

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: 2/24/14

AGENDA ITEM: An Ordinance Relating to LID No. 71; approving and confirming certain assessments and a portion of the assessment roll of LID No. 71 to provide for the construction of an Interstate 5 overpass at 156 th Street NE, as provided by Ordinance No. 2827; and levying and assessing a part of the cost and expense thereof against several lots, tracts, parcels of land and other property shown on the roll.	
PREPARED BY: Sandy Langdon, Finance Director/City Clerk	DIRECTOR APPROVAL:
DEPARTMENT: Finance	
ATTACHMENTS: Ordinance containing hearing examiners report and assessment roll MMC 3.60 Local Improvement, Special Assessments and LID Hearing Process	
BUDGET CODE:	AMOUNT:

SUMMARY:

The City formed Local Improvement District No. 71 (LID 71) to construct an overpass at 156th Street as petition by property owners in the general area of 156th Street. The City contributed approximately 50% to the overpass project. Upon completion of the overpass and determination of cost, notice was given to property owners regarding the assessment per parcel and date of a hearing. The hearing was held on January 9, 2014 before a hearing examiner. Ten property owners filed protests and five gave testimony at the hearing.

The hearing examiner filed his finding and conclusions and recommendations on February 3, 2014 (exhibit A of the ordinance). The hearing examiner's report along with notice to appeal was then provided to the ten property owners who filed protest. During the appeal period one property owner filed an appeal.

The next step in the LID process is to adopt and confirm the assessment roll. The assessment roll for consideration incorporates the hearing examiners decisions with the exception of those assessments against the appellant properties. A motion is needed to set the hearing for the appellant properties and then an additional motion to adopt and confirm the assessment roll except for those appellant properties.

RECOMMENDED ACTION:

Motion 1: To set the hearing on the appeal of Parcels 31052700300700, 31052700300200, 31052700300400, 31052700400300, 31052700100300, 31052700300900, 31052700300500, 31052700300800 on the final assessment roll in LID 71 for the Council's regular meeting of March 24, 2014; and, to direct the City Clerk to issue notice to each of the appellants that any arguments on the appeals may be submitted in writing to the Council by March 7, 2014; the LID may reply in writing to such argument by March 14, 2014, and the appellants may respond in writing to the LID's reply, if any, by March 19. Any written argument may be filed by email with the City Clerk, with hard copy by US mail, by 5:00 PM on each of the stated dates. The Council will hear and determine the appeals on the basis of the record before the Hearing Officer and written argument, and without oral argument.

Motion 2: To adopt Ordinance No. _____, confirming the final assessment roll for LID 71, except as to those parcels currently subject to an appeal before the Council. The adoption of Ordinance No. _____ shall be without prejudice to the rights of the pending appeals to challenge all or any part of the Hearing Officer's recommendations regarding the LID 71 final assessment roll.

CITY OF MARYSVILLE, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE of the City of Marysville, Washington, relating to Local Improvement District No. 71; approving and confirming certain assessments and a portion of the assessment roll of Local Improvement District No. 71 to provide for the construction of an Interstate 5 overpass at 156th Street NE, as provided by Ordinance No. 2827; and levying and assessing a part of the cost and expense thereof against several lots, tracts, parcels of land and other property shown on the roll.

THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON, DOES ORDAIN as follows:

Section 1. Findings and Determinations. The City Council of the City of Marysville, Washington (the “City”) makes the following findings and determinations.

(a) The assessment roll levying the special assessments against the property located in Local Improvement District No. 71 (“LID 71”) in the City has been filed with the City Clerk as provided by law.

(b) On December 9, 2013, the City Council approved the professional services agreement appointing Mr. Wayne Tanaka with Ogden Murphy Wallace, PLLC, as LID Hearing Examiner pursuant to RCW 35.44.070 and Marysville City Code 3.60.220 to conduct the hearing on the final assessment roll for LID 71.

(c) By Resolution No. 2352, the City Council fixed the time and place for the hearing on the final assessment roll for January 9, 2014, at 6 p.m., local time, in the Council Chambers in the City Hall, Marysville, Washington, and directed that notice by both mailing and publication should be given as required by law.

(d) Notice of the time and place of hearing on the final assessment roll and making objections and protests to thereon was duly published at and for the time and in the manner provided by law and the Engineering Services Manager of the City caused further notice thereof to be mailed to each property owner shown on the roll.

(e) At the time and place fixed and designated in the notice, the hearing was held before the LID Hearing Examiner, all written protests received were considered and all persons appearing at the hearing who wished to be heard were heard, for the purpose of considering the roll and the special benefits to be received by each lot, parcel and tract of land shown upon such roll, including the increase and enhancement of the fair market value of each such parcel of land by reason of the improvement, determined to modify certain of the assessments appearing on such roll and overruled all other protests.

(f) On February 3, 2014, the Hearing Examiner delivered to the City a detailed report for the LID consisting of “Findings and Conclusions and Recommendations of Hearing Examiner Regarding LID 71 City of Marysville, Washington” to the City Council (the “Hearing Examiner’s Report”), a true and complete copy of which is attached and made a part hereof marked Exhibit A.

(g) Within five days of receiving the Hearing Examiner’s Report, the City Clerk mailed notice that the report had been filed to all persons who filed a request for special notice of the report or written protest at or prior to the public hearing on the assessment roll.

(h) Property owners of parcel nos. 31052700300700, 31052700300200, 31052700300400, 31052700400300, 31052700100300, 31052700300900, 31052700300500, 31052700300800 (the “Appellant Properties”) have appealed the assessments against the Appellant Properties as set forth in the Hearing Examiner’s Report and those assessments against the Appellant Properties cannot be confirmed until the City Council rules on the appeals.

(i) All properties are unique and the special benefits received by one property are not materially related to the special benefits received by another property. The hearing on the final assessments includes hearings on individual properties. Approving and confirming the assessments against properties with LID 71 that have not been appealed to the City Council will not affect the City Council’s review of assessments against the Appellant Properties.

Section 2. Approval of Hearing Examiner’s Findings, Conclusions and Recommendations. The City Council hereby accepts and adopts the Hearing Examiner’s Report as set forth in Exhibit A except for those findings and recommendations influencing the proposed assessments against the Appellant Property, including but not limited to, Section II.B.8 and Section III.B.4.

Section 3. Confirmation of Assessment. As recommended in the Hearing Examiner’s Report, each of the lots, tracts, parcels of land and other property shown upon the assessment roll (except for the Appellant Properties) is determined and declared by the City Council, sitting and acting as a Board of Equalization, to be specially benefited by this improvement in at least the amount charged against the same, and the assessment appearing against the same is in proportion to the several assessments appearing upon the roll. There is hereby levied, confirmed and assessed against each lot, tract, parcel of land and other property appearing upon the Final Assessment Roll (defined below) (except for the Appellant Properties) the amount finally charged against the same thereon. The assessments and assessment roll of LID 71 (except for the assessments against the Appellant Properties) attached hereto as Exhibit B and incorporated herein by reference (the “Final Assessment Roll”), to provide for the construction of an Interstate 5 overpass at 156th Street NE, as provided by Ordinance No. 2827, are hereby approved and confirmed in the total amount of \$8,093,213.

Section 4. Filing of the Final Assessment Roll for Collection. The assessment roll approved and confirmed (except assessments against the Appellant Properties) shall be filed with the Finance Director of the City (the “Finance Director”) for collection and the Finance Director is authorized and directed to publish notice as required by law stating that the roll is in her hands

for collection and that payment of any assessment thereon or any portion of such assessment can be made at any time within thirty days from the date of first publication of such notice without penalty, interest or cost, and that thereafter the sum remaining unpaid may be paid in 20 equal annual installments of principal and interest. The estimated interest rate is stated to be 6.0% per annum, with the exact interest rate to be fixed in the ordinance authorizing the issuance and sale of the local improvement bonds for LID 71. The first installment of assessments on the assessment roll shall become due and payable during the thirty-day period succeeding the date one year after the date of first publication by the Finance Director of notice that the assessment roll is in her hands for collection and annually thereafter each succeeding installment shall become due and payable in like manner. If the whole or any portion of the assessment remains unpaid after the first thirty-day period, interest upon the whole unpaid sum shall be charged at the rate as determined above, and each year thereafter one of the installments of principal and interest shall be collected. Any installment not paid prior to the expiration of the thirty-day period during which such installment is due and payable shall thereupon become delinquent. In accordance with Marysville City Code 3.60.115, each delinquent installment shall be subject, at the time of delinquency, to a charge of 8% penalty levied on both principal and interest due upon that installment, and all delinquent installments also shall be charged interest at the rate as determined above. The collection of such delinquent installments, including any accelerated obligation to pay the entire amount of remaining assessment installments, will be enforced in the manner provided by law.

Section 5. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, after all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 6. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Marysville, Washington, at a regular open public meeting thereof, this 24th day of February, 2014.

Mayor

ATTEST:

Deputy City Clerk

APPROVED AS TO FORM:

Bond Counsel

EXHIBIT A
THE HEARING EXAMINER'S REPORT

**FINDINGS AND CONCLUSIONS AND RECOMMENDATIONS
OF HEARING EXAMINER REGARDING LID 71
CITY OF MARYSVILLE, WASHINGTON**

I. INTRODUCTION

Pursuant to notice, a hearing was held on January 9, 2014, at the Marysville City Hall in Marysville, Washington, for the purpose of considering protests to the final assessments for LID 71. Wayne Tanaka was the Hearing Examiner, pursuant to appointment by the City Council on December 9, 2013. The City was represented by Mr. Thom Graafstra, City Attorney. The hearing was transcribed by court reporter, Tara L. Cunha. An audio recording of the hearing was also made. A complete list of exhibits is attached to this report as Exhibit A.

II. FINDINGS OF FACT

A. GENERAL FINDINGS.

1. LID 71 was formed by the City Council on September 20, 2010 by passage of Ordinance 2827. The LID was created to construct an Interstate 5 overpass at 156th Street with road transitions at each end to connect to existing streets (the Project).¹ Approximately 50% of the estimated \$16,000,000 total project cost was to be paid by the owners of property specially benefited.
2. The Project began in July 2011 and was open to the public in November, 2011. The Project was accepted as substantially complete on March 19, 2013.
3. Total construction costs were \$14,902,000. Fifty percent of these costs were allocated to the LID. Adding bond costs, interim interest and other costs, including payments to the LID Guarantee Fund brought the total amount to be assessed to \$8,425,623.²
4. The Hearing Examiner took a short tour around the City and LID area to view the properties just prior to the hearing.
5. At the start of the hearing, the Hearing Examiner explained his role and the procedures that would be followed at the public hearing. All who intended to testify were sworn.

¹ Exhibit 6. Exhibits may be examined at the City Clerk's office.

² Exhibit 19.

6. The City presented certain preliminary testimony from Ms. Langdon, the City Finance Director, Mr. Smith, Engineering Services Manager, Mr. Gruenhagen, the Project Manager and Mr. Robert Macaulay, the appraiser. The City also submitted Exhibits 1 through 22. The City witnesses noted that there were three amendments to the final assessment roll and that Amendment 3, Exhibit 18A contains the assessments that the City is asking to be confirmed. The city's testimony and exhibits provided the background for the LID, explained the financing and costs, described the general condition of the area both before and after the project and explained how the cost of the project were in line with estimates. Mr. Macaulay provided an explanation of his methodology and, in general, how he arrived at the recommended special benefits and assessments. He also made some corrections to his Special Benefit Study, Exhibit 15. On page two of the cover letter to Mr. Smith, the Estimated Final Special Benefit is \$17,347,700. The cost/benefit ratio is 0.4857. Each parcel would receive \$1 of special benefit for every \$0.49 of LID assessment.
7. There were 9 written protests filed with the Clerk prior to the hearing. One protest, the Morales property, was received at the hearing. The Hearing Examiner has reviewed each written protest and reviewed the transcript of the hearing, plus his handwritten notes.

B. FINDINGS AS TO SPECIFIC PROPERTIES.³

1. Dennis and Sandra Quinn, Parcel 352.⁴ Neither property owner appeared or testified. In the written protest, the Quinns state they were never notified by the City regarding the LID and believe there needs to be a vote of the property owners before the assessments can be enforced. Examination of Exhibit 3, page 3-28, last column shows that notice of the formation hearing was mailed to the Quinns.
2. Terry Smith, Stephen Miller C. Bonnie Ronan, Parcels 263, 161 and 183. No one appeared or testified. In their written protest, the owner's representatives stated that the property was undeveloped and there are no current plans for redevelopment. The owner's representative stated that the LID only benefited properties to the west of I-5.
3. Dallas Bower, Parcel 131. No one appeared or testified. In the written protest Mr. Bower asserts that the only properties that benefited were on the west side of the freeway. The Project was designed to relieve congestion on the 172nd overpass which is used by people to get to the west side businesses. Mr. Bower

³ The findings are not meant to summarize every aspect of the testimony, only that portion that the Hearing Examiner believes is relevant. Thus, for instance, testimony regarding the personal financial situation of the property owner is generally left out. Further, any finding more properly denominated a conclusion should be considered as such.

⁴ Each of the properties is addressed in order of protest. The Parcel number refers to the lot number as reflected in the final assessment roll spreadsheet contained in the Final Special Benefit Study, Exhibit 15.

indicates that the assessed value of the property has gone down since 2010 but taxes have increased.

4. Michael Gitschlag and Brenda Geis, Parcel 312. No one appeared or testified. The protest letter indicated that all residents of Marysville should pay for the Project.
5. Kevan “Butch” Kvamme Parcels 71 and 72. Mr. Macaulay indicated that he had recalculated the special benefit and assessment based on the square footage supplied by Mr. Kvamme in his protest letter. These revised assessments are reflected in Amendment 3, Exhibit 18A. Mr. Kvamme accepted these changes. Mr. Kvamme questioned the methodology used by the City’s appraiser and believes that a more fair way to apportion the Project’s cost would be on frontage basis. Mr. Kvamme’s property has a relatively narrow frontage on Smokey Point Boulevard and a longer “frontage” on what would be the extension of 156th east of the present intersection. He thinks that after the first 600 feet east of the intersection, his property should be assessed at 12 cents per square foot, not 61 cents to correspond with property located to the south of his property (Parcel 172). Mr. Macaulay indicated that his benefit analysis did not rely strictly on frontage, but included the total estimated benefits to the property as a whole. Mr. Kvamme also raised an issue with access to Smokey Point Boulevard. He testified that his access onto the Boulevard was within 300 feet of the stoplight at 156th, and that the City would not allow access due to the proximity of the intersection. Rather, he testified, the City would require access off of 156th, which is currently unimproved and which he had previously dedicated to the City. Mr. Smith for the City testified that the City had not looked closely at Mr. Kvamme’s situation, but that generally the distance from the intersection to a curb cut might be too close. However, Mr. Smith indicated that access onto the Boulevard might be allowed at a point on the northerly portion of Mr. Kvamme’s property.
6. Lona K. Nakken, Parcel 313. No one appeared or testified. In the protest letter, the owner states that it is unfair for property owners to pay for the Project while City owned properties are exempt.
7. Ken Copenhaver. Parcel 137. Mr. Copenhaver has lived at the property for a number of years. He states that the only notice he received was of the petition and this hearing. Exhibit 3, page 20 shows that Mr. Copenhaver was sent notice of the formation hearing. Mr. Copenhaver’s protest letter indicated that his property has decreased in valuation since 2011. Other properties nearby have increased in value according to the information that he provided.
8. Mary Steiner. Parcels 58, 73, 76, 92, 93, 314, 315, 317. Mrs. Steiner was present and represented by attorney Matthew Link. The Steiner Property consists of the aforementioned contiguous parcels totaling 183.5 acres. The property is in the extreme north east corner of the LID.

The property was originally acquired by Mary Steiner's parents in 1958. For many years the Steiners operated the property as a dairy farm. The herd was sold in 1987. Use of the property subsequent to 1987 is not clear other than it is currently being farmed for silage and hay by a Mr. Bartleheimer who pays no money consideration to the owner. Mrs. Steiner testified that the property ceased being used as a dairy farm in 2005. She stated that she did not get notice of the LID formation, but that the notice was sent to the contract purchaser. Exhibit 3 appears to confirm that notice was sent to the contract purchaser.

