

City of Edgewood LID #1
Final Assessment Roll

EXHIBIT B
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Property Data															Without LID					With LID					Special Benefit & Assessment			
Map No.	Tax Parcel No.	Tax Payer	Site Address	Year Built	Building Size (SF)	Zoning	Gross Area (SF)	Gross Area (Acres)	Critical/Unusable Area (SF)	Usable Area (SF)	Land Value Per SF	Land Value	Imp. Value	Total Market Value	Land Value Per SF	Land Value	Imp. Value	Total Market Value	Special Benefit Per SF	Recommended Assessment	Assessment Per SF	Map No.						
*	1	0420032111	CHRISTALPHA INVESTORS	XXX MILITARY RD E	NA	NA	BP	219,221	5.03	53,000	166,221	\$3.00	\$499,000	\$4.50	\$748,000	\$249,000	\$1.50	\$183,508	\$1.10	1								
*	2	0420032021	DUNCAN EDWARD & ENID	113 MERIDIAN E	1991, 2004	7,689	BP	397,105	9.12	103,000	294,105	\$3.00	\$882,000	\$175,000	\$1,057,000	\$4.50	\$1,323,000	\$175,000	\$1,498,000	\$441,000	\$1.50	\$325,008	\$1.11	2				
3	0420032083	MORRIS LILLIAN R TR	207 N MERIDIAN ST	1924	1,686	BP	122,209	2.81		122,209	\$3.50	\$428,000	\$60,000	\$488,000	\$6.00	\$733,000	\$60,000	\$793,000	\$305,000	\$2.50	\$224,779	\$1.84	3					
4	0420032057	RED SENTINEL LP	209 N MERIDIAN	1967	1,650	BP	16,144	0.37		16,144	\$3.00	\$48,000	\$60,000	\$108,000	\$4.50	\$73,000	\$60,000	\$133,000	\$25,000	\$1.55	\$18,424	\$1.14	4					
5	0420032081	RED SENTINEL LP	XXX 2ND ST E	NA	NA	BP	97,879	2.25		97,879	\$3.00	\$294,000	\$0	\$294,000	\$4.50	\$440,000	\$0	\$440,000	\$146,000	\$1.49	\$107,599	\$1.10	5					
6	0420032080	MARTIN GARY J	XXX 2ND ST E	NA	NA	BP	85,947	1.97		85,947	\$3.00	\$258,000	\$0	\$258,000	\$4.50	\$387,000	\$0	\$387,000	\$129,000	\$1.50	\$95,070	\$1.11	6					
7	0420032056	BARTHOLOMEW LLC	109 MERIDIAN E	NA	NA	BP	125,701	2.89		125,701	\$4.00	\$503,000	\$0	\$503,000	\$7.00	\$880,000	\$0	\$880,000	\$377,000	\$3.00	\$277,841	\$2.21	7					
8	0420032004	HAWKINS DONALD F & SANDRA A TTEE	XXX 105TH AVE	NA	NA	BP/SF-3	254,472	5.84		254,472	\$2.75	\$700,000	\$0	\$700,000	\$4.25	\$1,082,000	\$0	\$1,082,000	\$382,000	\$1.50	\$281,526	\$1.11	8					
9	0420032013	AZ @ EDGEWOOD LLC	413 MERIDIAN E	2007	6,768	BP	38,639	0.89	10,462	28,177	\$8.00	\$225,000	\$650,000	\$875,000	\$11.00	\$310,000	\$650,000	\$960,000	\$85,000	\$3.02	\$62,643	\$2.22	9					
10	0420036056	HASIT LLC	XXX MERIDIAN E	NA	NA	BP	44,990	1.03	14,168	30,822	\$5.00	\$154,000	\$0	\$154,000	\$7.00	\$216,000	\$0	\$216,000	\$62,000	\$2.01	\$45,693	\$1.48	10					
