**

General Information

Prop Type: **Single Family** Sub Type: **Condominium** Tax ID: **9009130290 M**  
School Dist: **Tacoma** List Date: **10/04/2016** Expir Date:  
Mnthly Dues: **\$359** Mnthly Rent: H/O Dues Incl: **Common Area Maintenance, Earthquake Ins., Garbage, Water/Sewer**  
Prop Featrs: **Cable TV, Club House, Elevator, Exercise Room, Fire Sprinklers, Game/Rec Rm, High Speed Int Avail, Hot Tub, Lobby Entrance, Sauna, Security Gate**  
Cat/Dog: **Subj to Restrictions**

Condo Information

# of Stories: **9** # of Cplx Unt: **1** # of Bld Units: **61** # of Stairs: **0**  
Unit Floor #: **6** Co Op: Window Cvr: **plantation shutters** Apprv FHA:  
Assc Contact: Assc Ph: Sp Assess/\$: Own Occ%:  
Parking Type: **Common Garage** # of Parking: **2** Prk Sp #: **222 & 123**  
Unit Feat: **Balcony/Deck/Patio, Insulated Windows, Jetted/Soaking Tub, Walk-in Closet**

Additional Property Info

Ann Taxes: **\$1,184** Tax Year: **2016** Senior Expt: **No** Form 17: **Provided**  
Map Link: **Yes** Show Address: **Yes** Prelim Title: **Yes**  
Internet Ad: **Yes** Prohibit Blog: **Yes** Allow Valuatn: **Yes**  
Bank/REO: **No** 3rd Prty Appr: **None** Auction: **No**  
First Refusal: **No** Potentl Terms: **Assumable, Cash Out, Conventional** Possession: **Closing**  
Construction: **No** State: Construction State:  
Storage #: Storage Loc: **2nd Floor Garage**

Built Green Information

Cnstrct Mthds: **Steel & Concrete**

Listing Information

	L	M	U	S			
# Beds:		1			Architecture:	<b>Traditional</b>	Style Code: <b>30 - Condo (1 Level)</b>
Bath Full:		1			View:	<b>City</b>	Exterior: <b>Brick, Cement/Concrete, Metal/Vinyl</b>
Bath 3/4:					Heat&Cl Type:	<b>Central A/C, Forced Air, High Efficiency (Unspecified)</b>	Energy: <b>Electric, Natural Gas</b>
Bath 1/2:		1			Lot Details:	<b>Sidewalk</b>	Roof: <b>Flat</b>
Fireplaces:		1			Floor Cover:	<b>Ceramic Tile, Hardwood, Wall to Wall Carpet</b>	
Den/Office:		X			Appliances:	<b>Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Trash Compactor, Washer</b>	
DiningRoom:		X			Appl Hookup:	<b>Cooking-Gas, Ice Maker, Washer</b>	
Entry:		X					
Kit w ES:		X					
LivingRoom:		X					
Master Bd:		X					
UtilityRoom:		X					

Utility Information



Pending Date: **11/22/2016** Sold Date: **01/09/2017** SP % LP: **98.33%** Orig Price: **\$364,000**  
Financing: **Conventional** List Price: **\$359,000** Sold Price: **\$353,000**  
Selling Agent: Becky Barrick Sell Office: Keller Williams Realty

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Realist Tax

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Tax ID:	<u>900913-029-0</u>	Tax Year:	<b>2017</b>	Ann Tax:	<b>\$101</b>
Address:	<b>505 Broadway Tacoma, WA 98402+3997</b>			Township:	<b>Tacoma</b>
County:	<b>Pierce</b>	Condo #:	<b>604</b>	FipsStCd:	<b>53053</b>
Sub-d:	<b>505 Broadway Condominium</b>	SF:	<b>1,254</b>	Year Built:	<b>2008</b>
Owner:	<b>James W &amp; Claudia J Ball</b>	Stories:	<b>9</b>	Fireplc:	<b>1</b>
Assess Imp:	<b>\$289,200</b>	Assess Ttl:	<b>\$295,000</b>	Land As:	<b>\$5,800</b>
Lot Depth:		Assess Year:	<b>2016</b>	Zoning:	<b>DR</b>
Bedrooms:		Lot SF:	<b>24,862</b>	Garage:	
Water:	<b>Type Unknown</b>	Half Baths:		Heat:	<b>Heat Pump</b>
		Pool:			