Mr. Link, attorney for the property owner, submitted two valuations of the property done by R. Neil Danard a real estate broker and general contractor. Mr. Danard is not a certified appraiser. The first opinion of value was as of October 13, 2011 and was done for estate purposes. At that time the opinion of value was \$5,000 an acre or \$917,500. This is approximately \$0.11 a square foot. The second opinion was as of January 1, 2014. Mr. Danard's opinion of value was the same as some three years earlier, namely \$917,500. Mr. Danard opined that "the best use for the property is its current agricultural use," and not some use that would be allowed by the Light Industrial zoning.

Mr. Macaulay testified that in 2006 the property was sold for \$14 million dollars. This would amount to approximately \$1.75 per square foot. Mrs. Steiner confirmed this real estate contract sale. She stated that her parents received \$3.5 million dollars down, the balance to be paid. The buyer soon went into default on the note and the property was reconveyed to her parents' estate. Macaulay's fair market valuation of the property in the before situation is \$1.75 and in the after situation, \$1.80.

Mrs. Steiner contends that the project does not benefit the property because:

- a) Access to I-5 is more direct using 172nd both for agricultural operations and normal vehicle traffic.
- b) The Steiners do not derive monetary compensation from current farming of the property.
- c) The 156th overpass may decrease the property's value if its use results in more traffic around the farm.⁵

Macaulay's Special Benefit Analysis apparently analyzed the property as separate lots and did not deduct the land area on account of any Wetland Buffer Areas.⁶ However, Mrs. Steiner presented testimony and evidence that Edgecomb creek flows through the property from north to south. Mr. Danard states that the creek is 4360 feet in length. He states that according to City plans in order to develop the property the existing creek will have to be relocated along the Northern

⁵ Testimony and Item 21, Exhibit H55

⁶ See spreadsheet charts on pages 10, 11 and 19 of Exhibit 15.

Pacific railroad bed which runs in a north easterly diagonal along the east boundary of the property.⁷ With setbacks, Mr. Danard states that 30 acres of land will not be subject to development.⁸

9. Catherine Morales. Parcel 136. Ms. Morales testified that their property values had decreased over the years. She agreed with the testimony of Mr. Copenhaver, her neighbor.
10. Jesse Allen. Parcel 51. Mr. Allen's property is located at the northwest corner of the LID. It is improved with a residential duplex, but the remainder of the lot is not developed. The residential use is a preexisting non-conforming use. Mr. Allen does not believe the overpass benefits any properties located east of the freeway. He believes the only beneficiaries are those retail and commercial properties located west of the freeway.

III. CONCLUSIONS

A. GENERAL CONCLUSIONS.

1. Any conclusion deemed to be a finding shall be so considered.
2. Special benefits are measurable increases in the value of real property in excess of any enhancement to the general area. It is measured as the difference between the market value of the property without the LID Project and the market value with the LID Project assumed completed at the same date.
3. Initially, the City is favored with certain presumptions: that the improvements are a benefit to the property within the LID, the assessment is no greater than the benefit, the assessment is equal or ratable to the assessments upon other properties similarly situated, and the assessment is fair.⁹ The property owner has the burden of producing evidence to rebut these presumptions. If the property owner presents sufficient evidence to rebut the presumptions (generally through appraisal testimony or other evidence of property value with and without the Project improvements), the City has the ultimate burden of showing special benefits.¹⁰
4. Mr. Macaulay's qualifications and experience are set forth in his study.¹¹ No evidence was presented to challenge his qualifications. The Hearing Examiner concludes that Mr. Macaulay and his associates qualify as experts in the areas testified.

⁷ Item 21, Exhibit H15. Reference is to the "Smokey Point Master Plan".

⁸ Item 21, Exhibit H16

⁹ In Re Indian Trail Trunk Sewer, 35 Wash. App. 840 (1983).

¹⁰ Bellevue Plaza v. Bellevue, 121 Wn.2d 397 (1993).

¹¹ Exhibit 15, beginning at page 61.

5. The special benefit analysis performed by the City more fairly reflects the special benefits to the properties within the LID than the zone and termini or other method.¹²
6. The City Council has delegated certain limited authority to the Hearing Examiner for this hearing. As provided in Chapter Section 3.60.220 MMC, the Hearing Examiner is authorized to conduct the final assessment roll hearing and to make certain recommendations to the Council. The City Council may correct, revise, lower, change or modify the roll or any part thereof, or set aside the roll in order for the assessments to be made de novo, or that the City Council adopt or correct the roll or take other action on the roll as appropriate, including confirmation of the roll without change.
7. The Hearing Examiner does not believe he has the authority to rule on the validity of the creation of the LID or on jurisdictional issues.

B. CONCLUSIONS AS TO SPECIFIC PROPERTIES.

1. Certain of the property owners have failed to overcome the presumptions in favor of the City, chiefly by not electing to present relevant testimony to overcome the presumption of validity either at the hearing or in their protest documents or presenting any evidence that would counter the City's appraisal testimony and exhibits. Therefore the protests should be denied. These property owners are:
 - a) Protest 1, Quinn
 - b) Protest 2, Smith, *et al*
 - c) Protest 3, Bower
 - d) Protest 4, Gitschlag
 - e) Protest 6, Nakken
 - f) Protest 9, Morales
2. Kvamme, Protest 5. The City has made adjustments to the assessments based on the revised information on the size of Mr. Kvamme's property. While Mr. Kvamme's concerns about the difference in the amount of assessment based on the frontage of his property versus his neighbors' properties are valid, the City did not choose to evaluate benefit only on a front foot basis. Mr. Macauley's methodology is reasonable and Mr. Kvamme has presented no evidence that the methodology is flawed or based on inaccurate factual assumptions.
3. Copenhaver, Protest 7. The decrease in Mr. Copenhaver's property value does not address the issue of special benefits from the Project. In addition, the valuation of his property as compared with neighboring properties does not address the issue of special benefits.

¹² See Exhibit 15, page 25.

4. Steiner, Protest 8. While Mr. Danard is qualified to sell real estate and is knowledgeable of the real estate market, he is not a qualified appraiser. His estimate of \$5,000 an acre for the property is not backed up with any sales data or explanation of how he arrived at that figure. Mr. Danard's analysis does not purport to be a special benefit analysis of the before and after values of the property with and without the influence of the Project. Rather, his analysis appears to be an estimate of the fair market value of the property in its current use. Fair market value determinations must consider the "highest and best use" of the property. While Mr. Danard and Mrs. Steiner both indicate that they believe the property will continue to be used as a farm in the future, the test is not the current use, but rather the highest and best use. Mr. Danard explains that there are other "permit ready" properties closer to the freeway that would likely develop first. However, this does not mean that a suitable time value discount could not be given to the property valued not as a farm, but for Light Industrial uses. No information was presented to the Hearing Examiner on this point.

The arguments that the Project does not convey any benefits to the Steiner property do not appear to be well taken. Even if access from the property to the freeway and beyond is by way of 172nd, there is ample testimony that the new overpass will reduce congestion at 172nd thereby increasing mobility and hence property values. People traveling to and from the property do not have to physically use the overpass in order to benefit from it.

In short, the Hearing Examiner concludes that the Macaulay estimate of benefits to the property and the per square foot valuation before and after the Project are more credible than what is asserted by the property owner.

Macaulay's apparent failure to consider the individual parcels as one unit may be at variance with the rule established in the *Doolittle* case¹³. However, this does not appear to be of prejudice to the owner since any consideration of the property as one economic unit would likely lead to a higher valuation as noted in the *Doolittle* case.¹⁴

Macaulay's valuation did not deduct for wetlands and buffers, which will obviously have an effect on the developable area.¹⁵ The only information about wetlands and buffer areas is provided by Mr. Danard. The 30 acres of undevelopable land should be deducted from the 183.5 acre total area, yielding 153.5 acres of developable area. Reducing the \$193,198 assessment proportionately yields an assessment of \$161,612.

5. Jesse Allen, Protest 10. The assessments levied on properties located west of the freeway are generally higher than those to the east on a proportional basis which accounts for the difference in benefit as determined by the City. Mr. Allen's

¹³ *Doolittle v. Everett*, 114 Wn.2d 88, 786 P.2d 253 (1990)

¹⁴ *Doolittle*, at page 92

¹⁵ Exhibit 15, pages 10, 11 and 19

evidence when weighed against the City's evidence is not sufficient to overturn the proposed final assessment on his property.

IV. RECOMMENDATIONS

Based on the Findings and Conclusions set forth above, the Hearing Examiner makes the following recommendations:

1. Other than as set forth in 2, below, the Hearing Examiner recommends DENIAL of all other protests.
2. The Hearing Examiner recommends the Steiner property protest be GRANTED IN PART, and the assessment should be reduced to \$161,612.

V. APPEAL

Pursuant to Section 3.60.220 MMC, any person who shall have timely filed objections to their assessments may appeal the recommendations of the Hearing Examiner regarding his/her property to the City Council by filing written notice of such appeal together with a fee of \$100 with the City Clerk no later than 14 calendar days after the date the Hearing Examiner's recommendation report is mailed by the City Clerk.

DATED this 3rd day of February, 2014

HEARING EXAMINER


Wayne D. Tanaka

Date of Mailing: Feb 3, 2014

EXHIBIT A
LIST OF EXHIBITS
ON FILE WITH CITY CLERK

Exhibit List for City of Marysville LID #71 Hearing – January 9, 2014

Exhibit	Document	Date
1	Certificate relating to sufficiency of petition	Dated May 12, 2010
2	Intent Resolution and meeting minutes	Resolution No. 2292 dated July 26, 2010
3	Certificate of mailing notice of hearing	Yes, dated August 12, 2010
4	Affidavit of publishing notice of hearing	Published July 10, 2010 and August 4, 2010 Dated August 17, 2010
5	Hearing date and proceedings before hearing officer	Council minutes/hearing minutes from September 20, 2010
6	Formation ordinance	Ordinance No. 2827 dated September 20, 2010
7	Affidavit of publication	Published September 22, 2010 Dated September 27, 2010
8	Receipt of notice filed by City with County assessor re: farm and agricultural land	Receipt dated September 30, 2010
9	Certificate from County assessor or other evidence that assessor mailed notice to farm/ag land property owners	November 8, 2010
10	Certified copy of any waiver of farm/ag land exemption that was filed with the assessor	July 27, 2010 – Record No. 20100727035, 20107270536, 201007270537, 201007270538, 201007270539
11	Resolution or motion setting time for assessment roll hearing	Resolution 2352 dated December 9, 2013
12	Certification that notice of hearing was mailed 15 days prior	Mailed December 11, 2013 Dated December 18, 2013
13	Certification that notice of hearing was mailed 15 days prior – SPPF Properties, LLC	Mailed December 24, 2013 Dated January 3, 2014
14	Affidavit of publication (once a week for two consecutive weeks with the last 15 days before hearing)	Published December 14, 2013 and December 21, 2013 Dated January 8, 2014
15	Summary of Final Special Benefit/Proportionate Assessment Study	December 4, 2013
16	Certified Assessment Roll	December 5, 2013
17	Certified Assessment Roll – Amendment 1	December 24, 2013
18	Certified Assessment Roll – Amendment 2	December 26, 2013
18A	Certified Assessment Roll – Amendment 3	January 9, 2013
19	Certified Final Cost Summary	September 17, 2013
20	Correspondence Log	
21	Protest Log	
22	Lakewood Triangle Assess & Circulation 156 th Street/I-5 SPUI Interchange B (Build-out of Interchange)	
23	LID-156 th Street Overpass – City of Marysville Hearing Brief	January 3, 2014

EXHIBIT B

THE FINAL ASSESSMENT ROLL
(EXCLUDING ASSESSMENTS AGAINST APPELLANT PROPERTIES)

City of Marysville 156th Street NE Overpass Project---Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
1	CITY OF MARYSVILLE	31053200100100	0.40	0.40	17,424	No	None	N/A	GC	///	\$0.00	\$0	\$0	\$0	///	\$0.00	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0.00
2	ROGERS DENIS A & MARY L	00697200000400	0.38	0.38	16,553	No	3,000	1978	GC	///	\$25.50	\$422,096	\$10,000	\$432,100	///	\$26.25	\$434,500	\$10,000	\$444,500	\$12,400	\$0.75	\$6,023	\$0.36
3	INTRIGUE INVESTMENT COMPANY	31052900201700	8.74	8.23	358,499	No	None	N/A	R12, GC, MU	///	\$5.00	\$1,792,494	\$0	\$1,792,500	///	\$5.50	\$1,971,700	\$0	\$1,971,700	\$179,200	\$0.50	\$87,036	\$0.24
4	HOUSING HOPE	31052900300100	3.03	3.73	162,679	No	None	N/A	MU	///	\$5.00	\$813,395	\$0	\$813,400	///	\$5.50	\$894,700	\$0	\$894,700	\$81,300	\$0.50	\$39,487	\$0.24
5	VILLAS AT LAKEWOOD PARTNERS LLP	31052900201500	9.20	9.31	405,544	No	None	N/A	R12	///	\$4.50	\$1,824,946	\$0	\$1,824,900	///	\$5.00	\$2,027,700	\$0	\$2,027,700	\$202,800	\$0.50	\$98,498	\$0.24
6	INTRIGUE INVESTMENT COMPANY	31052900100900	10.07	10.00	435,600	No	None	N/A	GC	///	\$7.00	\$3,049,200	\$0	\$3,049,200	///	\$7.50	\$3,267,000	\$0	\$3,267,000	\$217,800	\$0.50	\$105,784	\$0.24
7	CITY OF MARYSVILLE	31052900100700	0.25	0.30	13,068	No	None	N/A	GC	///	\$7.00	\$91,476	\$0	\$91,500	///	\$7.00	\$91,500	\$0	\$91,500	\$0	\$0.00	\$0	\$0.00
8	ZORZI ROBERTO & PAOLA CRESCINI IN	31052900400200	2.60	2.61	113,699	No	None	N/A	GC	///	\$11.00	\$1,250,689	\$0	\$1,250,700	///	\$12.00	\$1,364,400	\$0	\$1,364,400	\$113,700	\$1.00	\$55,223	\$0.49
9	HOUSING HOPE	31052900400900	3.22	2.50	108,900	No	None	N/A	GC/MU	///	\$5.00	\$544,500	\$0	\$544,500	///	\$5.50	\$599,000	\$0	\$599,000	\$54,500	\$0.50	\$26,470	\$0.24
10	OB MARYSVILLE PROPERTIES LLC	31052900400700	8.35	0.94	41,160	No	2,720	2000	GC	///	\$12.00	\$493,920	\$110,000	\$603,900	///	\$13.50	\$555,700	\$110,000	\$665,700	\$61,800	\$1.50	\$30,016	\$0.73
11	OB MARYSVILLE PROPERTIES LLC	31052900401100	1.20	8.25	359,366	No	None	N/A	GC	///	\$12.00	\$4,312,392	\$0	\$4,312,400	///	\$13.50	\$4,851,400	\$0	\$4,851,400	\$539,000	\$1.50	\$261,787	\$0.73
12	GREENWOOD 1111 LLC	31052900400300	4.68	4.63	201,683	No	None	N/A	GC	///	\$9.75	\$1,966,407	\$0	\$1,966,400	///	\$10.50	\$2,117,700	\$0	\$2,117,700	\$151,300	\$0.75	\$73,485	\$0.36
13	MARYSVILLE FORD INC	31052900400400	7.70	7.60	331,056	No	None	N/A	GC	///	\$12.00	\$3,972,672	\$0	\$3,972,700	///	\$13.00	\$4,303,700	\$0	\$4,303,700	\$331,000	\$1.00	\$160,764	\$0.49
14	OB MARYSVILLE PROPERTIES LLC	31052900400500	5.07	5.00	217,800	No	None	N/A	GC	///	\$12.00	\$2,613,600	\$0	\$2,613,600	///	\$14.00	\$3,049,200	\$0	\$3,049,200	\$435,600	\$2.00	\$211,567	\$0.97
15	TRAN MICHAEL KIM & AMY LAM	00697200000200	0.58	0.58	25,265	No	2,608	1977	GC	///	\$25.00	\$631,620	\$65,000	\$696,600	///	\$26.00	\$656,900	\$65,000	\$721,900	\$25,300	\$1.00	\$12,288	\$0.49
16	LAKWOOD CROSSING PROPERTIES LLC	00697200000501	0.78	0.78	33,977	No	8,448	2010	GC	///	\$24.00	\$815,443	\$1,675,000	\$2,490,400	///	\$25.00	\$849,400	\$1,675,000	\$2,524,400	\$34,000	\$1.00	\$16,513	\$0.49
17	LAKWOOD CROSSING PROPERTIES LLC	00697200000502	0.53	0.53	23,087	No	2,438	2008	GC	///	\$24.00	\$554,083	\$510,000	\$1,064,100	///	\$25.00	\$577,200	\$510,000	\$1,087,200	\$23,100	\$1.00	\$11,219	\$0.49
18	TARGET CORPORATION	00482800001306	10.55	10.55	459,463	No	126,905	2006	GC	///	\$20.00	\$9,189,260	\$18,900,000	\$28,089,300	///	\$21.25	\$9,763,600	\$18,900,000	\$28,663,600	\$574,300	\$1.25	\$278,932	\$0.61
19	POWELL-SMOKEY POINT LLC	00482800001201	1.05	1.15	50,157	No	8,658	2007	GC	///	\$25.00	\$1,253,925	\$1,525,000	\$2,778,900	///	\$26.25	\$1,316,600	\$1,525,000	\$2,841,600	\$62,700	\$1.25	\$30,453	\$0.61
20	POWELL-SMOKEY POINT LLC	00482800001202	1.62	1.62	70,521	No	6,843	2007	GC	///	\$25.00	\$1,763,025	\$1,200,000	\$2,963,000	///	\$26.25	\$1,851,200	\$1,200,000	\$3,051,200	\$88,200	\$1.25	\$42,838	\$0.61
21	COSTCO WHOLESALE CORP	31052900102500	15.32	15.32	667,210	No	152,543	2006	GC	///	\$19.00	\$12,676,990	\$20,150,000	\$32,827,000	///	\$20.25	\$13,511,000	\$20,150,000	\$33,661,000	\$834,000	\$1.25	\$405,066	\$0.61
23	POWELL-SMOKEY POINT LLC	31052900102700	1.15	1.15	50,211	No	1,280	1958	GC	///	\$24.00	\$1,205,064	\$905,000	\$2,110,100	///	\$25.25	\$1,267,800	\$905,000	\$2,172,800	\$62,700	\$1.25	\$30,453	\$0.61
24	POWELL-SMOKEY POINT LLC	31052900102800	7.22	7.24	315,216	No	93,106	2007	GC	///	\$18.00	\$5,673,888	\$11,000,000	\$16,673,900	///	\$19.25	\$6,067,900	\$11,000,000	\$17,067,900	\$394,000	\$1.25	\$191,362	\$0.61
25	POWELL-SMOKEY POINT LLC	31052900102900	1.11	1.11	48,424	No	8,589	2007	GC	///	\$22.00	\$1,065,328	\$1,400,000	\$2,465,300	///	\$23.25	\$1,125,900	\$1,400,000	\$2,525,900	\$60,600	\$1.25	\$29,433	\$0.61
26	KIM-ALSTON LLC	00697200000301	1.53	1.53	66,666	No	18,550	2007	GC	///	\$25.00	\$1,666,650	\$4,750,000	\$6,416,700	///	\$26.25	\$1,750,000	\$4,750,000	\$6,500,000	\$83,300	\$1.25	\$40,458	\$0.61
27	KIM-ALSTON LLC	00482800000801	1.33	1.33	57,979	No	6,356	2008	GC	///	\$25.00	\$1,449,475	\$1,135,000	\$2,584,500	///	\$26.25	\$1,521,900	\$1,135,000	\$2,656,900	\$72,400	\$1.25	\$35,164	\$0.61