11	0420036059	RIDDELL SHARON L	XXX JOVITA BLVD E	NA	NA	BP/C	15,910	0.37	1,833	14,077	\$3.00	\$42,000	\$0	\$42,000	\$3.00	\$42,000	\$0	\$42,000	\$0	\$0.00	\$0	\$0.00	11					
12	0420032160	FRISCO PROPERTIES LLC	10321 JOVITA BLVD E	1945	750	BP	23,509	0.54		23,509	\$3.00	\$71,000	\$80,000	\$151,000	\$4.07	\$96,000	\$80,000	\$176,000	\$25,000	\$1.06	\$18,424	\$0.78	12					
13	0420032118	MCDOWELL HARRY L	10405 JOVITA BLVD E	1900	1,015	BP	19,109	0.44		19,109	\$3.50	\$67,000	\$90,000	\$157,000	\$4.55	\$87,000	\$90,000	\$177,000	\$20,000	\$1.05	\$14,740	\$0.77	13					
14	0420032029	WARD JEFFREY A & BEVERLY	10425 JOVITA BLVD E	1958	2,097	BP	10,226	0.23		10,226	\$3.50	\$36,000	\$100,000	\$136,000	\$5.46	\$56,000	\$100,000	\$156,000	\$20,000	\$1.96	\$14,740	\$1.44	14					
15	0420032159	HTK MANAGEMENT LLC	505 MERIDIAN E	1999	12,120	C	46,130	1.06		46,130	\$8.00	\$369,000	\$1,130,000	\$1,499,000	\$10.50	\$484,000	\$1,130,000	\$1,614,000	\$115,000	\$2.49	\$84,753	\$1.84	15					
16	0420036060	HASIT LLC	XXX JOVITA BLVD E	NA	NA	C	38,435	0.88		38,435	\$5.00	\$192,000	\$0	\$192,000	\$7.00	\$269,000	\$0	\$269,000	\$77,000	\$2.00	\$56,747	\$1.48	16					
17	0420032161	FRISCO PROPERTIES LLC	XXX JOVITA BLVD E	1945	1,920	BP/C	42,313	0.97	13,216	29,097	\$4.00	\$116,000	\$80,000	\$196,000	\$6.00	\$175,000	\$80,000	\$255,000	\$59,000	\$2.03	\$43,482	\$1.49	17					
18	0420036058	HASIT LLC	XXX JOVITA BLVD E	NA	NA	C	66,100	1.52		66,100	\$5.00	\$331,000	\$0	\$331,000	\$9.00	\$595,000	\$0	\$595,000	\$264,000	\$3.99	\$194,563	\$2.94	18					
19	0420032158	SKILLEN FAMILY LLC	623 MERIDIAN E	1960-1994	21,183	C	57,098	1.31		57,098	\$7.00	\$400,000	\$400,000	\$800,000	\$11.00	\$628,000	\$400,000	\$1,028,000	\$228,000	\$3.99	\$168,031	\$2.94	19					
20	0420032115	C A H INVESTMENTS INC	715 THRU 729 MERIDIAN E	1963-2003	29,674	C	107,701	2.47		107,701	\$10.00	\$1,077,000	\$2,650,000	\$3,727,000	\$11.00	\$1,185,000	\$2,650,000	\$3,835,000	\$108,000	\$1.00	\$79,594	\$0.74	20					
21	0420032053	C A H INVESTMENTS INC	10313 8TH ST E	NA	NA	C	83,566	1.92	80,000	35,566	\$2.00	\$7,000	\$0	\$7,000	\$2.00	\$7,000	\$0	\$7,000	\$0	\$0.00	\$0	\$0.00	21					
22	6575000010	O D S INVESTMENT	817 MERIDIAN E	1986	4,324	C	23,114	0.53		23,114	\$10.00	\$231,000	\$500,000	\$731,000	\$13.00	\$300,000	\$500,000	\$800,000	\$69,000	\$2.99	\$50,852	\$2.20	22					
23	6575000022	EDGEWOOD CENTER LLC	XXX 8TH ST E	NA	NA	C	31,266	0.72		31,266	\$5.00	\$156,000	\$0	\$156,000	\$8.00	\$250,000	\$0	\$250,000	\$94,000	\$3.01	\$69,276	\$2.22	23					