# METROSCAN

## Property Profile

+ 1.40%

Account	:900804 036 0	Bldgld#	:1	Total	:\$382,500
Owner	:Sparks Nancy E			Land	:\$15,500
CoOwner	:			Struct	:\$367,000
Site	:708 Market St #710 Tacoma 98402				
Mail	:708 Market St #710 Tacoma Wa 98402			%Imprv	:96
Phone #	:			Levy Cd	:005
UseCode	:1410 RES,APT CONDO,HIGH RISE			2017 Tax	:\$256.90
Zoning	:Dcc			MapGrid	:
PrcdTyp	:Platted				
RTSQ	:03E20N 05 NE NE			CensusTR	:616.01 Bl:1
Legal	:SECTION 05 TOWNSHIP 20 RANGE 03			NbrhdCd	:0000702
	:QUARTER 11 CONDOMINIUM ROBERSON ON			Vol:	Page:
	:LEDGER SQUARE CONDO UNIT 710 TOG...				
Sub/Plat	:Roberson On Ledger Square Condos				

### PROPERTY CHARACTERISTICS

Bedrooms	:	1st Floor SqFt	:	Lot Acres	:.01
Bath Full	:	2nd Floor +	:	Lot Sq Ft	:389
Bath 3/4	:	Attic SqFt	:	Year Built	:2007
Bath 1/2	:	AboveGround SF	:1,139	EffYearBlt	:2007
Bath Total	:	Primary MezzSF	:	Roof Type	:
Family Rm	:	Second Mezz SF	:	Foundation	:
Floor Cvr	:	Bsmnt Fin SF	:	Constructn	:Concrete
Fireplace	:	Bsmnt Unfin SF	:	Quality	:Avg Plus
Porch	:	Bsmnt Tot SqFt	:	Bldg Cond	:Avg
Patio	:	Bldg SqFt	:1,139	Heat Mthd	:Zone Air
Grge Type	:	Deck SqFt	:	Elec Svc	:Connected
Pool	:	Porch SqFt	:	Wtr Source	:Yes
Stories	:8	Patio SqFt	:	Sewer	:Swr/septic
Units	:48	Garage SqFt	:	View Qlty	:Good
BsmntPrkg	:	BeachType	:	Pool Type	:
BsmntType	:	Frontage	:	Elevator	:
Waterfrnt	:	Built As	: Apartments (Hi-Rise)ccupancy		: Condo High Rise
Paving SF	:				

### SECONDARY INFORMATION

Year Built	:	BsmntFinSF:		Constructn	:
BsmntUnFinSF	:	Condition	:	Bldg Sq Ft	:
Quality Class	:	Stories	:	Heating	:
Unit Number	:	Cooling	:	Bldg Type	:

### TRANSFER INFORMATION

OWNERS NAMES	DATE	DOC# / M	PRICE	DEED	LOAN	TYPE
:Sparks Nancy E	:10/19/2016	76	:\$362,500	:Warrant	:	:
:New Urban Properties LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

**708 Market St #710, Tacoma 98402**MLS#: **925742**  
County: **Pierce**Area: **29**CDOM: **135**Status: **Sold**  
(10/19/2016)  
Cmty: **Tacoma**  
Proj: **The Roberson**List Pr: **\$362,500**  
Org LP: **\$357,500**  
SP%LP: **100.00%**  
Sold Pr: **\$362,500**Remarks

Light streams through wall-to-wall windows in the unbelievably spacious living room and master bedroom. Brand new carpets and paint throughout. All Roberson condos surround an open, European style courtyard. Residents, enjoy your fitness center and owners' lounge. Located in the heart of downtown Tacoma's theater district, you are minutes from shops, art galleries, spa services, restaurants, Wright Park and the Grand Cinema. Farmers' Market on Broadway. Enjoy the cool, urban neighborhood vibe!

Agent Remarks

Enter \*7082 front lobby door. Keybox at Model Home 711, opens vacant units. Seller concessions for full price contracts includes 12 mo HOA dues & 1% closing costs w/lending partner Academy Mortgage. First Am T&E Ramona New. Recent pending buyer dnq.