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City of Marysville 156th Street NE Overpass Project---Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
28	KIM-ALSTON LLC	0048280000602	2.54	2.54	110,796	No	31,291	2007	GC	///	\$24.00	\$2,659,104	\$4,750,000	\$7,409,100	///	\$25.25	\$2,797,600	\$4,750,000	\$7,547,600	\$138,500	\$1.25	\$67,268	\$0.61
29	KIM-ALSTON LLC	0048280000601	2.70	2.70	117,439	No	29,469	2007	GC	///	\$24.00	\$2,818,536	\$4,985,000	\$7,803,500	///	\$25.25	\$2,965,300	\$4,985,000	\$7,950,300	\$146,800	\$1.25	\$71,299	\$0.61
30	BOSECK & JAEGER LLC, AND GREENWOOD SOUTH LLC	31052900400600	5.77	5.71	248,728	No	944	1918	GC	///	\$8.00	\$1,989,821	\$5,000	\$1,994,800	///	\$8.75	\$2,176,400	\$5,000	\$2,181,400	\$186,600	\$0.75	\$90,630	\$0.36
31	LINDAL CEDAR HOMES INC	31052900400601	5.77	0.00	0	No	2,662	1998	GC	///	\$0.00	\$0	\$150,000	\$150,000	///	\$10.50	\$0	\$150,000	\$150,000	\$0	\$0.00	\$0	\$0.00
32	MACLYN INVESTMENTS LLC	31052900401800	4.24	4.28	186,437	No	None	N/A	GC	///	\$8.00	\$1,491,494	\$0	\$1,491,500	///	\$8.50	\$1,584,700	\$0	\$1,584,700	\$93,200	\$0.50	\$45,266	\$0.24
33	MACLYN INVESTMENTS LLC	31052900401900	2.65	2.68	116,741	No	None	N/A	GC	///	\$8.00	\$933,926	\$0	\$933,900	///	\$8.50	\$992,300	\$0	\$992,300	\$58,400	\$0.50	\$28,364	\$0.24
34	SYNERGY HOLDINGS LLC	31052900402000	2.48	2.52	109,771	No	30,129	2006	GC	///	\$9.00	\$987,941	\$4,025,000	\$5,012,900	///	\$9.50	\$1,042,800	\$4,025,000	\$5,067,800	\$54,900	\$0.50	\$26,664	\$0.24
35	THOMAS GREG	31052900402100	2.70	2.70	117,612	No	None	N/A	GC	///	\$8.50	\$999,702	\$0	\$999,700	///	\$9.00	\$1,058,500	\$0	\$1,058,500	\$58,800	\$0.50	\$28,559	\$0.24
36	THOMAS GREG	31052900402200	1.46	1.41	61,420	No	None	N/A	GC	///	\$8.50	\$522,067	\$0	\$522,100	///	\$9.00	\$552,800	\$0	\$552,800	\$30,700	\$0.50	\$14,911	\$0.24
37	KIM-ALSTON LLC	0048280000506	0.86	0.86	37,462	No	6,760	2007	GC	///	\$26.00	\$974,002	\$1,000,000	\$1,974,000	///	\$27.00	\$1,011,500	\$1,000,000	\$2,011,500	\$37,500	\$1.00	\$18,213	\$0.49
38	CASE C DEAN	0069720000600	0.30	0.30	13,068	No	5,776	1989	GC	///	\$25.50	\$333,234	\$470,000	\$803,200	///	\$26.00	\$339,800	\$470,000	\$809,800	\$6,600	\$0.51	\$3,206	\$0.25
39	TERRA FIRMA DEVELOPMENT COMPANY	31052900303200	30.55	31.09	1,354,280	Yes	None	N/A	R12 and CB	///	\$2.30	\$3,114,845	\$0	\$3,114,800	///	\$3.00	\$4,062,800	\$0	\$4,062,800	\$948,000	\$0.70	\$460,435	\$0.34
40	TERRA FIRMA DEVELOPMENT COMPANY	31052900401300	7.66	7.64	332,855	Yes	None	N/A	CB	///	\$7.75	\$2,579,626	\$0	\$2,579,600	///	\$9.00	\$2,995,700	\$0	\$2,995,700	\$416,100	\$1.25	\$202,096	\$0.61
41	SNOHOMISH CO PROP MGMT	31052900400800	43.60	43.57	1,897,909	No	576	1977	RECREATION	///	\$3.00	\$5,693,728	\$40,000	\$5,733,700	///	\$3.00	\$5,693,700	\$40,000	\$5,733,700	\$0	\$0.00	\$0	\$0.00
42	SNOHOMISH CO PROP MGMT	31052900401700	10.54	10.45	455,202	No	None	N/A	RECREATION	///	\$3.00	\$1,365,606	\$0	\$1,365,600	///	\$3.00	\$1,365,600	\$0	\$1,365,600	\$0	\$0.00	\$0	\$0.00
43	MARYSVILLE LAND LLC	31052900401500	16.61	15.97	695,520	No	None	N/A	CB	///	\$7.25	\$5,042,520	\$0	\$5,042,500	///	\$9.00	\$6,259,700	\$0	\$6,259,700	\$1,217,200	\$1.75	\$591,183	\$0.85
44	TERRA FIRMA DEVELOPMENT COMPANY	31052900303100	34.38	34.33	1,495,415	Yes	None	N/A	R12 and CB	///	\$3.00	\$4,486,244	\$0	\$4,486,200	///	\$3.25	\$4,860,100	\$0	\$4,860,100	\$373,900	\$0.25	\$181,600	\$0.12
45	MADISON MARYSVILLE LLC	00697200000700	1.36	1.36	59,242	No	14,400	2009	GC	///	\$25.00	\$1,481,040	\$3,050,000	\$4,531,000	///	\$26.00	\$1,540,300	\$3,050,000	\$4,590,300	\$59,300	\$1.00	\$28,801	\$0.49
46	BEST PIE LLC - VILLAGE RESTURANT	00697200000100	1.09	1.09	47,480	No	5,334	1976	GC	///	\$25.50	\$1,210,750	\$105,000	\$1,315,800	///	\$26.25	\$1,246,400	\$105,000	\$1,351,400	\$35,600	\$0.75	\$17,291	\$0.36
47	KIM-ALSTON LLC	0048280000505	0.76	0.76	33,106	No	2,847	2007	GC	///	\$27.00	\$893,851	\$745,000	\$1,638,900	///	\$28.00	\$927,000	\$745,000	\$1,672,000	\$33,100	\$1.00	\$16,076	\$0.49
48	HENSRUDE SCOTT & CHRISTY	31052800301300	0.92	0.92	40,075	No	9,270	1985	GC	///	\$9.00	\$360,677	\$380,000	\$740,700	///	\$9.50	\$380,700	\$380,000	\$760,700	\$20,000	\$0.50	\$9,714	\$0.24
49	HENSRUDE SCOTT & CHRISTY	31052800302100	0.84	0.84	36,590	No	3,400	1985	GC	///	\$7.50	\$274,428	\$0	\$274,400	///	\$8.00	\$292,700	\$0	\$292,700	\$18,300	\$0.50	\$8,888	\$0.24
50	UNION BANK NA	31052800300600	4.00	4.13	179,903	No	None	N/A	GC	///	\$4.25	\$764,587	\$0	\$764,600	///	\$5.00	\$899,500	\$0	\$899,500	\$134,900	\$0.75	\$65,520	\$0.36
51	ALLEN JESSE O & CAMILLE	31052800301400	0.41	0.53	23,087	No	1,456	1966	GC	///	\$12.00	\$277,042	\$140,000	\$417,000	///	\$12.50	\$288,600	\$140,000	\$428,600	\$11,600	\$0.50	\$5,634	\$0.24
52	HENSRUDE SCOTT & CHRISTY	31052800300400	0.92	0.92	40,075	No	14,980	2002	GC	///	\$9.00	\$360,677	\$830,000	\$1,190,700	///	\$9.50	\$380,700	\$830,000	\$1,210,700	\$20,000	\$0.50	\$9,714	\$0.24
53	HENSRUDE SCOTT	31052800300500	0.84	0.84	36,590	No	6,000	1985	GC	///	\$7.50	\$274,428	\$155,000	\$429,400	///	\$8.00	\$292,700	\$155,000	\$447,700	\$18,300	\$0.50	\$8,888	\$0.24

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City of Marysville 156th Street NE Overpass Project---Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
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54	PACIFIC CONTINENTAL BANK	31052800400100	93.25	95.00	4,138,200	No	None	N/A	LI	///	\$1.70	\$7,034,940	\$0	\$7,034,900	///	\$1.75	\$7,241,900	\$0	\$7,241,900	\$207,000	\$0.05	\$100,538	\$0.02
55	SMOKEY POINT #4	31052800301600	5.08	5.00	217,800	No	None	N/A	GC	///	\$2.00	\$435,600	\$0	\$435,600	///	\$2.05	\$446,500	\$0	\$446,500	\$10,900	\$0.05	\$5,294	\$0.02
56	FRITZBERG SMOKEY POINT 10 LLC	31052800301200	10.32	10.03	436,907	No	None	N/A	GC	///	\$2.75	\$1,201,494	\$0	\$1,201,500	///	\$3.00	\$1,310,700	\$0	\$1,310,700	\$109,200	\$0.25	\$53,037	\$0.12
57	CLAVEL RICARDO/MILLER MARY JANE	31052700200800	0.47	0.46	20,038	No	2,383	1945	LI	///	\$5.00	\$100,188	\$170,000	\$270,200	///	\$5.05	\$101,200	\$170,000	\$271,200	\$1,000	\$0.05	\$486	\$0.02
* 58	STEINER FARMS LLC	31052700300700	8.94	9.50	413,820	No	None	N/A	LI	///	\$1.75	\$724,185	\$0	\$724,200	///	\$1.80	\$744,900	\$0	\$744,900	\$20,700	\$0.05	\$10,054	\$0.02
59	EVAR MATTHEW J	31052700300600	1.17	1.00	43,560	No	964	1922	LI	///	\$5.00	\$217,800	\$100,000	\$317,800	///	\$5.05	\$220,000	\$100,000	\$320,000	\$2,200	\$0.05	\$1,069	\$0.02
60	SMOKEY POINT #4	31052800301700	4.81	5.00	217,800	No	None	N/A	GC	///	\$2.00	\$435,600	\$0	\$435,600	///	\$2.05	\$446,500	\$0	\$446,500	\$10,900	\$0.05	\$5,294	\$0.02
61	CASCADIA SMOKEY POINT LLC	31052800301500	4.55	4.31	187,744	No	19,520	1979,80,88,92	GC	///	\$4.50	\$844,846	\$475,000	\$1,319,800	///	\$5.00	\$938,700	\$475,000	\$1,413,700	\$93,900	\$0.50	\$45,606	\$0.24
62	CITY OF MARYSVILLE	31052800300200	15.09	25.04	1,090,742	No	None	N/A	OPEN	///	\$0.50	\$545,371	\$0	\$545,400	///	\$0.50	\$545,400	\$0	\$545,400	\$0	\$0.00	\$0	\$0.00
63	CITY OF MARYSVILLE	31052800300100	25.04	25.12	1,094,227	No	None	N/A	GC	///	\$2.00	\$2,188,454	\$0	\$2,188,500	///	\$2.10	\$2,297,900	\$0	\$2,297,900	\$109,400	\$0.10	\$53,135	\$0.05
64	PETRITZ JAMES G	31052800301000	0.45	0.46	20,038	No	2,448	1968	GC	///	\$9.00	\$180,338	\$180,000	\$360,300	///	\$10.00	\$200,400	\$180,000	\$380,400	\$20,100	\$1.00	\$9,762	\$0.49
65	PROVIDENCE HEALTH SYSTEM-WASHINGTON	31052800301800	2.66	2.66	115,870	No	None	N/A	GC	///	\$8.00	\$926,957	\$0	\$927,000	///	\$9.50	\$1,100,800	\$0	\$1,100,800	\$173,800	\$1.50	\$84,413	\$0.73
66	PROVIDENCE HEALTH SYSTEM-WASHINGTON	31052800301900	1.80	1.80	78,408	No	None	N/A	GC	///	\$8.00	\$627,264	\$0	\$627,300	///	\$9.50	\$744,900	\$0	\$744,900	\$117,600	\$1.50	\$57,117	\$0.73
67	PROVIDENCE HEALTH SYSTEM-WASHINGTON	31052800302000	1.84	1.84	80,150	No	None	N/A	GC	///	\$8.00	\$641,203	\$0	\$641,200	///	\$9.50	\$761,400	\$0	\$761,400	\$120,200	\$1.50	\$58,380	\$0.73
68	PROVIDENCE HEALTH SYSTEM-WASHINGTON	31052800300700	1.74	1.74	75,794	No	None	N/A	GC	///	\$8.00	\$606,355	\$0	\$606,400	///	\$9.50	\$720,000	\$0	\$720,000	\$113,600	\$1.50	\$55,175	\$0.73
69	SMOKEY POINT BLVD LLC	31052800300800	17.83	17.33	754,895	No	None	N/A	GC	///	\$3.00	\$2,264,684	\$0	\$2,264,700	///	\$3.25	\$2,453,400	\$0	\$2,453,400	\$188,700	\$0.25	\$91,650	\$0.12
70	CITY OF MARYSVILLE	31052800300300	4.93	5.40	235,224	No	None	N/A	GC	///	\$7.00	\$1,646,568	\$0	\$1,646,600	///	\$7.75	\$1,823,000	\$0	\$1,823,000	\$176,400	\$0.75	\$85,676	\$0.36
71	SMOKEY POINT BLVD L L C	31052800301100	36.09	36.09	1,572,080	No	None	N/A	GC/OPEN	///	\$1.91	\$3,002,674	\$0	\$3,002,700	///	\$1.99	\$3,128,400	\$0	\$3,128,400	\$125,700	\$0.08	\$61,051	\$0.04
72	SMOKEY POINT BLVD L L C	31052800300900	9.18	9.18	399,881	No	None	N/A	GC	///	\$7.00	\$2,799,166	\$0	\$2,799,200	///	\$8.25	\$3,299,000	\$0	\$3,299,000	\$499,800	\$1.25	\$242,748	\$0.61
* 73	STEINER FARMS LLC	31052700300200	19.51	19.50	849,420	No	None	N/A	LI	///	\$1.75	\$1,486,485	\$0	\$1,486,500	///	\$1.80	\$1,529,000	\$0	\$1,529,000	\$42,500	\$0.05	\$20,642	\$0.02
74	MARYSVILLE NORTH I LLC	31052700201000	20.05	19.50	849,420	No	None	N/A	LI	///	\$1.75	\$1,486,485	\$0	\$1,486,500	///	\$1.80	\$1,529,000	\$0	\$1,529,000	\$42,500	\$0.05	\$20,642	\$0.02
75	MARYSVILLE NORTH I LLC	31052700200700	19.56	19.54	851,162	No	None	N/A	LI	///	\$1.75	\$1,489,534	\$0	\$1,489,500	///	\$1.80	\$1,532,100	\$0	\$1,532,100	\$42,600	\$0.05	\$20,690	\$0.02
* 76	STEINER FARMS LLC	31052700300400	19.90	20.00	871,200	No	1,664	1909	LI	///	\$1.75	\$1,524,600	\$50,000	\$1,574,600	///	\$1.80	\$1,568,200	\$50,000	\$1,618,200	\$43,600	\$0.05	\$21,176	\$0.02
77	MARYSVILLE NORTH I LLC	31052700300100	19.34	19.50	849,420	No	None	N/A	LI	///	\$1.75	\$1,486,485	\$0	\$1,486,500	///	\$1.80	\$1,529,000	\$0	\$1,529,000	\$42,500	\$0.05	\$20,642	\$0.02