24	6575000030	EDGEWOOD CENTER LLC	10304 8TH ST E	1946	782	C	34,401	0.79		34,401	\$4.50	\$155,000	\$10,000	\$165,000	\$7.50	\$258,000	\$0	\$258,000	\$93,000	\$2.70	\$68,539	\$1.99	24					
25	6575000040	BRENNAN JANICE C & M HENRICKSEN	10312 8TH ST E	1948	1,092	C	30,082	0.69		30,082	\$4.50	\$135,000	\$70,000	\$205,000	\$7.00	\$211,000	\$70,000	\$281,000	\$76,000	\$2.53	\$56,010	\$1.86	25					
26	6575000021	ADFI LLC	823 MERIDIAN E	2006	2,100	C	34,906	0.80		34,906	\$7.00	\$244,000	\$250,000	\$494,000	\$10.00	\$349,000	\$250,000	\$599,000	\$105,000	\$3.01	\$77,383	\$2.22	26					
27	0420033077	1999 STOKES FAMILY LLC	909 MERIDIAN E	1964	1,442	C/MR-2	333,977	7.67	150,000	183,977	\$3.30	\$607,000	\$80,000	\$687,000	\$7.20	\$1,325,000	\$0	\$1,325,000	\$638,000	\$3.47	\$472,120	\$2.57	27					
28	0420033040	WHEELER JEANETTE TTEE	917 MERIDIAN E	Old	1,876	C	6,655	0.15		6,655	\$9.00	\$60,000	\$120,000	\$180,000	\$12.00	\$80,000	\$120,000	\$2										

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83	0420091014	PUYALLUP SCHOOL DISTRICT #3	9917 24TH ST E	Old	NA	PUBLIC	206,296	4.74	180,000	26,296	\$1.03	\$27,000	\$80,000	\$107,000	\$1.77	\$47,000	\$80,000	\$127,000	\$20,000	\$0.76	\$14,740	\$0.56	83					
84	0420095030	2218 MERIDIAN LLC	2218 MERIDIAN E	1919	1,808	TC	127,260	2.92		127,260	\$3.30	\$420,000	\$60,000	\$480,000	\$6.30	\$802,000	\$0	\$802,000	\$322,000	\$2.53	\$237,307	\$1.86	84					
85	0420095025	EDGEWOOD NW LLC	2222 MERIDIAN E	2000	38,049	TC	114,237	2.62		114,237	\$5.00	\$571,000	\$2,600,000	\$3,171,000	\$6.00	\$685,000	\$2,600,000	\$3,285,000	\$114,000	\$1.00	\$84,016	\$0.74	85					
86	0420091145	HARDIN MICHAEL & ELIZABETH	2120 TO 2124 MERIDIAN E	1950	872	TC	57,836	1.33		57,836	\$5.00	\$289,000	\$20,000	\$309,000	\$9.00	\$521,000	\$0	\$521,000	\$21,000	\$3.67	\$156,240	\$2.70	86					
87	0420106029	ELVING HERBERT R & DOLLIE P	2121 MERIDIAN E	1978	6,060	TC	29,402	0.67		29,402	\$7.00	\$206,000	\$390,000	\$596,000	\$10.50	\$309,000	\$390,000	\$699,000	\$103,000	\$3.50	\$75,909	\$2.58	87					
88	0420106030	LIBRI RANDY P & TINA J WENDLING	10305 22ND ST E	1940-1960	2,240	TC	21,297	0.49		21,297	\$6.00	\$128,000	\$150,000	\$278,000	\$7.00	\$149,000	\$150,000	\$299,000	\$21,000	\$0.99	\$15,477	\$0.73	88					
89	0420106031	CITY OF EDGEWOOD	10311 22ND ST E	1996	1,008	TC	22,762	0.52		22,762	\$5.00	\$114,000	\$30,000	\$144,000	\$6.00	\$137,000	\$30,000	\$167,000	\$23,000	\$1.01	\$16,951	\$0.74	89					
