

Office Use Only  
 RW # 20103

**TAXPAYER PETITION TO THE  
 PIERCE COUNTY BOARD OF EQUALIZATION FOR  
 REVIEW OF REAL PROPERTY VALUATION DETERMINATION**

Do not staple in Office Use Only area

*This petition must be filed or postmarked by July 1 of the current assessment year or 60 days after the date of mailing of the change of value or other determination notice. A copy of the Assessor's determination notice must be attached to this petition.*

The undersigned petitions the Board of Equalization to change the valuation of the property described below as shown on the Assessment Roll # **2020** for taxes payable in **2021** to the amount shown in Item No. 3(b) on this form.

**PLEASE COMPLETE ALL ITEMS**

1. \*Parcel #: 0318135022 Parcel Address: 5110 227th St. E. Spanaway WA 98387

2. \*Owner: (Print) [REDACTED]

\*Mailing Address for All Correspondence Relating to Appeal: (Print)  
 Street Address: 5110 227th St. E.  
 City, State, Zip Code: Spanaway, WA, 98387

May we contact you by email?  Yes  No E-mail address: [REDACTED]

Daytime Phone No: [REDACTED] Fax No: [REDACTED]

\*Name of Petitioner or Authorized Agent: [REDACTED]

RECEIVED

JUL 10 2020

3. \*(a) Assessor's determination of true and fair value:

Land.....	\$ 145,800		
Improvement/Bldgs ..	\$ 245,700		
<b>TOTAL .....</b>	<b>\$ 391,500</b>		

\*(b) Your estimate of true and fair value:

Land .....	\$ 100,000		
Improvement/Bldgs.....	\$ 100,000		
<b>TOTAL.....</b>	<b>\$ 200,000</b>		

Date the Assessor's "Change of Value Notice" or other determination notice was mailed: June 25, 2020

I request the information the assessor used in valuing my property.  Yes  No

Assessment information can be found at <http://www.piercecountywa.org/appeals> or by calling 253.798.6111

4. \*Specific reasons why you believe the assessor's value does not reflect the true and fair market value.  
The house is a single wide mobile home with add-on and a remodel. Any one looking under the house will see it's a modified mobile home. The lot is large but 1/3 is a drainfield for 7 houses. The drainfield includes a reserve area. That part of the lot can only be used for grass, no trees, no structures and no driving over it. I've attached a drawing from the drainfield. The road to the house from 224th is gravel, not maintained by the county, the residents do the upkeep.

**Use additional paper to complete section 4, when necessary.**

NOTE: Under Washington law, you must prove that the assessor's value is not the true and fair market value (RCW 84.40.0301). Assessments of other properties, the percentage of assessment increase, personal hardship, the amount of tax, and other matters unrelated to the market value may not be relevant or sufficient evidence to prove market value. If this petition concerns income property, please attach a statement of income and expenses for the past two years and copies of leases or rental agreements.

5. **Power of Attorney:** If power of attorney has been given, the taxpayer must so indicate by signing the statement below or attaching a signed power of attorney.

The authorized agent (named in section 2) has full authority to act on my behalf on all matter pertaining to this appeal.

Signature of Petitioner (Taxpayer) \_\_\_\_\_

**I hereby certify I have read this Petition and that it is true and correct to the best of my knowledge.**

\*Signed this 8 day of July, 2020 (year).

\_\_\_\_\_  
 Signature of Taxpayer or Agent

6. The property which is the subject of this petition is (check all which apply):

<input type="checkbox"/> Farm/Agricultural Land	<input checked="" type="checkbox"/> Residential Building
<input checked="" type="checkbox"/> Residential Land	<input type="checkbox"/> Commercial Building
<input type="checkbox"/> Commercial Land	<input type="checkbox"/> Industrial Building
<input type="checkbox"/> Industrial Land	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Designated Forest Land	<input type="checkbox"/> Other _____
<input type="checkbox"/> Open Space/Current Use Land	

7. General description of property:

a. Address/location: 5110 227th St. E.

b. Lot size (acres): 1.29

c. Zoning or permitted use: residential

d. Description of building: Single wide mobile home with add-ons and remodel

e. View?  Yes  No

f. Waterfront?  Yes  No

8. Purchase price of property: \_\_\_\_\_ (If purchased within last 5 years)  
 Date of purchase: 10/20/2005

9. Remodeled or improved since purchase?  Yes  No Cost \$20,000 estimate

10. Has the property been appraised by other than the County Assessor?  Yes  No  
 If yes, what date (please submit copy): \_\_\_\_\_ By whom? \_\_\_\_\_  
 Appraised value: \$ \_\_\_\_\_ Purpose of appraisal: \_\_\_\_\_

Please complete all of the above items (if applicable). **Information in boxes 1 – 5 must be provided to be considered a complete petition.**

You may submit **additional** information, either with this Petition or twenty-one business days prior to the hearing, to support your claim. The area below may be used for this purpose.