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City of Marysville 156th Street NE Overpass Project---Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
78	MARYSVILLE NORTH I LLC	31052700301100	17.30	17.30	753,588	No	1,852	1948	LI	///	\$1.75	\$1,318,779	\$0	\$1,318,800	///	\$1.80	\$1,356,500	\$0	\$1,356,500	\$37,700	\$0.05	\$18,311	\$0.02
79	PUBLIC UTILITY DIST 1 SNO CO	31052700301200	2.47	2.47	107,593	No	None	N/A	LI	///	\$5.00	\$537,966	\$0	\$538,000	///	\$5.00	\$538,000	\$0	\$538,000	\$0	\$0.00	\$0	\$0.00
80	OVERSIZE STORAGE LLC	01101300220100	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
81	OVERSIZE STORAGE LLC	01101300220200	0.02	0.05	2,176	No	900	2008	GC	///	\$4.75	\$10,337	\$46,000	\$56,300	///	\$4.85	\$10,600	\$46,000	\$56,600	\$300	\$0.00	\$146	\$0.00
82	OVERSIZE STORAGE LLC	01101300220300	0.02	0.05	2,176	No	900	2008	GC	///	\$4.75	\$10,337	\$46,000	\$56,300	///	\$4.85	\$10,600	\$46,000	\$56,600	\$300	\$0.00	\$146	\$0.00
83	OVERSIZE STORAGE LLC	01101300220400	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
84	OVERSIZE STORAGE LLC	01101300220500	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
85	OVERSIZE STORAGE LLC	01101300220600	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
86	OVERSIZE STORAGE LLC	01101300220700	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
87	OVERSIZE STORAGE LLC	01101300220800	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
88	OVERSIZE STORAGE LLC	01101300220900	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
89	OVERSIZE STORAGE LLC	01101300221000	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
90	OVERSIZE STORAGE LLC	01101300221100	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
91	OVERSIZE STORAGE LLC	01101300221200	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
* 92	STEINER FARMS LLC	31052700400300	40.16	41.60	1,812,096	No	None	N/A	LI	///	\$1.50	\$2,718,144	\$0	\$2,718,100	///	\$1.55	\$2,808,700	\$0	\$2,808,700	\$90,600	\$0.05	\$44,004	\$0.02
* 93	STEINER FARMS LLC	31052700100300	25.78	25.48	1,109,909	No	None	N/A	LI	///	\$1.50	\$1,664,863	\$0	\$1,664,900	///	\$1.55	\$1,720,400	\$0	\$1,720,400	\$55,500	\$0.05	\$26,956	\$0.02
94	MILLER JOE A	31053200101300	1.12	1.00	43,560	No	608	1914	CB	///	\$5.00	\$217,800	\$3,400	\$221,200	///	\$5.50	\$239,600	\$3,400	\$243,000	\$21,800	\$0.50	\$10,588	\$0.24
95	MILLER JOE A	31053200103200	1.91	1.86	81,022	No	None	N/A	CB	///	\$5.00	\$405,108	\$0	\$405,100	///	\$5.50	\$445,600	\$0	\$445,600	\$40,500	\$0.50	\$19,670	\$0.24
96	SNOHOMISH COUNTY FIRE DIST 12	31053200400600	1.16	1.16	50,530	No	4,981	1964	LI	///	\$7.00	\$353,707	\$350,000	\$703,700	///	\$7.10	\$358,800	\$350,000	\$708,800	\$5,100	\$0.10	\$2,477	\$0.05
97	KUAN MONG-HWAI & SHUEN-CHEN	31053200400500	0.61	0.64	27,878	No	1,530	1980	LI	///	\$7.00	\$195,149	\$85,000	\$280,100	///	\$7.10	\$197,900	\$85,000	\$282,900	\$2,800	\$0.10	\$1,360	\$0.05
98	SMOKEY POINT INVESTMENTS LLC	31053200400400	0.52	0.57	24,829	No	1,188	1924	LI	///	\$7.00	\$173,804	\$110,000	\$283,800	///	\$7.10	\$176,300	\$110,000	\$286,300	\$2,500	\$0.10	\$1,214	\$0.05
99	KAZEN RICK	00726700000200	0.51	0.52	22,651	No	7,000	1984	LI	///	\$7.00	\$158,558	\$430,000	\$588,600	///	\$7.10	\$160,800	\$430,000	\$590,800	\$2,200	\$0.10	\$1,069	\$0.05
100	FLO-WASH LLC	00726700000300	0.50	0.50	21,780	No	5,984	1987	LI	///	\$7.00	\$152,460	\$350,000	\$502,500	///	\$7.10	\$154,600	\$350,000	\$504,600	\$2,100	\$0.10	\$1,020	\$0.05
101	KAZEN RICK S	00726700000400	0.52	0.52	22,651	No	7,480	1988	LI	///	\$7.00	\$158,558	\$470,000	\$628,600	///	\$7.10	\$160,800	\$470,000	\$630,800	\$2,200	\$0.10	\$1,069	\$0.05
102	HOCHREITER HEINRICH	00732200000100	0.53	0.53	23,087	No	11,620	1996	LI	///	\$7.00	\$161,608	\$815,000	\$976,600	///	\$7.10	\$163,900	\$815,000	\$978,900	\$2,300	\$0.10	\$1,117	\$0.05
103	HOCHREITER HEINRICH	00732200000200	0.50	0.50	21,780	No	8,000	1995	LI	///	\$7.00	\$152,460	\$560,000	\$712,500	///	\$7.10	\$154,600	\$560,000	\$714,600	\$2,100	\$0.10	\$1,020	\$0.05

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Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
104	HOCHREITER HEINRICH	00745600000100	0.51	0.51	22,216	No	8,550	1993	LI	///	\$7.00	\$155,509	\$525,000	\$680,500	///	\$7.10	\$157,700	\$525,000	\$682,700	\$2,200	\$0.10	\$1,069	\$0.05
105	HOCHREITER HEINRICH	00745600000200	0.51	0.51	22,216	No	9,682	1988	LI	///	\$7.00	\$155,509	\$655,000	\$810,500	///	\$7.10	\$157,700	\$655,000	\$812,700	\$2,200	\$0.10	\$1,069	\$0.05
106	BAUER PROPERTIES LLC	00743300100100	0.51	0.51	22,216	No	4,308	1985	LI	///	\$7.00	\$155,509	\$136,000	\$291,500	///	\$7.10	\$157,700	\$136,000	\$293,700	\$2,200	\$0.10	\$1,069	\$0.05
107	BAUER PROPERTIES LLC	00743300100200	0.51	0.51	22,216	No	1,750	1985	LI	///	\$7.00	\$155,509	\$55,000	\$210,500	///	\$7.10	\$157,700	\$55,000	\$212,700	\$2,200	\$0.10	\$1,069	\$0.05
108	BAUER PROPERTIES LLC	00743300100300	0.51	0.51	22,216	No	2,800	1985	LI	///	\$7.00	\$155,509	\$89,000	\$244,500	///	\$7.10	\$157,700	\$89,000	\$246,700	\$2,200	\$0.10	\$1,069	\$0.05
109	SPPF PROPERTIES LLC	31053200101600	7.28	7.28	317,022	No	None	N/A	CB	///	\$7.00	\$2,219,154	\$0	\$2,219,200	///	\$7.50	\$2,377,700	\$0	\$2,377,700	\$158,500	\$0.50	\$76,982	\$0.24
110	MILLER JOESEPH A	31053200102600	5.31	4.74	206,474	No	6,808	1987	CB	///	\$6.00	\$1,238,846	\$650,000	\$1,888,800	///	\$6.50	\$1,342,100	\$650,000	\$1,992,100	\$103,300	\$0.50	\$50,172	\$0.24
111	SPPF PROPERTIES LLC	31053200102700	2.54	2.54	110,589	No	None	N/A	CB	///	\$9.50	\$1,050,596	\$0	\$1,050,600	///	\$10.50	\$1,161,200	\$0	\$1,161,200	\$110,600	\$1.00	\$53,717	\$0.49
112	CASCADE STORAGE LLC	31053200100600	4.06	4.06	176,854	No	38,410	1994	GC	///	\$12.00	\$2,122,243	\$2,200,000	\$4,322,200	///	\$13.50	\$2,387,500	\$2,200,000	\$4,587,500	\$265,300	\$1.50	\$128,854	\$0.73
113	HART RONALD L	31053200101800	1.44	1.36	59,242	No	10,660	1984,87	LI	///	\$7.00	\$414,691	\$500,000	\$914,700	///	\$7.25	\$429,500	\$500,000	\$929,500	\$14,800	\$0.25	\$7,188	\$0.12
114	DANIELSON DANIEL A	31053200102400	0.68	0.68	29,621	No	4,636	1958	LI	///	\$7.00	\$207,346	\$360,000	\$567,300	///	\$7.25	\$214,800	\$360,000	\$574,800	\$7,500	\$0.25	\$3,643	\$0.12
115	BAUER PROPERTIES LLC	31053200102200	0.35	0.34	14,810	No	308	1961	LI	///	\$7.00	\$103,673	\$0	\$103,700	///	\$7.10	\$105,200	\$0	\$105,200	\$1,500	\$0.10	\$729	\$0.05
116	BAUER PROPERTIES LLC	31053200102300	0.88	0.88	38,333	No	16,698	1914 & 2000	LI	///	\$7.00	\$268,330	\$975,000	\$1,243,300	///	\$7.10	\$272,200	\$975,000	\$1,247,200	\$3,900	\$0.10	\$1,894	\$0.05
117	STILLAGUAMISH TRIBE OF INDIANS - TRUST	31053200100900	1.86	1.67	72,745	No	None	N/A	CB	///	\$9.50	\$691,079	\$0	\$691,100	///	\$9.50	\$691,100	\$0	\$691,100	\$0	\$0.00	\$0	\$0.00
118	STILLAGUAMISH TRIBE OF INDIANS - TRUST	31053200102500	3.94	3.73	162,479	No	None	N/A	CB	///	\$9.50	\$1,543,549	\$0	\$1,543,500	///	\$9.50	\$1,543,500	\$0	\$1,543,500	\$0	\$0.00	\$0	\$0.00
119	S & J PROPERTIES LLC	31053200100500	0.98	0.92	40,075	No	3,656	1916 & 1980	GC	///	\$12.00	\$480,902	\$0	\$480,900	///	\$12.75	\$511,000	\$0	\$511,000	\$30,100	\$0.75	\$14,619	\$0.36
120	STEWART GREG	31053200100400	1.92	1.85	80,586	No	13,728	1926 & 2003	GC	///	\$12.00	\$967,032	\$340,000	\$1,307,000	///	\$13.00	\$1,047,600	\$340,000	\$1,387,600	\$80,600	\$1.00	\$39,147	\$0.49
121	SMOKEY POINT INVESTMENTS LLC	31053300302500	10.37	10.53	458,687	No	None	N/A	LI	///	\$4.00	\$1,834,747	\$0	\$1,834,700	///	\$4.05	\$1,857,700	\$0	\$1,857,700	\$23,000	\$0.05	\$11,171	\$0.02
122	SPPF PROPERITES LLC	31053200100300	14.63	14.63	637,293	No	None	N/A	CB	///	\$8.50	\$5,416,991	\$0	\$5,417,000	///	\$10.00	\$6,372,900	\$0	\$6,372,900	\$955,900	\$1.50	\$464,271	\$0.73
123	LARSON LELAND	31053200101100	19.90	20.00	871,200	Yes	1,576	1910	CB	///	\$4.75	\$4,138,200	\$0	\$4,138,200	///	\$5.60	\$4,878,700	\$0	\$4,878,700	\$740,500	\$0.85	\$359,654	\$0.41
124	SPPF LLC	31053200101400	20.66	20.68	900,729	Yes	None	N/A	CB	///	\$4.50	\$4,053,281	\$0	\$4,053,300	///	\$4.70	\$4,233,400	\$0	\$4,233,400	\$180,100	\$0.20	\$87,473	\$0.10
125	SMOKEY POINT INVESTMENTS LLC	31053200400800	1.25	1.33	57,935	No	None	N/A	LI	///	\$7.00	\$405,544	\$0	\$405,500	///	\$7.10	\$411,300	\$0	\$411,300	\$5,800	\$0.10	\$2,817	\$0.05
126	BRUNHAVER LEWIS G	31053200101500	3.11	3.04	132,422	No	24,900	1984	LI	///	\$7.00	\$926,957	\$800,000	\$1,727,000	///	\$7.50	\$993,200	\$800,000	\$1,793,200	\$66,200	\$0.50	\$32,153	\$0.24
127	MIDWAY DEVELOPMENT LLC	31053200100700	2.59	2.59	112,820	No	29,474	2006	GC	///	\$10.00	\$1,128,204	\$2,400,000	\$3,528,200	///	\$10.75	\$1,212,800	\$2,400,000	\$3,612,800	\$84,600	\$0.75	\$41,089	\$0.36
128	KIM HEENAN & TARDIFF CHA Y	31053200100800	0.42	0.41	17,860	No	1,560	1955	GC	///	\$12.50	\$223,245	\$150,000	\$373,200	///	\$13.25	\$236,600	\$150,000	\$386,600	\$13,400	\$0.75	\$6,508	\$0.36
129	PATRICK VENTURES LTD	31053200101000	1.52	1.38	60,113	No	6,456	1933	GC	///	\$12.00	\$721,354	\$65,000	\$786,400	///	\$12.75	\$766,400	\$65,000	\$831,400	\$45,000	\$0.75	\$21,856	\$0.36

