

## Legg, Louisa

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**From:** Macleod, Phyllis  
**Sent:** Monday, March 27, 2017 3:34 PM  
**To:** Legg, Louisa  
**Subject:** FW: Objection to Increased Assessment for LID 8645 -- Hearing Date March 29, 2017  
**Attachments:** LID Assessment Letter (March 27, 2017).pdf; LID Exhibit 1.pdf; LID Exhibit 2.pdf; LID Exhibit 3.pdf; LID Exhibit 4.pdf; LID Exhibit 5.pdf

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**From:** Linda Merelle [<mailto:ellemerelle@yahoo.com>]  
**Sent:** Monday, March 27, 2017 3:32 PM  
**To:** Macleod, Phyllis  
**Subject:** Objection to Increased Assessment for LID 8645 -- Hearing Date March 29, 2017

Dear Hearing Examiner Macleod,

Attached please find my written objection to the increased assessment pursuant to LID Assessment 8645, for the following address:

744 Market Street  
Unit 306  
Tax Parcel No: PA9005250153

I will also provide a hard copy of this submission to the Tacoma Treasurer's Office prior to the hearing.

Sincerely,

Linda Merelle  
Owner of Unit 306  
360-786-7092 (Day)  
253-627-1455 (Evening)

**ORIGINAL**

March 27, 2017

Re: Local Improvement District No. 8645  
Property Address: 744 Market Street, Tacoma, WA 98402  
Tax Parcel No: PA9005250153 (Combined Parcels 9005250151 & 9005250152)  
Legal Description: Section 05 Township 20 Range 03 Quarter 11 BRIDGE THE  
CONDO AMEND UNIT 306

Hearing Date: March 29, 2017, 9:00 AM

To: Hearing Examiner Macleod:

I am writing to object to the assessment in the amount of \$3,508.00 for Tax Parcel #9005250153 pursuant to Local Improvement District (LID) No. 8645. (Parcel #9005250153 is the result of the combination of parcels, 9005250151 and 9005250152, which occurred in 2015.) (See Ex. 1, Notice of Assessment Hearing, dated March 2, 2017; Ex. 2, Notice of Segregation/Combination, dated 11/18/2015.)

In 2007, owners of the Bridge Condominiums were informed that the City of Tacoma had established an LID that included the location of the Bridge Condominium. The information was forwarded to the then president of the Bridge Homeowner's Association. At that time, the City provided a dollar value of the assessment for each property owner. For my unit, 306, the assessment was \$1760.80. (See Ex. 3, Letter from HOA President and Map of LID location with stated amount of the assessment for Unit 306.)

In the "Notice of Assessment Hearing," dated March 2, 2017, the stated assessment amount for Unit 306 is \$3,508.00, essentially twice the original assessment. This is the first time that I been provided any information regarding an increase in the assessment for the work that began in 2008. (See Ex. 4, Letter from the City of Tacoma, dated 6/04/2008.)

My property is definitely not benefited to the amount of the proposed increased assessment. Since 2008, when the construction project began, the value of the property for Unit 306 has consistently decreased. As indicated in the table below, in 2007, when I received notice of the assessed value to be used for 2008 taxes, the combined value of the parcels for Unit 306 was \$224,800. In 2016, the value of the combined parcels for 2017 taxes is \$168,000. Even when considering the assessed value for 2015, the last year when the parcels were separate, the value shows a significant decrease since 2007. (See Ex. 5 for "Real Property Value Change Notice" for the years listed below.)

Year	Assessed Value
2007	\$224,800
2010	\$231,000
2011	\$212,000
2012	\$198,000
2013	\$185,000
2014	\$186,500
2015	\$190,600
2017	\$168,000

The assessed value has steadily, and significantly, decreased from the value prior to the work done pursuant to LID No. 8645. In light of this decrease in value, the current assessment of \$3508.00 is not justified, and I object to this increased amount.

Sincerely,



Linda Merelle  
744 Market Street  
Unit 306  
Tacoma, WA 98402



**CITY TREASURER - L.I.D. SECTION**  
P.O. BOX 1175  
TACOMA, WA 98401-1175  
PHONE: 253-591-5832

Exhibit 1

03/02/2017

## **NOTICE OF ASSESSMENT HEARING**

To be held at 09:00AM on 03/29/2017

#0006004032534#

LINDA J MERELLE  
744 MARKET ST, #306  
TACOMA WA 98402-3700

Local Improvement District No: 8645 for Paving  
Property Address: 744 MARKET ST TACOMA WA 98402

Tax Parcel No: PA9005250153

Legal Description:

Section 05 Township 20 Range 03 Quarter 11 Condominium BRIDGE THE CONDO  
AMEND UNIT 306 TOG/W 3.60% INT IN COMMON AREAS & LIMITED COMMON AREAS

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

LID Number: 8645  
Assessment Number: 00184  
Assessment Amount: \$3,508.00

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 TMB COUNCIL CHAMBERS at 09:00AM on 03/29/2017.