Showing Info: **Gate Code Needed, MLS Keybox, See Remarks, Vacant**Agent/Office InformationYear Built: **2007**  
SqFt: **1,150**  
Lot Size:  
Lot Size Src:SqFt Sr: **Seller**  
Prc/SF: **\$315.22**Agent: **Karen H. Kostner (95552)**  
Office: **Solution Partners NW**  
Commission: **3**Agent Ph: **(253) 302-2293**  
Office Ph: **(425) 460-4423**  
Fax: **(425) 460-4422**Owner/Occupant InformationOcc Name:  
Own Name: **New Urban Properties**  
Own City: **Tacoma, WA**  
Manager: **Great West**Occ Type: **Vacant**  
Own Ph: **(253) 617-8546**  
Ph Show: **(253) 302-2293**  
Mngr Ph: **(253) 539-3814**Directions: **From I-5 take 705 City Center exit. Follow Schuster Parkway, exit Stadium District. Turn left, then right on 9th to Market. Right to 708 Market Street. Roberson on the left.**Beds: **2** BDA: Baths: **1.7** Full BA: **1** 3/4 BA: **1** Half BA: Fire Places: **1** Fire Place Types: **Gas**General InformationProp Type: **Single Family**  
School Dist: **Tacoma**  
Elementary:  
Mnthly Dues: **\$308**Sub Type: **Condominium**  
Junior High: **Jason Lee**  
Mnthly Rent:Tax ID: **9008040360** **M**  
List Date: **04/14/2016** Expir Date:  
Senior High: **Stadium**  
H/O Dues Incl: **Central Hot Water, Common Area Maintenance, Garbage, Lawn Service, Security Services, Water/Sewer**Prop Featrs: **Cable TV, Club House, Disabled Access, Elevator, Exercise Room, Fire Sprinklers, Game/Rec Rm, High Speed Int**Cat/Dog: **Avail, Lobby Entrance Subj to Restrictions**Condo Information# of Stories: **8**  
Unit Floor #: **7**# of Cplx Unt: **47**  
Co Op:  
Assc Ph: **(253) 539-3814**# of Bld Units: **47**  
Window Cvr: **Yes**  
Sp Assess/\$:  
# of Parking: **2**# of Stairs: **0**  
Apprv FHA: **Yes**  
Own Occ%: **90**  
Prk Sp #: **81 T**Parking Type: **Common Garage**  
Unit Feat: **Insulated Windows, Master Bath, Walk-in Closet**Additional Property InfoAnn Taxes: **\$265**  
Map Link: **Yes**  
Internet Ad: **Yes**  
Bank/REO: **No**  
First Refusal:  
Construction: **No**  
Storage #: **near parking**Tax Year: **2016**  
Show Address: **Yes**  
Prohibit Blog: **Yes**  
3rd Prty Appr: **None**  
Potenti Terms: **Cash Out, Conventional, FHA, VA**  
Construction State:  
Storage Loc: **parking garage**Senior Expt: **No**  
Prelim Title: **Yes**  
Allow Valuatn: **Yes**  
Auction: **No**Form 17: **Exempt**  
Map Book: **Thomas Brothers**  
Map Pg/Cd: **773 / H6**  
Possession: **Closing**Listing Information

	L	M	U	S
# Beds:	2			
Bath Full:	1			
Bath 3/4:	1			
Bath 1/2:				
Fireplaces:	1			
Entry	X			
LivingRoom	X			
DiningRoom	X			
Kit w/o ES	X			
Master Bd	X			
UtilityRoom	X			

Architecture: **Contemporary**  
View: **City, Territorial**  
Water Heater: **Electric / Utility Closet**  
Typ/Loc:  
Heat&Cl Type: **Central A/C, Forced Air**  
Lot Details: **Open Space, Paved Street, Sidewalk**Style Code: **30 - Condo (1 Level)**  
Exterior: **Brick, Cement/Concrete, Stucco**Energy: **Electric**  
Roof: **Flat**Floor Cover: **Ceramic Tile, See Remarks, Slate, Wall to Wall Carpet**  
Appliances: **Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer**  
Appl Hookup: **Cooking-Gas, Dryer-Electric, Ice Maker, Washer**Utility InformationBus Line: **Yes** Bus Route #: Power Comp:Sold InformationPending Date: **09/17/2016** Sold Date: **10/19/2016** SP % LP: **100.00%** Orig Price: **\$357,500**