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130	HOLMES MICHAEL & MAUREEN	31053200400700	0.30	0.23	10,019	No	224	1971	LI	///	\$10.00	\$100,188	\$30,000	\$130,200	///	\$10.10	\$101,200	\$30,000	\$131,200	\$1,000	\$0.10	\$486	\$0.05
131	BOWER DALLAS B	31053200101700	1.36	1.36	59,242	No	1,248	1930	LI	///	\$7.00	\$414,691	\$15,000	\$429,700	///	\$7.25	\$429,500	\$15,000	\$444,500	\$14,800	\$0.25	\$7,188	\$0.12
132	J3B PARTNERSHIP	31053200102100	2.73	2.66	115,870	No	4,376	1955	LI	///	\$7.00	\$811,087	\$44,000	\$855,100	///	\$7.25	\$840,100	\$44,000	\$884,100	\$29,000	\$0.25	\$14,085	\$0.12
133	BAUER PROPERTIES LLC	31053300302200	0.50	0.47	20,473	No	None	N/A	LI	///	\$7.00	\$143,312	\$0	\$143,300	///	\$7.10	\$145,400	\$0	\$145,400	\$2,100	\$0.10	\$1,020	\$0.05
134	WELLS WOODY R & CAROL J	00623400000100	0.40	0.40	17,313	No	None	N/A	LI	///	\$9.25	\$160,142	\$0	\$160,100	///	\$9.50	\$164,500	\$0	\$164,500	\$4,400	\$0.25	\$2,137	\$0.12
135	BRUMMEL CHARLES D JR	00623400000200	0.23	0.23	10,113	No	3,504	1969, 1976	LI	///	\$7.00	\$70,789	\$300,000	\$370,800	///	\$7.10	\$71,800	\$300,000	\$371,800	\$1,000	\$0.10	\$486	\$0.05
136	MORALES JUAN M	00623400000300	0.23	0.23	10,118	No	1,204	1969	LI	///	\$7.00	\$70,829	\$110,000	\$180,800	///	\$7.10	\$71,800	\$110,000	\$181,800	\$1,000	\$0.10	\$486	\$0.05
137	COPENHAVER KEN C	00623400000400	0.23	0.23	10,124	No	960	1971	LI	///	\$7.00	\$70,869	\$90,000	\$160,900	///	\$7.10	\$71,900	\$90,000	\$161,900	\$1,000	\$0.10	\$486	\$0.05
138	HOLT JAMES L	00623400000500	0.23	0.23	10,130	No	1,088	1970	LI	///	\$7.00	\$70,909	\$90,000	\$160,900	///	\$7.10	\$71,900	\$90,000	\$161,900	\$1,000	\$0.10	\$486	\$0.05
139	WILLIAMS INVESTMENTS II LLC	00623400000601	0.18	0.18	8,050	No	2,572	1985	LI	///	\$7.00	\$56,348	\$230,000	\$286,300	///	\$7.10	\$57,200	\$230,000	\$287,200	\$900	\$0.11	\$437	\$0.05
140	SMITH VERNON F JR & JANICE	00623400000602	0.29	0.29	12,762	No	1,632	1969	LI	///	\$7.00	\$89,336	\$150,000	\$239,300	///	\$7.10	\$90,600	\$150,000	\$240,600	\$1,300	\$0.10	\$631	\$0.05
141	EVERETT I LLC	00623400000800	0.25	0.25	10,945	No	None	N/A	LI	///	\$9.25	\$101,241	\$0	\$101,200	///	\$9.50	\$104,000	\$0	\$104,000	\$2,800	\$0.26	\$1,360	\$0.12
142	EVERETT I LLC	00623400000900	0.25	0.25	10,961	No	1,128	1970	LI	///	\$7.00	\$76,725	\$74,000	\$150,700	///	\$7.10	\$77,800	\$74,000	\$151,800	\$1,100	\$0.10	\$534	\$0.05
143	DELGADO CARLOS & SILVIA	00623400001000	0.55	0.55	23,836	No	1,920	1968	LI	///	\$7.00	\$166,855	\$145,000	\$311,900	///	\$7.10	\$169,200	\$145,000	\$314,200	\$2,300	\$0.10	\$1,117	\$0.05
144	SKIDMORE HAROLD L	00623400001100	0.25	0.25	10,890	No	1,090	1954	LI	///	\$7.00	\$76,230	\$110,000	\$186,200	///	\$7.10	\$77,300	\$110,000	\$187,300	\$1,100	\$0.10	\$534	\$0.05
145	RIVERVIEW COMMUNITY BANK	31053300204700	2.43	2.50	108,900	No	None	N/A	GC	///	\$4.50	\$490,050	\$0	\$490,100	///	\$4.60	\$500,900	\$0	\$500,900	\$10,800	\$0.10	\$5,245	\$0.05
146	PIERCE PROPERTIES LLC	31053300201300	2.77	2.77	120,661	No	2,784	1928 & 2001	GC	///	\$8.00	\$965,290	\$125,000	\$1,090,300	///	\$8.50	\$1,025,600	\$125,000	\$1,150,600	\$60,300	\$0.50	\$29,287	\$0.24
147	WELLS WOODY R & CAROL J	31053300201700	1.71	1.65	71,874	No	7,498	1971	LI	///	\$8.00	\$574,992	\$75,000	\$650,000	///	\$8.50	\$610,900	\$75,000	\$685,900	\$35,900	\$0.50	\$17,436	\$0.24
148	WELLS WOODY R	31053300201800	0.40	0.37	16,117	No	None	N/A	LI	///	\$7.00	\$112,820	\$0	\$112,800	///	\$7.50	\$120,900	\$0	\$120,900	\$8,100	\$0.50	\$3,934	\$0.24
149	RHODES GARY A	31053300204000	0.48	0.52	22,651	No	1,732	1979	LI	///	\$7.00	\$158,558	\$120,000	\$278,600	///	\$7.10	\$160,800	\$120,000	\$280,800	\$2,200	\$0.10	\$1,069	\$0.05
150	MUNSON CRAIG KENNETH	31053300202100	0.47	0.36	15,682	No	896	1960	LI	///	\$7.00	\$109,771	\$210,000	\$319,800	///	\$7.10	\$111,300	\$210,000	\$321,300	\$1,500	\$0.10	\$729	\$0.05
151	FEDERAL HOME LOAN MORTGAGE CORP	31053300202000	0.49	0.48	20,909	No	1,120	1959	LI	///	\$7.00	\$146,362	\$75,000	\$221,400	///	\$7.10	\$148,500	\$75,000	\$223,500	\$2,100	\$0.10	\$1,020	\$0.05
152	THORNQUIST RICHARD L.	31053300201900	0.54	0.56	24,394	No	832	1958	LI	///	\$7.00	\$170,755	\$10,000	\$180,800	///	\$7.10	\$173,200	\$10,000	\$183,200	\$2,400	\$0.10	\$1,166	\$0.05
153	HANSEN RONALD H	31053300202700	1.09	1.10	47,916	No	1,206	1925	LI	///	\$7.00	\$335,412	\$35,000	\$370,400	///	\$7.10	\$340,200	\$35,000	\$375,200	\$4,800	\$0.10	\$2,331	\$0.05
154	WELLS WOODY R & CAROL J	31053300202900	0.60	0.68	29,621	No	1,344	1984	LI	///	\$7.00	\$207,346	\$25,000	\$232,300	///	\$7.10	\$210,300	\$25,000	\$235,300	\$3,000	\$0.10	\$1,457	\$0.05

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155	BAKER MONICA M	31053300203400	0.03	0.02	871	No	None	N/A	LI	///	\$7.00	\$6,098	\$0	\$6,100	///	\$7.10	\$6,200	\$0	\$6,200	\$100	\$0.11	\$49	\$0.06
156	FENNEL JAMES A & UTHAIWAN K	31053300201600	0.50	0.50	21,780	No	1,664	1924	LI	///	\$7.00	\$152,460	\$100,000	\$252,500	///	\$7.10	\$154,600	\$100,000	\$254,600	\$2,100	\$0.10	\$1,020	\$0.05
157	HARRISON RICHARD C/OLOFSON DIANA	31053300203800	0.23	0.24	10,454	No	940	1922	LI	///	\$8.00	\$83,635	\$75,000	\$158,600	///	\$8.10	\$84,700	\$75,000	\$159,700	\$1,100	\$0.11	\$534	\$0.05
158	NGO UYEN	31053300205500	0.18	0.23	10,019	No	2,045	1928 & 1993	LI	///	\$8.00	\$80,150	\$100,000	\$180,200	///	\$8.10	\$81,200	\$100,000	\$181,200	\$1,000	\$0.10	\$486	\$0.05
159	GRIMM STEWART LLC	31053300203300	4.15	4.61	200,812	No	None	N/A	LI	///	\$5.00	\$1,004,058	\$0	\$1,004,100	///	\$5.10	\$1,024,100	\$0	\$1,024,100	\$20,000	\$0.10	\$9,714	\$0.05
160	BROWN MATSON LLC	31053200102800	2.91	3.01	131,116	No	4,008	2002 & 2003	GC	///	\$10.00	\$1,311,156	\$100,000	\$1,411,200	///	\$11.25	\$1,475,100	\$100,000	\$1,575,100	\$163,900	\$1.25	\$79,605	\$0.61
161	LALLEMAND FAMILY LP	31053300205200	0.32	0.27	11,761	No	990	1956 & 1927	GC	///	\$10.50	\$123,493	\$100,000	\$223,500	///	\$11.00	\$129,400	\$100,000	\$229,400	\$5,900	\$0.50	\$2,866	\$0.24
162	RIVERVIEW COMMUNITY BANK	31053300200400	2.59	2.50	108,900	No	None	N/A	GC	///	\$4.50	\$490,050	\$0	\$490,100	///	\$4.60	\$500,900	\$0	\$500,900	\$10,800	\$0.10	\$5,245	\$0.05
163	PACIFIC INDUSTRIAL PARK LP I	00691900000500	1.92	1.94	84,506	No	26,400	1998	LI	///	\$5.00	\$422,532	\$1,415,000	\$1,837,500	///	\$5.10	\$431,000	\$1,415,000	\$1,846,000	\$8,500	\$0.10	\$4,128	\$0.05
164	QUILCEDA CREEK 1 LLC	31053300200100	0.52	0.66	28,750	No	1,458	1925	GC	///	\$9.00	\$258,746	\$110,000	\$368,700	///	\$9.10	\$261,600	\$110,000	\$371,600	\$2,900	\$0.10	\$1,409	\$0.05
165	MIGHELL ENTERPRISES LLC	31053300200300	1.17	1.35	58,806	No	16,702	2003	GC	///	\$8.00	\$470,448	\$875,000	\$1,345,400	///	\$8.10	\$476,300	\$875,000	\$1,351,300	\$5,900	\$0.10	\$2,866	\$0.05
166	RIVERVIEW COMMUNITY BANK	31053300200500	1.87	1.83	79,715	No	None	N/A	GC	///	\$4.50	\$358,717	\$0	\$358,700	///	\$4.60	\$366,700	\$0	\$366,700	\$8,000	\$0.10	\$3,886	\$0.05
167	HERNANDEZ ERNESTO & TERI A	31053300205800	1.22	1.22	53,143	No	2,874	2004 & 1977	GC	///	\$5.00	\$265,716	\$90,000	\$355,700	///	\$5.10	\$271,000	\$90,000	\$361,000	\$5,300	\$0.10	\$2,574	\$0.05
168	MJJ INVESTMENTS LLC	31053300205900	1.29	1.29	56,192	No	3,976	2004	GC	///	\$5.00	\$280,962	\$220,000	\$501,000	///	\$5.10	\$286,600	\$220,000	\$506,600	\$5,600	\$0.10	\$2,720	\$0.05
169	CDI PROPERTIES LLC	31053300206000	1.41	1.41	61,420	No	14,844	2007	GC	///	\$5.00	\$307,098	\$725,000	\$1,032,100	///	\$5.10	\$313,200	\$725,000	\$1,038,200	\$6,100	\$0.10	\$2,963	\$0.05
170	GHUMAN HOLDINGS LLC	31053300205700	0.43	0.43	18,731	No	6,104	2005	GC	///	\$8.50	\$159,212	\$265,000	\$424,200	///	\$8.60	\$161,100	\$265,000	\$426,100	\$1,900	\$0.10	\$923	\$0.05
171	CARLSON RICHARD L & MARY M	31053300205400	0.98	0.98	42,689	No	3,000	1984	GC	///	\$7.00	\$298,822	\$35,000	\$333,800	///	\$7.10	\$303,100	\$35,000	\$338,100	\$4,300	\$0.10	\$2,088	\$0.05
172	PEDEFERRI WALTER J	31053300204400	5.62	5.25	228,690	No	None	N/A	GC	///	\$5.25	\$1,200,623	\$0	\$1,200,600	///	\$5.50	\$1,257,800	\$0	\$1,257,800	\$57,200	\$0.25	\$27,782	\$0.12
173	WIGGINS ELIZABETH J	31053300201400	5.61	1.00	43,560	No	1,140	1903	GC	///	\$8.00	\$348,480	\$500	\$349,000	///	\$9.00	\$392,000	\$500	\$392,500	\$43,500	\$1.00	\$21,128	\$0.49
174	ROBERTS ELIZABETH J	31053300201401	5.61	4.54	197,762	No	None	N/A	GC	///	\$8.00	\$1,582,099	\$0	\$1,582,100	///	\$9.00	\$1,779,900	\$0	\$1,779,900	\$197,800	\$1.00	\$96,070	\$0.49
175	BANNAN PHILIP B & CYNTHIA B	31053300200800	3.59	3.52	153,331	No	696	1939	GC	///	\$10.50	\$1,609,978	\$5,000	\$1,615,000	///	\$12.00	\$1,840,000	\$5,000	\$1,845,000	\$230,000	\$1.50	\$111,709	\$0.73
176	CITY OF MARYSVILLE	31053200100200	0.84	0.81	35,284	No	8,216	1922, 1945, 1918	GC	///	\$12.50	\$441,045	\$135,000	\$576,000	///	\$14.00	\$494,000	\$135,000	\$629,000	\$53,000	\$1.50	\$25,742	\$0.73
177	CHRYST MILTON & DIANNE	31053300205600	1.46	1.41	61,420	No	None	N/A	GC	///	\$5.00	\$307,098	\$0	\$307,100	///	\$5.10	\$313,200	\$0	\$313,200	\$6,100	\$0.10	\$2,963	\$0.05
178	CHRYST MILTON & DIANNE	31053300200700	2.20	2.44	106,286	No	6,837	1978	GC	///	\$6.00	\$637,718	\$95,000	\$732,700	///	\$6.10	\$648,300	\$95,000	\$743,300	\$10,600	\$0.10	\$5,148	\$0.05
179	CHRYST STEVEN & SUSAN	31053300205100	1.30	1.34	58,370	No	None	N/A	GC	///	\$5.00	\$291,852	\$0	\$291,900	///	\$5.10	\$297,700	\$0	\$297,700	\$5,800	\$0.10	\$2,817	\$0.05