90	0420102012	EDGEWOOD CITY OF	2224 104TH AV E	1946-2000	4,664	PUBLIC/TC	344,231	7.90		344,231	\$5.00	\$1,721,000	\$500,000	\$2,221,000	\$8.25	\$2,840,000	\$500,000	\$3,340,000	\$1,119,000	\$3.25	\$824,680	\$2.40	90					
91	0420091019	ROESCH DAVID E & PATSY A	10005 24TH ST E	1940	1,868	TC	29,826	0.68		29,826	\$5.00	\$149,000	\$60,000	\$209,000	\$6.50	\$194,000	\$60,000	\$254,000	\$45,000	\$1.51	\$33,164	\$1.11	91					
92	0420091022	ROESCH DAVID E & PATSY A	10013 24TH ST E	1929	2,566	TC	49,127	1.13		49,127	\$5.00	\$246,000	\$40,000	\$286,000	\$6.50	\$319,000	\$40,000	\$359,000	\$73,000	\$1.49	\$53,799	\$1.10	92					
93	0420091025	PIERCE COUNTY FIRE DISTRICT 22	10105 24TH ST E	NA	NA	PUBLIC	39,477	0.91		39,477	\$5.00	\$197,000	\$0	\$197,000	\$7.00	\$276,000	\$0	\$276,000	\$79,000	\$2.00	\$58,221	\$1.47	93					
94	0420091052	PIERCE COUNTY FIRE DISTRICT 22	XXX MERIDIAN E	NA	NA	PUBLIC	35,776	0.82		35,776	\$6.00	\$215,000	\$0	\$215,000	\$8.00	\$286,000	\$0	\$286,000	\$71,000	\$1.98	\$52,326	\$1.46	94					
95	0420091028	PIERCE COUNTY FIRE DISTRICT 22	10105 24TH ST E	1950-1992	9,144	PUBLIC	7,981	0.18		7,981	\$5.00	\$40,000	\$800,000	\$840,000	\$7.00	\$56,000	\$800,000	\$856,000	\$16,000	\$2.00	\$11,792	\$1.48	95					
96	0420091027	YUN MYOUNG KUN & JONG OK	2316 MERIDIAN AV E	1946	2,128	TC	11,428	0.26		11,428	\$8.00	\$91,000	\$120,000	\$211,000	\$10.19	\$116,000	\$120,000	\$236,000	\$25,000	\$2.19	\$18,424	\$1.61	96					
97	0420091146	YUN MYOUNG KUN & JONG OK	2324 MERIDIAN AV E	NA	NA	TC	8,019	0.18		8,019	\$6.50	\$52,000	\$0	\$52,000	\$10.50	\$84,000	\$0	\$84,000	\$32,000	\$3.99	\$23,583	\$2.94	97					
98	0420102013	PACWEST ENERGY LLC	2325 MERIDIAN E	1971	1,659	TC	21,329	0.49		21,329	\$7.00	\$149,000	\$300,000	\$449,000	\$9.50	\$203,000	\$300,000	\$503,000	\$54,000	\$2.53	\$39,797	\$1.87	98					
99	0420102031	COPE STEVE & CHRISTINE	10213 24TH ST E	1951	7,123	TC	19,573	0.45		19,573	\$6.00	\$117,000	\$280,000	\$397,000	\$7.50	\$147,000	\$280,000	\$427,000	\$30,000	\$1.53	\$22,109	\$1.13	99					
100	0420102040	CLAUSNIZER GORDON A	10215 24TH ST E	NA	NA	TC	20,472	0.47		20,472	\$5.00	\$102,000	\$0	\$102,000	\$7.50	\$154,000	\$0	\$154,000	\$52,000	\$2.54	\$38,323	\$1.87	100					
101	0420102039	BJERK RICHARD I & MARY S	10309 24TH ST E	1939-1960	2,369	TC	20,394	0.47		20,394	\$5.00	\$102,000	\$80,000	\$182,000	\$6.25	\$127,000	\$80,000	\$207,000	\$25,000	\$1.23	\$18,424	\$0.90	101					