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.



# Pierce County

## Office of the Assessor-Treasurer

2401 South 35th Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 \* FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

Mike Lonergan  
Assessor-Treasurer

### Notice of Segregation/Combination

MERELLE LINDA J  
744 MARKET ST UNIT 306  
TACOMA, WA 98402-3700

11/18/2015

**Parcel Number:** 9005250153

**Situs:** 744 MARKET ST UNIT 306, PIERCE COUNTY, WA

Dear Taxpayer:

A property segregation/combination has been completed resulting in a new parcel(s) of property. The new account information is summarized below. If the name and/or address is incorrect for tax purposes, please notify the office in writing. Please supply the parcel number and legal document number (excise tax affidavit number, auditor fee number, court order numbers, etc.). It is the taxpayer's responsibility to notify their lender of this segregation.

If you have any questions please contact our land segregation department at (253) 798-2140.

#### Legal Description

Section 05 Township 20 Range 03 Quarter 11 Condominium BRIDGE THE CONDO AMEND UNIT 306 TOG/W 3.60% INT IN COMMON AREAS & LIMITED COMMON AREAS EASE OF RECORD REF: 200708-006-6 COMB TO RESTORE PARCELS SEG FOR TAX PURPOSES ONLY COMB OF 015-1 & 015-2 SEG 2016-0206MC 11/17/2015MC

The values listed below are allocated from parent parcel values and may not represent true and fair market value.

**APPEALS:** You have the right to appeal the Assessor's determination of the allocation of value on your segregated parcels to the Pierce County Board of Equalization. Appeal forms (petitions) are provided by the Board and must be filed within 60 days of the date of this notice. Petitions received after those dates will be denied as not having been timely filed. A copy of this notice must be included in your appeal. For appeal information, contact the Board of Equalization at (253)798-7415.

#### Property Values 2015 values for 2016 taxes

Allocated Taxable Value Regular	190,600
Allocated Assessed Value	190,600
Allocated Land	52,800
Allocated Improvement	137,800

#### Property Characteristics

Use Code	1410
Unit of Measure	SQFT
Total Size	435

MIKE LONERGAN  
ASSESSOR-TREASURER

web: WWW.CO.PIERCE.WA.US/ATR  
A.T.L.A.S.: (253) 798-3333  
FAX: (253)798-3142

2/12/07

Dear Bridge Condominium owner,

You may already be aware that the City of Tacoma has established a Local Improvement District that includes the location of the Bridge Condominium. This area is designated for improvements to the roads, parking, sidewalks and, where applicable, upgrading of utilities. Depending on the specific location, it may also include plantings and changes in the street lighting.

Although no upgrading of the utilities, etc, (that might involve additional costs) are required for the Bridge, there is still an assessment due to cover the Bridges' share of the basic project. This assessment is to be distributed to each of the Bridge owners based on their percent ownership of the condominium as a whole.

The City of Tacoma forwarded this information to me, as the current President of the Homeowner's Association. I am, in turn, forwarding this information to you. In this packet, along with this letter, you will find the dollar amount of your individual assessment as well as a description, or I should say schematic, of the proposed improvements. I don't personally find it very helpful.

I was told over the phone that the assessment you receive can be paid off as a lump sum, or it can be financed and paid off over a thirty year period at 6% interest. If financed in this manner, it could then be paid off later at any time without a penalty. I hope more specifics about this will be coming to each of you later. If I receive any additional information I will forward it to you.

The representative for the City of Tacoma on this project is Anne Smith. Her e-mail address is: [ams\\_oakley@msn.com](mailto:ams_oakley@msn.com). Telephone number is 206-484-0596. If you desire additional information, she would probably be the best resource.

I hope this information will be helpful. If you have any questions for me, my e-mail address is: [nocodejo@wamail.net](mailto:nocodejo@wamail.net). My phone is 253-272-0418. However, pretty much everything I know at present is in this letter.