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180	PREMIER PACIFIC PROPERTIES LLC	31053300204500	2.03	2.08	90,605	No	37,500	2000	GC	///	\$5.00	\$453,024	\$1,900,000	\$2,353,000	///	\$5.10	\$462,100	\$1,900,000	\$2,362,100	\$9,100	\$0.10	\$4,420	\$0.05
181	ROBERTS ELIZABETH J	31053300204300	1.78	1.91	83,200	No	None	N/A	GC	///	\$8.00	\$665,597	\$0	\$665,600	///	\$9.00	\$748,800	\$0	\$748,800	\$83,200	\$1.00	\$40,409	\$0.49
182	PACIFIC INDUSTRIAL PARK LP I	00691900000600	2.50	2.50	108,900	No	35,164	2000	LI	///	\$5.00	\$544,500	\$1,900,000	\$2,444,500	///	\$5.10	\$555,400	\$1,900,000	\$2,455,400	\$10,900	\$0.10	\$5,294	\$0.05
183	SMITH JOY L	31053300205300	2.37	2.46	107,158	No	2,880	1933	GC	///	\$7.50	\$803,682	\$40,000	\$843,700	///	\$8.00	\$857,300	\$40,000	\$897,300	\$53,600	\$0.50	\$26,033	\$0.24
184	KIMBALL DAVE	31053300205301	2.37	0.00	0	No	None	N/A	GC	///	\$0.00	\$0	\$0	\$0	///	\$0.00	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0.00
185	PEDEFERRI WALTER J	31053300203600	4.65	5.16	224,770	No	None	N/A	GC	///	\$6.15	\$1,382,333	\$1,400,000	\$2,782,300	///	\$6.50	\$1,461,000	\$1,400,000	\$2,861,000	\$78,700	\$0.35	\$38,224	\$0.17
186	NARTE PHILLIP D	00960007700100	10.27	0.00	0	No	Mobile home	1973	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
187	VANBUSKIRK LEO & MARY	00960007700200	10.27	0.00	0	No	Mobile home	1996	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
188	STEVENS JOAN E	00960007700300	10.27	0.00	0	No	Mobile home	1975	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
189	JEANS DEBRA	00960007700400	10.27	0.00	0	No	Mobile home	1975	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
190	SHELTON FRED	00960007700500	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$9,000	\$9,000	///	\$5.50	\$0	\$9,000	\$9,000	\$0	\$0.00	\$0	\$0.00
191	KURPGEWIT JUDIE	00960007700600	10.27	0.00	0	No	Mobile home	1977	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
192	BAILEY JACOB W SR	00960007700700	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
193	WOLFE SHARON L	00960007700800	10.27	0.00	0	No	Mobile home	1983	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
194	EVANS PAULINE C	00960007700900	10.27	0.00	0	No	Mobile home	1995	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
195	DAILEY JEAN MARIE	00960007701000	10.27	0.00	0	No	Mobile home	1977	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
196	COATES DAVID	00960007701100	10.27	0.00	0	No	Mobile home	1976	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
197	LARSON LLOYD & SOMCHAI	00960007701200	10.27	0.00	0	No	Mobile home	1973	GC	///	\$5.00	\$0	\$5,000	\$5,000	///	\$5.50	\$0	\$5,000	\$5,000	\$0	\$0.00	\$0	\$0.00
198	JOHNSON PAUL S	00960007701300	10.27	0.00	0	No	Mobile home	1984	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
199	CHRISTIANSON EDWARD W SR	00960007701400	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
200	TUCKER-AHRNS MARY ANN	00960007701500	10.27	0.00	0	No	Mobile home	1977	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
201	MARTIN KATHI	00960007701600	10.27	0.00	0	No	Mobile home	1989	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
202	EDWARDS BARBARA E	00960007701700	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
203	SHERRILL ANNE M	00960007701800	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
204	FERLING FRANK M	00960007701900	10.27	0.00	0	No	Mobile home	1988	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
205	ALLEN MARILYN K	00960007702000	10.27	0.00	0	No	Mobile home	1984	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00

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206	EGAN BRIAN W & MARGARET ANN	00960007702100	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
207	GIBSON FREDRICK J & ROSEMARY B	00960007702200	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
208	WRINKLE JERRY & KATHY	00960007702300	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$12,000	\$12,000	///	\$5.50	\$0	\$12,000	\$12,000	\$0	\$0.00	\$0	\$0.00
209	PENCE MARLENE J	00960007702400	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
210	LINGG JEFFREY R	00960007702500	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
211	AVIST ERIK	00960007702600	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$12,000	\$12,000	///	\$5.50	\$0	\$12,000	\$12,000	\$0	\$0.00	\$0	\$0.00
212	BRYANT ROBERT W SR & MARY ANN	00960007702700	10.27	0.00	0	No	Mobile home	1986	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
213	ADKINS ANGUSS	00960007702800	10.27	0.00	0	No	Mobile home	1976	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
214	BULLARD RUTH A	00960007702900	10.27	0.00	0	No	Mobile home	2007	GC	///	\$5.00	\$0	\$25,000	\$25,000	///	\$5.50	\$0	\$25,000	\$25,000	\$0	\$0.00	\$0	\$0.00
215	STOCKWELL LEATHA L	00960007703000	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
216	FERGUSON ALICE	00960007703100	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
217	PEDEFERRI JON R	00960007703200	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$12,000	\$12,000	///	\$5.50	\$0	\$12,000	\$12,000	\$0	\$0.00	\$0	\$0.00
218	MAYVILLE BARBARA	00960007703300	10.27	0.00	0	No	Mobile home	1984	GC	///	\$5.00	\$0	\$12,000	\$12,000	///	\$5.50	\$0	\$12,000	\$12,000	\$0	\$0.00	\$0	\$0.00
219	CAREY EMILY	00960007703400	10.27	0.00	0	No	Mobile home	1986	GC	///	\$5.00	\$0	\$12,000	\$12,000	///	\$5.50	\$0	\$12,000	\$12,000	\$0	\$0.00	\$0	\$0.00
220	BURCHETT WILLIAM T	00960007703500	10.27	0.00	0	No	Mobile home	1969	GC	///	\$5.00	\$0	\$5,000	\$5,000	///	\$5.50	\$0	\$5,000	\$5,000	\$0	\$0.00	\$0	\$0.00
221	GIBSON STEPHEN & JAMA	00960007703600	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
222	KURTZENACKER DOMENICA	00960007703700	10.27	0.00	0	No	Mobile home	1993	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
223	MIDWAY GARDEN MOBILE HOME PARK	00960007703800	10.27	0.00	0	No	Mobile home	N/A	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
224	CALKINS GERTRUDE M	00960007703900	10.27	0.00	0	No	Mobile home	1990	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
225	MUELLER CANDICE A	00960007704000	10.27	0.00	0	No	Mobile home	2000	GC	///	\$5.00	\$0	\$26,000	\$26,000	///	\$5.50	\$0	\$26,000	\$26,000	\$0	\$0.00	\$0	\$0.00
226	LUKEY EMMA TERRYANN	00960007704100	10.27	0.00	0	No	Mobile home	1983	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
227	SANDE STEVEN L	00960007704200	10.27	0.00	0	No	Mobile home	1993	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
228	GIES CYNTHIA	00960007704300	10.27	0.00	0	No	Mobile home	1985	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
229	SMITH KENNETH O	00960007704400	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
230	KOEHMSTEDT ALLEN	00960007704500	10.27	0.00	0	No	Mobile home	1989	GC	///	\$5.00	\$0	\$18,000	\$18,000	///	\$5.50	\$0	\$18,000	\$18,000	\$0	\$0.00	\$0	\$0.00
231	MASTEN GEORGE A & CAROL A	00960007704600	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00

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Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
232	BRODIE STEPHEN C	00960007704700	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
233	HARVEY ROBERT A	00960007704800	10.27	0.00	0	No	Mobile home	1988	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
234	STEPRO MARY	00960007704900	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
235	PEDEFERRI JON R	00960007705000	10.27	0.00	0	No	Mobile home	1983	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
236	VACANT SPACE	00960007705100	10.27	0.00	0	No	Mobile home	1986	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
237	FORBES DIANE M	00960007705200	10.27	0.00	0	No	Mobile home	1981	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
238	LIVINGSTON BARRY	00960007705300	10.27	0.00	0	No	Mobile home	1977	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
239	AYLING DIANE M	00960007705400	10.27	0.00	0	No	Mobile home	1975	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
240	ALFORD LINDA R	00960007705500	10.27	0.00	0	No	Mobile home	1983	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
241	BRENNER JOEL & FRIEDA	00960007705600	10.27	0.00	0	No	Mobile home	1979	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
242	SWARTHOUT STEVEN P	00960007705700	10.27	0.00	0	No	Mobile home	1983	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
243	VEST CAROLYN R	00960007705800	10.27	0.00	0	No	Mobile home	1981	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
244	HINDS CLIFTON R & NANCY J	00960007705900	10.27	0.00	0	No	Mobile home	1982	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
245	WILLS RICHARD L	00960007706000	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$15,000	\$15,000	///	\$5.50	\$0	\$15,000	\$15,000	\$0	\$0.00	\$0	\$0.00
246	DWYER DARLENE / DWYER CHRISTINE	00960007706100	10.27	0.00	0	No	Mobile home	1980	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
247	LAWRENCE RICHARD	00960007706400	10.27	0.00	0	No	Mobile home	1969	GC	///	\$5.00	\$0	\$3,000	\$3,000	///	\$5.50	\$0	\$3,000	\$3,000	\$0	\$0.00	\$0	\$0.00
248	VACANT SPACE	00960007706500	10.27	0.00	0	No	Mobile home	1997	GC	///	\$5.00	\$0	\$18,000	\$18,000	///	\$5.50	\$0	\$18,000	\$18,000	\$0	\$0.00	\$0	\$0.00
249	HIGLEY LINDA S	00960007706600	10.27	0.00	0	No	Mobile home	1970	GC	///	\$5.00	\$0	\$4,000	\$4,000	///	\$5.50	\$0	\$4,000	\$4,000	\$0	\$0.00	\$0	\$0.00
250	HUNT JAMES J	00960007706700	10.27	0.00	0	No	Mobile home	1974	GC	///	\$5.00	\$0	\$5,000	\$5,000	///	\$5.50	\$0	\$5,000	\$5,000	\$0	\$0.00	\$0	\$0.00
251	GENTRY DARYL K	00960007706800	10.27	0.00	0	No	Mobile home	1976	GC	///	\$5.00	\$0	\$5,000	\$5,000	///	\$5.50	\$0	\$5,000	\$5,000	\$0	\$0.00	\$0	\$0.00
252	CHASE FRANCILLE L	00960007706900	10.27	0.00	0	No	Mobile home	1978	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
253	WYATT DEBORAH	00960007707000	10.27	0.00	0	No	Mobile home	1998	GC	///	\$5.00	\$0	\$26,000	\$26,000	///	\$5.50	\$0	\$26,000	\$26,000	\$0	\$0.00	\$0	\$0.00
254	MACARI KATHRYN L	00960007707100	10.27	0.00	0	No	Mobile home	1981	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
255	HALL JAMES A & CAROLYN J	00960007707200	10.27	0.00	0	No	Mobile home	1976	GC	///	\$5.00	\$0	\$10,000	\$10,000	///	\$5.50	\$0	\$10,000	\$10,000	\$0	\$0.00	\$0	\$0.00
256	COLLINS JUDY	00960007707300	10.27	0.00	0	No	Mobile home	1978	GC	///	\$5.00	\$0	\$8,000	\$8,000	///	\$5.50	\$0	\$8,000	\$8,000	\$0	\$0.00	\$0	\$0.00
257	GRAHAM DORIS A	00960007707400	10.27	0.00	0	No	Mobile home	1993	GC	///	\$5.00	\$0	\$18,000	\$18,000	///	\$5.50	\$0	\$18,000	\$18,000	\$0	\$0.00	\$0	\$0.00

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258	CHRYST MILTON & DIANNE	00960007707500	10.27	0.00	0	No	Mobile home	NA	GC	///	\$5.00	\$0	\$0	\$0	///	\$5.50	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0.00
259	NEW ACCOUNT	00960007707600	10.27	0.00	0	No	Mobile home	N/A	GC	///	\$5.00	\$0	\$0	\$0	///	\$5.50	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0.00
260	NOE LINCOLN R	00960007703901	10.27	0.00	0	No	Mobile home	1992	GC	///	\$5.00	\$0	\$20,000	\$20,000	///	\$5.50	\$0	\$20,000	\$20,000	\$0	\$0.00	\$0	\$0.00
262	KLUG DORIS ANN	31053300201200	0.23	0.23	10,019	No	1,764	1964	GC	///	\$7.00	\$70,132	\$130,000	\$200,100	///	\$7.50	\$75,100	\$130,000	\$205,100	\$5,000	\$0.50	\$2,428	\$0.24
263	LALLEMAND FAMILY LP	31053300200900	0.49	0.49	21,344	No	None	N/A	GC	///	\$10.50	\$224,116	\$0	\$224,100	///	\$11.00	\$234,800	\$0	\$234,800	\$10,700	\$0.50	\$5,197	\$0.24
264	WILLIAMS RICHARD L	31053300201100	0.23	0.23	10,019	No	1,724	1964	GC	///	\$10.00	\$100,188	\$130,000	\$230,200	///	\$10.10	\$101,200	\$130,000	\$231,200	\$1,000	\$0.10	\$486	\$0.05
265	BENCHMARK RECOVERY INC.	31053300201000	0.19	0.20	8,712	No	1,508	1963	GC	///	\$5.00	\$43,560	\$165,000	\$208,600	///	\$5.50	\$47,900	\$165,000	\$212,900	\$4,300	\$0.49	\$2,088	\$0.24
266	RIVERVIEW COMMUNITY BANK	31053300204600	2.42	2.47	107,593	No	None	N/A	GC	///	\$4.50	\$484,169	\$0	\$484,200	///	\$4.60	\$494,900	\$0	\$494,900	\$10,700	\$0.10	\$5,197	\$0.05
267	CDI PROPERTIES LLC	31053300206100	1.41	1.41	61,420	No	14,844	2007	GC	///	\$5.00	\$307,098	\$725,000	\$1,032,100	///	\$5.10	\$313,200	\$725,000	\$1,038,200	\$6,100	\$0.10	\$2,963	\$0.05
268	OVERSIZE STORAGE LLC	01101300110200	0.05	0.12	5,319	No	2,200	2008	GC	///	\$4.75	\$25,267	\$113,000	\$138,300	///	\$4.85	\$25,800	\$113,000	\$138,800	\$500	\$0.00	\$243	\$0.00
269	OVERSIZE STORAGE LLC	01101300110300	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
270	OVERSIZE STORAGE LLC	01101300110400	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
271	OVERSIZE STORAGE LLC	01101300110500	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
272	OVERSIZE STORAGE LLC	01101300110600	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
273	OVERSIZE STORAGE LLC	01101300110700	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
274	OVERSIZE STORAGE LLC	01101300110800	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
275	OVERSIZE STORAGE LLC	01101300110900	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
276	OVERSIZE STORAGE LLC	11013000111000	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
277	OVERSIZE STORAGE LLC	01101300111100	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
278	OVERSIZE STORAGE LLC	01101300111200	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
279	OVERSIZE STORAGE LLC	01101300111300	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
280	OVERSIZE STORAGE LLC	01101300111400	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
281	OVERSIZE STORAGE LLC	01101300111500	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
282	OVERSIZE STORAGE LLC	01101300111600	0.02	0.04	1,741	No	720	2008	GC	///	\$4.75	\$8,269	\$37,000	\$45,300	///	\$4.85	\$8,400	\$37,000	\$45,400	\$100	\$0.00	\$49	\$0.00
283	OVERSIZE STORAGE LLC	01101300111700	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
284	OVERSIZE STORAGE LLC	01101300111800	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00