Sell Concess: **Yes** Financing: **Cash** List Price: **\$362,500** Sold Price: **\$362,500**  
Selling Agent: Karen H. Kostner Sell Office: Solution Partners NW  
Sell Cmmts: **12 mo HOA dues**

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Realist Tax

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Tax ID:	<u>900804-036-0</u>	Tax Year:	<b>2017</b>	Ann Tax:	<b>\$257</b>
Address:	<b>708 Market St Tacoma, WA 98402+3747</b>			Township:	<b>Tacoma</b>
County:	<b>Pierce</b>	Condo #:	<b>710</b>	FipsStCd:	<b>53053</b>
Sub-d:	<b>The Roberson On Ledger Square Condominium</b>	SF:	<b>1,139</b>	Year Built:	<b>2007</b>
Owner:	<b>Nancy E Sparks</b>	Stories:	<b>8</b>	Fireplc:	
Assess Imp:	<b>\$367,000</b>	Assess Year:	<b>2016</b>	Land As:	<b>\$15,500</b>
Lot Depth:		Lot SF:	<b>389</b>	Zoning:	<b>DCC</b>
Bedrooms:		Half Baths:		Garage:	
Water:	<b>Type Unknown</b>	Pool:		Heat:	<b>Warm Air</b>
	Sewer:	<b>Type Unknown</b>			

# 305 Broadway Condominiums

## Breakdown of the Estimated Assessments

Unit Number	Estimated Assessments	Unit Number	Estimated Assessments	Unit Number	Estimated Assessments
UNIT 301	\$2,764.19	UNIT 600	\$3,800.15	UNIT 802	\$2,743.47
UNIT 303	\$3,945.19	UNIT 601	\$3,862.31	UNIT 804	\$2,805.63
UNIT 305	\$3,820.87	UNIT 602	\$2,743.47	UNIT 805	\$6,535.09
UNIT 307	\$3,924.47	UNIT 603	\$3,675.84	UNIT 806	\$2,888.50
UNIT 309	\$2,474.12	UNIT 604	\$2,805.63	UNIT 808	\$2,888.50
UNIT 400	\$5,851.36	UNIT 605	\$3,986.62	UNIT 809	\$5,209.06
UNIT 401	\$3,344.33	UNIT 606	\$2,888.50	UNIT 810	\$2,992.10
UNIT 403	\$3,945.19	UNIT 607	\$3,592.96	UNIT 900	\$3,116.42
UNIT 405	\$3,820.87	UNIT 608	\$2,888.50	UNIT 901	\$5,664.88
UNIT 407	\$3,841.59	UNIT 609	\$2,992.10	UNIT 902	\$2,743.47
UNIT 408	\$2,702.03	UNIT 610	\$2,992.10	UNIT 904	\$2,805.63
UNIT 409	\$2,888.50	UNIT 700	\$3,800.15	UNIT 906	\$2,888.50
UNIT 410	\$3,820.87	UNIT 701	\$3,862.31	UNIT 908	\$2,888.50
UNIT 500	\$3,800.15	UNIT 702	\$2,743.47	UNIT 909	\$5,209.06
UNIT 501	\$3,862.31	UNIT 703	\$3,675.84	UNIT 910	\$2,992.10
UNIT 502	\$2,743.47	UNIT 704	\$2,805.63		
UNIT 503	\$3,675.84	UNIT 705	\$3,986.62		
UNIT 504	\$2,805.63	UNIT 706	\$2,888.50		
UNIT 505	\$3,986.62	UNIT 707	\$3,592.96		
UNIT 506	\$2,888.50	UNIT 708	\$2,888.50		
UNIT 507	\$3,592.96	UNIT 709	\$2,992.10		
UNIT 508	\$2,888.50	UNIT 710	\$2,992.10		
UNIT 509	\$2,992.10	UNIT 800	\$3,116.42		
UNIT 510	\$2,992.10	UNIT 801	\$6,162.14		