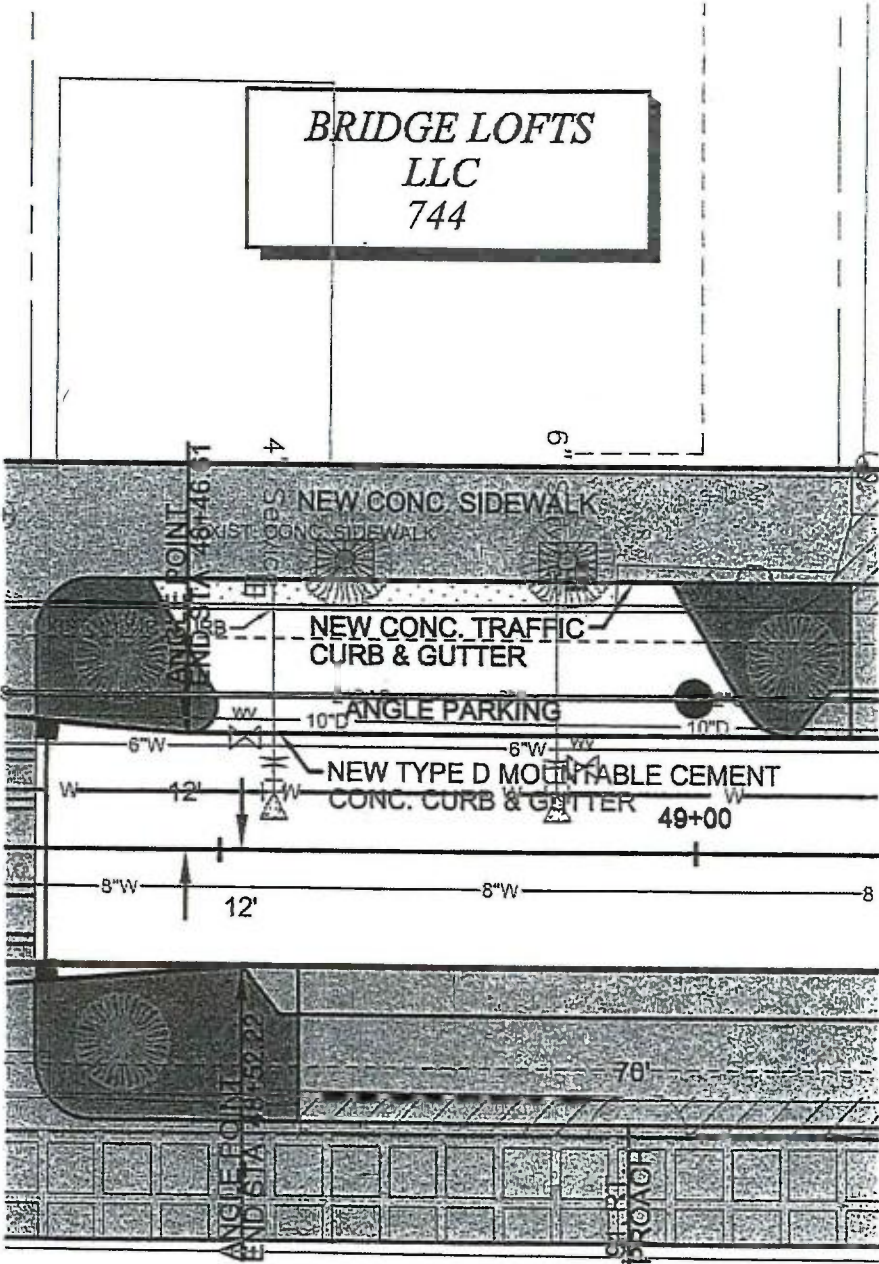
Sincerely,

Joe Robinette, unit #403.

BRIDGE LOFTS  
LLC  
744

UNIT 306  
ASSESSMENT  
\$ 1,760.80

MARKET







Tacoma

City of Tacoma  
Public Works Department

June 4, 2008

**Subject:** Update for Local Improvement District (L.I.D.) 8645

Dear Owner,

We are pleased to inform you that on April 29, 2008, the Tacoma City Council awarded the contract for improvements authorized by the formation of Local Improvement District 8645 to Wm. Dickson Company, with the adoption of Resolution Number 37459.

During the preconstruction meeting, held at 11 a.m. on June 2, 2008, the contractor stated that construction on the project would commence June 10, 2008, and the project would continue through June 2010, weather permitting.

You are cordially invited to the **Kickoff Meeting**, June 5, 2008, at:  
Tacoma Municipal Building North, Room 16  
733 Market Street  
Time: 11 a.m. to 12 noon  
5 to 6 p.m.

At this meeting, staff will answer any questions you may have.

You are also invited to attend the **Groundbreaking Ceremony** June 10, 2008, at 10 a.m. at South 7<sup>th</sup> and St. Helens Avenue.

The contractor will have an office located at 711 St. Helens Avenue, and will commence construction on Broadway between South 2<sup>nd</sup> Street and South 6<sup>th</sup> Street, removing vegetation and excavating the existing sloped areas for preparation of stairs and retaining walls. Also commencing construction will be sanitary sewer replacements on South 7<sup>th</sup> Street between Pacific Avenue and Commerce Street, and Commerce Street from South 7<sup>th</sup> Street to the Spanish Stairs. Water mains will be replaced in Broadway from South 9<sup>th</sup> Street to South 2<sup>nd</sup> Street, St Helens Avenue from South 9<sup>th</sup> to Market Street, South Market Street from 9<sup>th</sup> Street to 7<sup>th</sup> Street, 7<sup>th</sup> Street from South Market Street to Commerce Street.