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285	OVERSIZE STORAGE LLC	01101300111900	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
286	OVERSIZE STORAGE LLC	01101300112000	0.02	0.04	1,959	No	810	2008	GC	///	\$4.75	\$9,303	\$41,000	\$50,300	///	\$4.85	\$9,500	\$41,000	\$50,500	\$200	\$0.00	\$97	\$0.00
287	OVERSIZE STORAGE LLC	01101300112100	0.02	0.06	2,551	No	1,055	2008	GC	///	\$4.75	\$12,117	\$54,000	\$66,100	///	\$4.85	\$12,400	\$54,000	\$66,400	\$300	\$0.00	\$146	\$0.00
288	OVERSIZE STORAGE LLC	01101300099900	0.41	0.41	17,958	No	None	N/A	GC	///	\$4.75	\$85,301	\$0	\$85,300	///	\$4.85	\$87,100	\$0	\$87,100	\$1,800	\$0.10	\$874	\$0.05
289	RIVERVIEW COMMUNITY BANK	31053300204900	4.10	4.77	207,781	No	None	N/A	OPEN	///	\$1.00	\$207,781	\$0	\$207,800	///	\$1.00	\$207,800	\$0	\$207,800	\$0	\$0.00	\$0	\$0.00
290	RIVERVIEW COMMUNITY BANK	31053300204800	4.86	4.77	207,781	No	None	N/A	GC	///	\$4.50	\$935,015	\$0	\$935,000	///	\$4.60	\$955,800	\$0	\$955,800	\$20,800	\$0.10	\$10,102	\$0.05
291	RIVERVIEW COMMUNITY BANK	31053300200200	4.40	5.00	217,800	No	None	N/A	OPEN	///	\$1.00	\$217,800	\$0	\$217,800	///	\$1.00	\$217,800	\$0	\$217,800	\$0	\$0.00	\$0	\$0.00
292	RIVERVIEW COMMUNITY BANK	31053300200600	5.11	5.00	217,800	No	None	N/A	GC	///	\$4.50	\$980,100	\$0	\$980,100	///	\$4.60	\$1,001,900	\$0	\$1,001,900	\$21,800	\$0.10	\$10,588	\$0.05
293	EHELBARGER PATRICK & MARILYN ET AL.	31053300100700	17.05	17.48	761,429	No	None	N/A	LI	///	\$2.00	\$1,522,858	\$0	\$1,522,900	///	\$2.05	\$1,560,900	\$0	\$1,560,900	\$38,000	\$0.05	\$18,456	\$0.02
294	EHELBARGER PATRICK & MARILYN ET AL.	31052800400300	38.74	40.00	1,742,400	No	None	N/A	LI	///	\$2.00	\$3,484,800	\$0	\$3,484,800	///	\$2.05	\$3,571,900	\$0	\$3,571,900	\$87,100	\$0.05	\$42,304	\$0.02
295	HERITAGE OPERATING LP	31053300100800	1.89	1.93	84,071	No	None	N/A	LI	///	\$5.00	\$420,354	\$0	\$420,400	///	\$5.05	\$424,600	\$0	\$424,600	\$4,200	\$0.05	\$2,040	\$0.02
296	HERITAGE OPERATING LP	31053300100900	0.97	0.97	42,253	No	1,596	1926	LI	///	\$6.00	\$253,519	\$120,000	\$373,500	///	\$6.05	\$255,600	\$120,000	\$375,600	\$2,100	\$0.05	\$1,020	\$0.02
297	DUE CLARENCE W	31053300100600	8.04	8.36	364,162	No	None	N/A	LI	///	\$3.70	\$1,347,398	\$0	\$1,347,400	///	\$3.75	\$1,365,600	\$0	\$1,365,600	\$18,200	\$0.05	\$8,840	\$0.02
298	EHELBARGER PATRICK & MARILYN ET AL.	31053300100400	0.41	0.50	21,780	No	None	N/A	LI	///	\$5.00	\$108,900	\$0	\$108,900	///	\$5.05	\$110,000	\$0	\$110,000	\$1,100	\$0.05	\$534	\$0.02
299	UMPQUA BANK	31053300100500	9.58	9.81	427,324	No	None	N/A	LI	///	\$2.50	\$1,068,309	\$0	\$1,068,300	///	\$2.55	\$1,089,700	\$0	\$1,089,700	\$21,400	\$0.05	\$10,394	\$0.02
300	DUE CLARENCE W	31053300101700	21.39	21.38	931,313	No	None	N/A	LI	///	\$2.70	\$2,514,545	\$0	\$2,514,500	///	\$2.75	\$2,561,100	\$0	\$2,561,100	\$46,600	\$0.05	\$22,633	\$0.02
301	PACIFIC CONTINENTAL BANK	31052800400400	38.60	40.00	1,742,400	No	1,116	1920	LI	///	\$1.70	\$2,962,080	\$50,000	\$3,012,100	///	\$1.75	\$3,049,200	\$50,000	\$3,099,200	\$87,100	\$0.05	\$42,304	\$0.02
302	GILL PROPERTIES I LLC	31053400201400	1.13	1.00	43,560	No	1,268	1939	LI	///	\$5.00	\$217,800	\$50,000	\$267,800	///	\$5.05	\$220,000	\$50,000	\$270,000	\$2,200	\$0.05	\$1,069	\$0.02
303	MAXWELL DANIEL J.	31053300100200	0.48	0.55	23,958	No	1,281	1961	LI	///	\$5.00	\$119,790	\$115,000	\$234,800	///	\$5.05	\$121,000	\$115,000	\$236,000	\$1,200	\$0.05	\$583	\$0.02
304	MUELLER LARRY A & TAMERA J	31053300100300	0.46	0.51	22,216	No	2,320	1966	LI	///	\$5.00	\$111,078	\$140,000	\$251,100	///	\$5.05	\$112,200	\$140,000	\$252,200	\$1,100	\$0.05	\$534	\$0.02
305	GLENMONT WINDWARD MARYSVILLE LLC	31053300101600	4.98	6.79	295,772	No	None	N/A	LI	///	\$3.00	\$887,317	\$20,000	\$907,300	///	\$3.05	\$902,100	\$20,000	\$922,100	\$14,800	\$0.05	\$7,188	\$0.02
306	WELLS WOODY R & CAROL J	31053300101800	4.89	5.02	218,671	No	1,728	1977	LI	///	\$3.00	\$656,014	\$100,000	\$756,000	///	\$3.05	\$666,900	\$100,000	\$766,900	\$10,900	\$0.05	\$5,294	\$0.02
307	BRUTUS ASSOCIATES LLC	31053400200600	36.79	36.51	1,590,376	No	None	N/A	LI	///	\$2.20	\$3,498,826	\$5,000	\$3,503,800	///	\$2.25	\$3,578,300	\$5,000	\$3,583,300	\$79,500	\$0.05	\$38,612	\$0.02

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City of Marysville 156th Street NE Overpass Project---Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
308	EVAR MATTHEW J	31052700301000	1.80	1.73	75,359	No	None	N/A	LI	///	\$5.00	\$376,794	\$0	\$376,800	///	\$5.05	\$380,600	\$0	\$380,600	\$3,800	\$0.05	\$1,846	\$0.02
309	CRAFT WILLIAM & LYNDA	31053300100100	5.94	5.72	249,163	No	3,160	1984	LI	///	\$2.70	\$672,741	\$200,000	\$872,700	///	\$2.75	\$685,200	\$200,000	\$885,200	\$12,500	\$0.05	\$6,071	\$0.02
310	BRUTUS ASSOCIATES LLC	31053400200100	9.88	10.94	476,546	No	None	N/A	LI	///	\$2.00	\$953,093	\$0	\$953,100	///	\$2.05	\$976,900	\$0	\$976,900	\$23,800	\$0.05	\$11,559	\$0.02
311	ROBINETT LAND COMPANY LLC	31053400200200	0.64	0.77	33,541	No	None	N/A	LI	///	\$2.20	\$73,791	\$0	\$73,800	///	\$2.25	\$75,500	\$0	\$75,500	\$1,700	\$0.05	\$826	\$0.02
312	GITSCHLAG MICHAEL & GEIS BRENDA L	31053400201200	0.65	0.58	25,265	No	1,374	1968	LI	///	\$2.20	\$55,583	\$125,000	\$180,600	///	\$2.25	\$56,800	\$125,000	\$181,800	\$1,200	\$0.05	\$583	\$0.02
313	NAKKEN LONA LEE	31053400201100	0.75	0.70	30,492	No	1,404	1920	LI	///	\$5.00	\$152,460	\$95,000	\$247,500	///	\$5.05	\$154,000	\$95,000	\$249,000	\$1,500	\$0.05	\$729	\$0.02
* 314	STEINER FARMS LLC	31052700300900	20.46	20.00	871,200	No	None	N/A	LI	///	\$1.75	\$1,524,600	\$0	\$1,524,600	///	\$1.80	\$1,568,200	\$0	\$1,568,200	\$43,600	\$0.05	\$21,176	\$0.02
* 315	STEINER FARMS LLC	31052700300500	36.89	37.27	1,623,481	No	None	N/A	LI	///	\$1.75	\$2,841,092	\$0	\$2,841,100	///	\$1.80	\$2,922,300	\$0	\$2,922,300	\$81,200	\$0.05	\$39,438	\$0.02
316	ARLINGTON TL ASSOCIATES	31053400200300	6.08	6.03	262,667	No	None	N/A	LI	///	\$2.00	\$525,334	\$0	\$525,300	///	\$2.05	\$538,500	\$0	\$538,500	\$13,200	\$0.05	\$6,411	\$0.02
* 317	STEINER FARMS LLC	31052700300800	9.31	9.27	403,801	No	None	N/A	LI	///	\$1.75	\$706,652	\$0	\$706,700	///	\$1.80	\$726,800	\$0	\$726,800	\$20,100	\$0.05	\$9,762	\$0.02
318	ARLINGTON TL ASSOCIATES	31053400200500	1.42	1.42	61,855	No	None	N/A	LI	///	\$2.00	\$123,710	\$0	\$123,700	///	\$2.05	\$126,800	\$0	\$126,800	\$3,100	\$0.05	\$1,506	\$0.02
319	ARLINGTON TL ASSOCIATES	31053400200400	19.37	18.55	808,038	No	None	N/A	LI	///	\$2.00	\$1,616,076	\$0	\$1,616,100	///	\$2.05	\$1,656,500	\$0	\$1,656,500	\$40,400	\$0.05	\$19,622	\$0.02
320	LLC EVERETT I	31053300204100	1.10	1.25	54,450	No	None	N/A	LI	///	\$5.00	\$272,250	\$0	\$272,300	///	\$5.05	\$275,000	\$0	\$275,000	\$2,700	\$0.05	\$1,311	\$0.02
321	SMOKEY POINT INVESTMENTS LLC	31053300302700	3.60	2.95	128,502	No	None	N/A	LI	///	\$4.00	\$514,008	\$0	\$514,000	///	\$4.05	\$520,400	\$0	\$520,400	\$6,400	\$0.05	\$3,108	\$0.02
322	SMOKEY POINT INVESTMENTS LLC	31053300300300	1.27	1.00	43,560	No	None	N/A	LI	///	\$5.00	\$217,800	\$0	\$217,800	///	\$5.10	\$222,200	\$0	\$222,200	\$4,400	\$0.10	\$2,137	\$0.05
323	SMOKEY POINT INVESTMENTS LLC	31053300300900	5.56	4.88	212,573	No	None	N/A	LI	///	\$5.00	\$1,062,864	\$0	\$1,062,900	///	\$5.05	\$1,073,500	\$0	\$1,073,500	\$10,600	\$0.05	\$5,148	\$0.02
324	UNDI ROLAND O	31053300301000	4.77	4.88	212,573	No	None	N/A	LI	///	\$5.00	\$1,062,864	\$0	\$1,062,900	///	\$5.05	\$1,073,500	\$0	\$1,073,500	\$10,600	\$0.05	\$5,148	\$0.02
325	U & S PROPERTIES LLC	31053300302600	4.03	3.88	169,013	No	None	N/A	LI	///	\$5.00	\$845,064	\$0	\$845,100	///	\$5.05	\$853,500	\$0	\$853,500	\$8,400	\$0.05	\$4,080	\$0.02
326	U & S PROPERTIES LLC	31053300301100	0.85	1.00	43,560	No	None	N/A	LI	///	\$5.00	\$217,800	\$0	\$217,800	///	\$5.10	\$222,200	\$0	\$222,200	\$4,400	\$0.10	\$2,137	\$0.05
327	SMOKEY POINT INVESTMENTS LLC	31053300301900	1.08	1.01	43,996	No	None	N/A	LI	///	\$5.00	\$219,978	\$0	\$220,000	///	\$5.10	\$224,400	\$0	\$224,400	\$4,400	\$0.10	\$2,137	\$0.05
328	SMOKEY POINT INVESTMENTS LLC	31053300302300	1.05	1.07	46,609	No	None	N/A	LI	///	\$5.00	\$233,046	\$0	\$233,000	///	\$5.05	\$235,400	\$0	\$235,400	\$2,400	\$0.05	\$1,166	\$0.03
329	NORTHWEST FARM FOOD COOP	31053300202800	8.05	7.82	340,639	No	None	N/A	LI	///	\$5.00	\$1,703,196	\$0	\$1,703,200	///	\$5.05	\$1,720,200	\$0	\$1,720,200	\$17,000	\$0.05	\$8,257	\$0.02
330	SMOKEY POINT INVESTMENTS LLC	31053300203000	4.58	4.53	197,327	No	None	N/A	LI	///	\$5.00	\$986,634	\$0	\$986,600	///	\$5.05	\$996,500	\$0	\$996,500	\$9,900	\$0.05	\$4,808	\$0.02

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City of Marysville 156th Street NE Overpass Project--Recommended Final Assessments