102	0420102041	CITY OF EDGEWOOD	XXX 104TH AV E	NA	NA	TC	35,371	0.81		35,371	\$5.00	\$177,000	\$0	\$177,000	\$7.50	\$265,000	\$0	\$265,000	\$88,000	\$2.49	\$64,854	\$1.83	102					
103	0420094070	HILLBERG JIMMY D & KARLA J	9706 24TH ST E	1902	1,550	SF-5	42,513	0.98		42,513	\$2.82	\$120,000	\$80,000	\$200,000	\$4.12	\$175,000	\$80,000	\$255,000	\$55,000	\$1.29	\$40,534	\$0.95	103					
104	0420094138	MARK TWAIN ENTERPRISES LLC	2408 TO 2410 98TH AV E	1970	2,432	SF-5	18,861	0.43		18,861	\$4.24	\$80,000	\$100,000	\$180,000	\$5.30	\$100,000	\$100,000	\$200,000	\$20,000	\$1.06	\$14,740	\$0.78	104					
105	0420094139	MARK TWAIN ENTERPRISES LLC	2412 TO 2414 98TH AV E	1970	2,432	SF-5	17,130	0.39		17,130	\$4.67	\$80,000	\$100,000	\$180,000	\$5.84	\$100,000	\$100,000	\$200,000	\$20,000	\$1.17	\$14,740	\$0.86	105					
106	0420094141	MARK TWAIN ENTERPRISES LLC	2418 TO 2420 98TH AV E	1971	3,814	SF-5	15,311	0.35		15,311	\$5.23	\$80,000	\$100,000	\$180,000	\$6.53	\$100,000	\$100,000	\$200,000	\$20,000	\$1.31	\$14,740	\$0.96	106					
107	0420094049	MARK TWAIN ENTERPRISES LLC	2415 98TH AV E	1966	11,544	SF-5	56,092	1.29		56,092	\$4.46	\$250,000	\$347,000	\$597,000	\$5.53	\$310,000	\$347,000	\$657,000	\$60,000	\$1.07	\$44,219	\$0.79	107					
108	0420094018	NEAVE HELEN R & PATRICK BYMERS	2407 TO 2419 98TH AVCT E	1947-1973	6,447	SF-5	205,670	4.72	140,000	65,670	\$4.57	\$300,000	\$366,000	\$666,000	\$5.79	\$380,000	\$366,000	\$746,000	\$80,000	\$1.22	\$58,958	\$0.90	108					
109	0420094125	FINALYSON GARY A & ELLSWORTH D	XXX 100TH AV E	1974	NA	SF-5	203,571	4.67	27,000	176,571	\$1.19	\$210,000	\$0	\$														

* The owners of these parcels filed timely judicial appeals of their respective assessments to Pierce County Superior Court. The appeals were consolidated and processed under Pierce County Cause No. 11-2-12496-2. The Superior Court's November 10, 2011, Findings of Fact, Conclusions of Law and Decision on Appeal ordered the City to conduct a new final assessment hearing limited to these parcels. Unless the Superior Court's decision is reversed on appeal or a particular landowner withdraws his/her legal challenge, the final assessment amounts for these parcels will be determined after this hearing and any related confirmation processes have occurred.

City/County of Edgewood / Pierce
State of Washington
I certify this to be a complete, exact and true
copy of the original document. Certified this
24th day of January, 2014
Deborah Lee Zabell Notary Public
My commission expires 11/19/17