During construction it will be necessary to temporarily turn the water off to facilitate making connections to existing mains and the transferring of individual services. The transfer of services from the old main to the new main will occur after the new main is installed, and before permanent street repairs and landscaping are completed. Tacoma water crews will maintain water service to customers with critical needs. If you have a critical need, please contact John Sewell, (253)502-8742 or Willy Kroll, (253)405-4245. Shutdowns are normally during regular working hours, 8 a.m. to 4:30 p.m., and impacted customers are notified 48 hours in advance. Customers will be notified of the individual water service transfers as they occur. Please contact Al Lehtimaki, (253)377-1902 concerning service transfers.

Because of a pressure increase on Broadway between South 9<sup>th</sup> Street and South 7<sup>th</sup> Street, Tacoma Water will need to install pressure reducing valves (PRVs) on the property owner side of the meter. Property owners will be contacted with respect to the new PRVs, however, should you have questions please contact Grant Whitley of Tacoma Water at (253)502-8746. Owners on Broadway between South 7<sup>th</sup> Street and South 2<sup>nd</sup> streets should contact Rich Barrutia on how best to convert their secondary services from overhead to underground. Property owners considering upgrades to their private utilities (Puget Sound Energy (gas), Qwest, Comcast) should contact the respective private utility.

LID 8645 Project Update Letter  
June 4, 2008  
Page Two

To address concerns and issues during construction, the City will conduct regular project meetings. The time, location and topics will be e-mailed prior to the meeting, available at [www.cityoftacoma.org/BroadwayLID](http://www.cityoftacoma.org/BroadwayLID), or via the hotline at (253) 591-5951.

The city staff assigned to oversee the construction of the project are:

**City of Tacoma Public Works Construction Division Staff**

Mark Henry	- Public Works Associate Const Mgr.	(253)606-5913 (cell)
Mike Bell	- Public Works Lead Const. Inspector	(253)606-5475 (cell)
Beverly Beggin	- Public Works Senior Const. Inspector	(253)377-1364 (cell)
Jim McDaniels	- Public Works Const. Inspector	(253)377-0604 (cell)
John Sewell	- Tacoma Water Const. Coordinator	(253)502-8742 (office)
Rich Barrutia	- Tacoma Power Project Manager	(253)502-8541 (office)

**Wm. Dickson Co. (Contractor)**


Steve Nichols	- Contractor Project Manager	(253)405-9711
Shawn Hammond	- Construction Superintendent	(253)250-1328

**Private Utilities**

Jeff Watson	- Qwest	253-372-5358
Jeffrey Payne	- Puget Sound Energy	253-476-6267
Aaron Cantrell	- Comcast	206-510-4222

Please contact me at (253)591-5522 if you have any questions or comments regarding the project.

Sincerely,



Ralph K. Rodriguez  
LID Administrator

RKR:szs

cc:

Wm. Dickson Co.  
Michael Stevin, P.E./Public Works  
Jim Parvey, P.E./Public Works  
Rae Bailey/Public Works  
Rich Barrutia, P.E./Tacoma Power  
Linda McCrea, P.E./Tacoma Power  
Michael Hale, P.E./Public Works  
Kris McColeman/Public Works  
Chris Johnson, P.E./Tacoma Water

Mark Henry/Public Works  
Mike Bell/Public Works  
Jim McDaniels/Public Works  
John Sewell/Tacoma Water  
Beg Beggin/Public Works  
Jeff Watson/Qwest  
Jeffrey Payne/Puget Sound Energy  
Aaron Cantrell/Comcast  
Grant Whitley/Tacoma Water

File LID 8645

13/3729 10.1-83 14029



**Pierce County**  
**Office of Assessor-Treasurer**  
 2401 South 35th Street, Room 142  
 Tacoma, WA 98409-7498

**REAL PROPERTY  
 VALUE CHANGE NOTICE**

THIS IS NOT A TAX STATEMENT

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE  
 PAID  
 SEATTLE WA  
 PERMIT NO. 418

MAIL DATE: September 29, 2006

**PARCEL: 9005250152 VALUE FOR TAXES DUE IN 2007**

APPRAISED VALUE			CURRENT USE VALUE		
	OLD	NEW		OLD	NEW
LAND	\$45,000	\$60,000	LAND		
BLDG/ETC			BLDG/ETC		
<b>TOTAL</b>	<b>\$45,000</b>	<b>\$60,000</b>	<b>TOTAL</b>		
SENIOR FROZEN VALUE:			OLD	NEW	
PROPERTY ADDRESS:					
744 MARKET ST UNIT 306					



MERELLE LINDA J  
 744 MARKET ST UNIT 306  
 TACOMA WA 98402-3700