Property Data										Without LID				With LID				Special Benefit/Recommended Final Assessment					
Map No.	Ownership	Tax Parcel No.	Gross Land (Acres)	Land Area (Acres)	Land Area (SF)	Wetland-Buffer Area	Total Improvements SF	Year Built	Zoning		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value		Land Value Per SF	Land Value	ECV Improvements	Probable Market Value	Special Benefit	Special Benefit Per SF	Assessment	Assessment Per SF
331	CANNON GGC LLC	31053300202500	1.20	1.17	50,965	No	None	N/A	LI	///	\$5.00	\$254,826	\$0	\$254,800	///	\$5.05	\$257,400	\$0	\$257,400	\$2,600	\$0.05	\$1,263	\$0.02
332	HANAUER GERARD L	31053300301500	3.24	3.10	135,036	No	None	N/A	LI	///	\$4.00	\$540,144	\$0	\$540,100	///	\$4.05	\$546,900	\$0	\$546,900	\$6,800	\$0.05	\$3,303	\$0.02
333	SMOKEY POINT INVESTMENTS LLC	31053300203100	4.31	4.98	216,929	No	None	N/A	LI	///	\$5.00	\$1,084,644	\$0	\$1,084,600	///	\$5.05	\$1,095,500	\$0	\$1,095,500	\$10,900	\$0.05	\$5,294	\$0.02
334	PACIFIC INDUSTRIAL PARK LP I	00691900000100	2.95	2.96	128,938	No	39,600	1999	LI	///	\$5.00	\$644,688	\$2,110,000	\$2,754,700	///	\$5.05	\$651,100	\$2,110,000	\$2,761,100	\$6,400	\$0.05	\$3,108	\$0.02
335	PACIFIC INDUSTRIAL PARK LP I	00691900000400	1.28	1.25	54,450	No	22,500	1998	LI	///	\$5.00	\$272,250	\$1,300,000	\$1,572,300	///	\$5.05	\$275,000	\$1,300,000	\$1,575,000	\$2,700	\$0.05	\$1,311	\$0.02
336	GRIMM STEWART LLC	31053300203500	4.39	4.54	197,762	No	27,500	1999	LI	///	\$4.50	\$889,931	\$1,400,000	\$2,289,900	///	\$4.55	\$899,800	\$1,400,000	\$2,299,800	\$9,900	\$0.05	\$4,808	\$0.02
337	HANAUER GERARD L	31053300302400	3.15	3.17	138,085	No	81,540	1967, 1970, 1971, 1979	LI	///	\$4.00	\$552,341	\$2,640,000	\$3,192,300	///	\$4.05	\$559,200	\$2,640,000	\$3,199,200	\$6,900	\$0.05	\$3,351	\$0.02
338	HANAUER GERARD L	31053300302800	2.91	2.75	119,790	No	None	N/A	LI	///	\$4.00	\$479,160	\$0	\$479,200	///	\$4.05	\$485,100	\$0	\$485,100	\$5,900	\$0.05	\$2,866	\$0.02
339	CITY OF MARYSVILLE	31053300300200	8.80	9.07	395,089	No	None	N/A	LI	///	\$3.00	\$1,185,268	\$0	\$1,185,300	///	\$3.00	\$1,185,300	\$0	\$1,185,300	\$0	\$0.00	\$0	\$0.00
340	U & S PROPERTIES LLC	31053300301200	4.84	4.80	209,088	No	7,560	2001	LI	///	\$5.00	\$1,045,440	\$600,000	\$1,645,400	///	\$5.05	\$1,055,900	\$600,000	\$1,655,900	\$10,500	\$0.05	\$5,100	\$0.02
341	CITY OF MARYSVILLE	31053300206300	0.60	0.60	26,136	No	None	N/A	LI	///	\$2.00	\$52,272	\$0	\$52,300	///	\$2.00	\$52,300	\$0	\$52,300	\$0	\$0.00	\$0	\$0.00
342	LLC EVERETT I	31053300202200	1.05	1.07	46,609	No	1,872	1943 & 1970	LI	///	\$7.00	\$326,264	\$50,000	\$376,300	///	\$7.25	\$337,900	\$50,000	\$387,900	\$11,600	\$0.25	\$5,634	\$0.12
343	ROUNDHILL INVESTMENTS LLC	31053300202300	2.34	2.36	102,802	No	1,100	1921	LI	///	\$6.00	\$616,810	\$0	\$616,800	///	\$6.15	\$632,200	\$0	\$632,200	\$15,400	\$0.15	\$7,480	\$0.07
344	CANNON GGC LLC	31053300202400	2.22	2.14	93,218	No	2,540	1957	LI	///	\$6.00	\$559,310	\$40,000	\$599,300	///	\$6.15	\$573,300	\$40,000	\$613,300	\$14,000	\$0.15	\$6,800	\$0.07
345	CANNON GC EXEMPT LLC	31053300300600	0.38	0.43	18,731	No	None	N/A	LI	///	\$6.00	\$112,385	\$0	\$112,400	///	\$6.10	\$114,300	\$0	\$114,300	\$1,900	\$0.10	\$923	\$0.05
346	CANNON GC EXEMPT LLC	31053300201500	1.05	1.06	46,174	No	752	1924	LI	///	\$6.00	\$277,042	\$10,000	\$287,000	///	\$6.10	\$281,700	\$10,000	\$291,700	\$4,700	\$0.10	\$2,283	\$0.05
347	BAUER PROPERTIES LLC	31053300300500	0.94	1.12	48,787	No	None	N/A	LI	///	\$7.00	\$341,510	\$0	\$341,500	///	\$7.10	\$346,400	\$0	\$346,400	\$4,900	\$0.10	\$2,380	\$0.05
348	LARK FAMILY LTD PRTNRSHIP	31053300203200	17.66	18.48	804,989	No	None	N/A	LI	///	\$2.70	\$2,173,470	\$0	\$2,173,500	///	\$2.75	\$2,213,700	\$0	\$2,213,700	\$40,200	\$0.05	\$19,525	\$0.02
349	BRUTUS ASSOCIATES LLC	31053400300300	10.18	12.73	554,519	No	None	N/A	LI	///	\$1.00	\$554,519	\$0	\$554,500	///	\$1.05	\$582,200	\$0	\$582,200	\$27,700	\$0.05	\$13,454	\$0.02
350	BRUTUS ASSOCIATES LLC	31053400200900	26.52	25.07	1,092,049	No	None	N/A	LI	///	\$1.50	\$1,638,074	\$0	\$1,638,100	///	\$1.55	\$1,692,700	\$0	\$1,692,700	\$54,600	\$0.05	\$26,519	\$0.02
351	BRUTUS ASSOCIATES LLC	31053400201300	1.74	2.73	118,919	No	None	N/A	LI	///	\$1.50	\$178,378	\$0	\$178,400	///	\$1.55	\$184,300	\$0	\$184,300	\$5,900	\$0.05	\$2,866	\$0.02
352	QUINN DENNIS W & SANDRA	31053400201000	7.86	7.40	322,344	No	1,916	1947	LI	///	\$1.50	\$483,516	\$135,000	\$618,500	///	\$1.55	\$499,600	\$135,000	\$634,600	\$16,100	\$0.05	\$7,820	\$0.02
353	BRUTUS ASSOCIATES LLC	31053400200700	37.11	34.35	1,496,286	No	3,057	1934 & 1943	LI	///	\$2.00	\$2,992,572	\$125,000	\$3,117,600	///	\$2.05	\$3,067,400	\$125,000	\$3,192,400	\$74,800	\$0.05	\$36,330	\$0.02
354	BRUTUS ASSOCIATES LLC	31053400200800	3.22	3.48	151,589	No	None	N/A	LI	///	\$2.00	\$303,178	\$0	\$303,200	///	\$2.05	\$310,800	\$0	\$310,800	\$7,600	\$0.05	\$3,691	\$0.02
355	JOHN MARSHALL PROPERTIES LLC	31053300301300	4.16	3.95	172,062	No	None	N/A	LI	///	\$6.00	\$1,032,372	\$0	\$1,032,400	///	\$6.05	\$1,041,000	\$0	\$1,041,000	\$8,600	\$0.05	\$4,177	\$0.02
356	SMOKEY POINT INVESTMENTS LLC	31053300301600	1.18	1.12	48,787	No	2,755	1962	LI	///	\$6.00	\$292,723	\$227,200	\$519,900	///	\$6.05	\$295,200	\$227,200	\$522,400	\$2,500	\$0.05	\$1,214	\$0.02

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357	ZANDECKI WALLY	31053300301700	2.45	2.28	99,317	No	4,601	1980 & 1947	LI	///	\$6.00	\$595,901	\$46,000	\$641,900	///	\$6.05	\$600,900	\$46,000	\$646,900	\$5,000	\$0.05	\$2,428	\$0.02	
358	UNDI FAMILY LLC	31053300301400	31.73	30.46	1,326,838	No	225,380	1959 - 2004	LI	///	\$3.50	\$4,643,932	\$7,025,000	\$11,668,900	///	\$3.55	\$4,710,300	\$7,025,000	\$11,735,300	\$66,400	\$0.05	\$32,250	\$0.02	
359	UNDI FAMILY LLC	31053300302900	5.37	5.24	228,254	No	None	N/A	LI	///	\$3.50	\$798,890	\$0	\$798,900	///	\$3.55	\$810,300	\$0	\$810,300	\$11,400	\$0.05	\$5,537	\$0.02	
360	DUE CLARENCE W	31053300302000	5.43	5.43	236,531	No	2,448	1959	LI	///	\$2.50	\$591,327	\$55,000	\$646,300	///	\$2.55	\$603,200	\$55,000	\$658,200	\$11,900	\$0.05	\$5,780	\$0.02	
361	CITY OF MARYSVILLE	31053300300100	18.98	19.68	857,261	No	None	N/A	LI	///	\$2.00	\$1,714,522	\$0	\$1,714,500	///	\$2.00	\$1,714,500	\$0	\$1,714,500	\$0	\$0.00	\$0	\$0.00	
368	UNDI DEVELOPMENT LLC	31052900200200	4.69	4.37	190,357	No	None	N/A	GC	///	\$15.00	\$2,855,358	\$0	\$2,855,400	///	\$15.50	\$2,950,500	\$0	\$2,950,500	\$95,100	\$0.50	\$46,189	\$0.24	
369	UNDI DEVELOPMENT LLC	31052900200300	4.37	4.69	204,296	No	None	N/A	GC	///	\$14.00	\$2,860,150	\$0	\$2,860,100	///	\$14.25	\$2,911,200	\$0	\$2,911,200	\$51,100	\$0.25	\$24,819	\$0.12	
500	CITY OF MARYSVILLE	31052900402400	0.38	0.38	16,553	No	None	N/A	GC	///	\$1.00	\$16,553	\$0	\$16,600	///	\$1.00	\$16,600	\$0	\$16,600	\$0	\$0.00	\$0	\$0.00	
501	CITY OF MARYSVILLE	31052900402300	0.48	0.48	20,909	No	None	N/A	CB	///	\$1.00	\$20,909	\$0	\$20,900	///	\$1.00	\$20,900	\$0	\$20,900	\$0	\$0.00	\$0	\$0.00	
502	GLENMONT WINDWARD MSYVLE NRTHPOINTE LLC	31053300303000	4.69	4.69	204,491	No	None	N/A	GC	///	\$1.00	\$204,491	\$0	\$204,500	///	\$1.00	\$204,500	\$0	\$204,500	\$0	\$0.00	\$0	\$0.00	
503	DUE CLARENCE W	31053300303100	23.32	23.32	1,015,861	No	None	N/A	GC	///	\$2.50	\$2,539,653	\$0	\$2,539,700	///	\$2.55	\$2,590,400	\$0	\$2,590,400	\$50,700	\$0.05	\$24,625	\$0.02	
Adjustment																						\$139,202		
Appeals																							\$193,208	
TOTALS			2,307.90	1,540.88	67,121,016						\$4.08	\$274,088,537	\$130,120,100	\$404,209,200	///	\$4.34	\$291,150,200	\$130,120,100	\$421,270,300	\$17,061,100	\$0.25	\$8,425,623	\$0.13	

Revised \$8,093,213 Revised

CERTIFICATION

I, the undersigned, Deputy City Clerk of the City of Marysville, Washington (the "City"), hereby certify as follows:

1. The attached copy of Ordinance No. ____ (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on February 24, 2014, as that ordinance appears on the minute book of the City.

2. The Ordinance will be in full force and effect five days after publication in the City's official newspaper, which publication date is February 24, 2014.

3. A quorum of the members of the City Council was present throughout the meeting and a majority of the members voted in the proper manner for the passage of the Ordinance.

Dated: February 24, 2014.

CITY OF MARYSVILLE, WASHINGTON

April O'Brien, Deputy City Clerk

Chapter 3.60 LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND LID HEARING PROCESS

Sections:

- 3.60.010 Local improvements.
- 3.60.115 Time of payment – Interest – Penalties.
- 3.60.140 Segregation of assessments.
- 3.60.150 Foreclosure of delinquent assessments.
- 3.60.170 Acceleration of installments – Attorney's fees.
- 3.60.220 LID hearing process.

3.60.010 Local improvements.

Whenever the public interest or convenience may require, the city council of the city of Marysville may order a local improvement to be constructed and may levy and collect special assessments on property specially benefited thereby to pay the whole or any part of the expense thereof. All such projects, and the financing of the same, shall comply with Chapters 35.43 through 35.56 RCW and the provisions of this chapter. All references herein to local improvement districts shall also be construed to apply to utility local improvement districts. (Ord. 2937 § 2, 2013; Ord. 1275 § 1, 1983; Ord. 818 § 1, 1974).

3.60.115 Time of payment – Interest – Penalties.

The city council, by ordinance, shall prescribe the period of time over which local improvement assessments or installments thereof shall be paid. That ordinance shall also provide for the payment and collection of interest on the unpaid balance of the assessments at a rate to be fixed by the city council. Any installment or interest not paid on or before the due date for the same shall be considered delinquent, and shall be increased by a penalty charge of eight percent. (Ord. 2937 § 2, 2013; Ord. 1308 § 2, 1983).

3.60.140 Segregation of assessments.

Whenever any land against which there has been levied a special assessment by the city of Marysville has been sold in part or subdivided, the city council shall have the power to order a segregation of such assessment pursuant to RCW 35.44.410. Such segregations shall be conditioned upon the following:

- (1) A finding by the city council that the segregation will not jeopardize the security of the city's assessment lien;
- (2) Payment by the applicant of the applicable fee and costs as set forth in MMC 14.07.005 for every assessment unit created by the segregation. (Ord. 2937 § 2, 2013; Ord. 2106 § 4, 1996; Ord. 1016, 1978).

3.60.150 Foreclosure of delinquent assessments.

If, on the first day of January, in any year, two installments of any local improvement assessment are delinquent, or if the final installment thereof has been delinquent for more than one year, the city attorney is authorized to commence foreclosure proceedings on the delinquent assessment or delinquent installments by an appropriate action on behalf of the city in Snohomish County superior court. The foreclosure proceeding shall be in accordance with the provisions of Chapter 35.50 RCW, as now exists or as may hereafter be amended. Such foreclosure proceedings shall be commenced on or before June 1st of each year. (Ord. 2937 § 2, 2013; Ord. 1275 § 3, 1983).

3.60.170 Acceleration of installments – Attorney’s fees.

When any local improvement district or utility local improvement district assessment is payable in installments, upon failure to pay any installment due, the assessment shall become immediately due and payable, and the collection thereof shall be enforced by foreclosure. (Ord. 2937 § 2, 2013; Ord. 1275 § 3, 1983).

3.60.220 LID hearing process.

(1) In accordance with RCW 35.44.070, the city council may designate an LID hearing examiner or other officer (“LID hearing examiner”) to conduct the public hearing required for the final assessment roll for any local improvement district of the city. In the resolution setting the date, time and place for the public hearing, the city council may establish guidelines for the LID hearing examiner, including a schedule for submitting his or her recommendations to the city council and other matters as may be consistent with state law governing the confirmation of an assessment roll. The LID hearing examiner may establish procedures for conduct of such hearing consistent with state law and the Marysville Municipal Code.

(2) Following an assessment roll hearing, the LID hearing examiner shall file a written report (including findings and recommendations) with the city clerk within a period to be specified by the city council. Within five business days of receiving such report, the city clerk shall mail notice that the report has been filed to any person who filed a request for special notice of the report or written protest at or prior to the public hearing on the assessment roll in accordance with RCW 35.44.080. A copy of the LID hearing examiner’s report will be available to the public in the office of the city clerk.

(3) If the council designates an LID hearing examiner to conduct the public hearing on an assessment roll, the following procedures are established for an appeal to the city council by any person protesting a finding or recommendation made by the LID hearing examiner regarding the assessment roll:

(a) An appeal may be filed only by a party who timely submitted a written protest to the assessment roll at or prior to the assessment roll hearing. The notice of appeal shall state clearly (i) the number of the local improvement district, (ii) the appellant’s name, address, LID parcel number and the name and address of the appellant’s attorney or other agent, if any, (iii) the recommendation being appealed, (iv) the error of fact, law, or procedure alleged to have been made by the hearing examiner and the effect of the alleged error on the recommendation, and (v) the redress sought by the appellant. The notice of appeal shall be filed with the city clerk, together with a fee of \$100.00, no later than the fourteenth day after the day upon which the report of the hearing examiner is mailed by the city clerk.

(b) Upon the filing of a notice of appeal, the city clerk shall promptly notify the city attorney and furnish a copy of the notice to the city council and the LID hearing examiner. Within 14 days following the last date for filing of a notice of appeal, the city council shall set a time and place for a hearing on the appeal(s), provided the time shall be as soon as practicable in order to avoid accumulating additional interest on any obligations of the local improvement district. The city clerk shall promptly mail notice to the appellant of the time and place for the hearing on the appeal.

(c) Review by the city council on appeal shall be limited to and shall be based solely on the record from the public hearing; provided, however, that the city council may permit oral or written arguments or comments when confined to the content of the record of the hearing below. No new evidence may be presented. Written

arguments shall not be considered unless filed with the city council at least two business days prior to the hearing on appeal, and the city council may determine the appeal on the record, with or without argument.

(d) In respect to the matter appealed, the city council may adopt or reject, in whole or in part, the findings and recommendations of the LID hearing examiner or officer or make such other disposition of the matter as is authorized by RCW 35.44.100. The city council shall reduce its determination to writing, file the original in the record of the local improvement district, and transmit a copy of the same to the appellant. No ordinance confirming an assessment roll may be enacted by the city council until the city council rules on all appeals. Upon ruling on all appeals, the city council shall confirm the assessment roll by ordinance.

(e) Any appeal from a decision of the city council regarding any assessment may be made to the superior court within the time and in the manner provided by law. (Ord. 2937 § 2, 2013).

The Marysville Municipal Code is current through Ordinance 2952, passed January 13, 2014.

Disclaimer: The City Clerk's Office has the official version of the Marysville Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.