11. Check the following statements that apply.

I intend to submit **additional** documentary evidence to the Board of Equalization and the assessor **no later** than twenty-one business days prior to my scheduled hearing.

My petition is complete. I have provided all the documentary evidence that I intend to submit and I request a hearing before the Board of Equalization as soon as possible.

I **DO NOT** want to appear for the hearing;  I **WANT** to appear for the hearing.

**DOCUMENTARY EVIDENCE WORKSHEET**

Most recent sales of comparable property (within the past 5 years):

	Parcel No.	Address	Residential Sq. Ft.	Land Size	Sale Price	Date of Sale
a.	0318135024	5004 227TH ST E	1152	1.29	115,000	07/20/2015
b.	0318135041	5307 227TH ST E	1656	.4	215,000	09/03/2015
c.	0318135015	5308 227TH ST E	1456	1.29	155,782	03/28/2019
d.						

Information regarding sales of comparable properties may be obtained through personal research, local realtors, appraisers, or at the county assessor's office.

**Submit Completed Petition To:** Pierce County Board of Equalization, 2401 S. 35<sup>th</sup> St., Room 176, Tacoma, WA 98409

For tax assistance, visit <http://dor.wa.gov> or call (360) 534-1400. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (360) 705-6718.

WORKSHEET FOR PIERCE COUNTY RESIDENTIAL APPEALS

COMPARABLE SALES ANALYSIS

Parcel and sale searches can be found on the Pierce County Assessor's website at [www.co.pierce.wa.us/atr](http://www.co.pierce.wa.us/atr)

Petitioner Name [REDACTED] gh

	SUBJECT PROPERTY	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
PARCEL #	1318135022	0318135024	0318135041	0318135015
SITE ADDRESS	5110 227th St. E.	5004 227TH ST E	5307 227TH ST E	5308 227TH ST E
SALES:				
SALE DATE	10/20/2005	07/20/2015	09/03/2015	03/28/2019
SALE PRICE	155,000	115,000	215,000	155,782
LAND:				
LOCATION: LEA				
TOTAL ACRES	1.29	1.29	.4	1.29
VIEW QUALITY				
WATERFRONT FRONT FEET	0	0	0	0
UTILITIES: ELECTRIC, WATER, SEWER, SEPTIC	electric, water, septic	electric, water, septic	electric, water, septic	electric, water, sewer
BUILDING:				
YEAR BUILT	1971	1980	2015	2001
ADJUSTED YEAR BUILT	1994	1990	2015	2001
CONDITION	average	average	average	average
QUALITY	average	good	Fair Plus	average
BEDROOMS	3	3	3	3
BATHS	2	2	2.5	2
RESIDENTIAL SQ. FT.	1879	1152	1656	1456
BASEMENT FINISHED SF				
BASEMENT UNFINISHED SF				
ATTIC SQ. FT.	342			
GARAGE SQ. FT.			800	
OUT BUILDING SQ. FT.	576			

Note: Provide comparable sales that are most similar to your property and are arm's length transactions. The Board gives most weight to sales occurring closest to the January 1 assessment date.



**Pierce County**  
 Office of Assessor-Treasurer  
 MIKE LONERGAN  
 2401 South 35th Street, Room 142  
 Tacoma, WA 98409-7498  
 PARCEL: 0318135022

**REAL PROPERTY  
 VALUE NOTICE**

THIS IS NOT A TAX STATEMENT

MAIL DATE: June 25, 2020

**VALUE FOR TAXES DUE IN 2021**

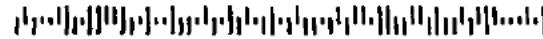
Presorted First Class  
 U.S. Postage  
 PAID  
 The Master's Touch, LLC

ASSESSED VALUE			CURRENT USE VALUE		
	OLD	NEW	LAND	OLD	NEW
LAND	\$123,700	\$145,800	LAND		
BLDG/ETC	\$224,600	\$245,700	BLDG/ETC		
<b>TOTAL</b>	<b>\$348,300</b>	<b>\$391,500</b>	<b>TOTAL</b>		
<b>SENIOR FROZEN VALUE:</b>			<b>OLD</b>	<b>NEW</b>	
PROPERTY ADDRESS: 5110 227TH ST E					

**Go paperless next year!**

Register at [eNoticesOnline.com](http://eNoticesOnline.com). Authorization Code: PRC-XDLFF7FT

The assessed value date is January 1, 2020. New construction, remodels and/or segregations may be added up to July 31, 2020. If you disagree with these values, you must file an appeal within 60 days. The deadline to appeal is August 24, 2020. See back of card for additional information.



65435\*26\*\*G70\*\*0.1\*\*1/1\*\*\*\*\*AUTOS-DIGIT 98328

5110 227TH ST E  
 SPANAWAY WA 98387-5111







5047

Drain field and reserve area

All the way back to the fence where I took this picture



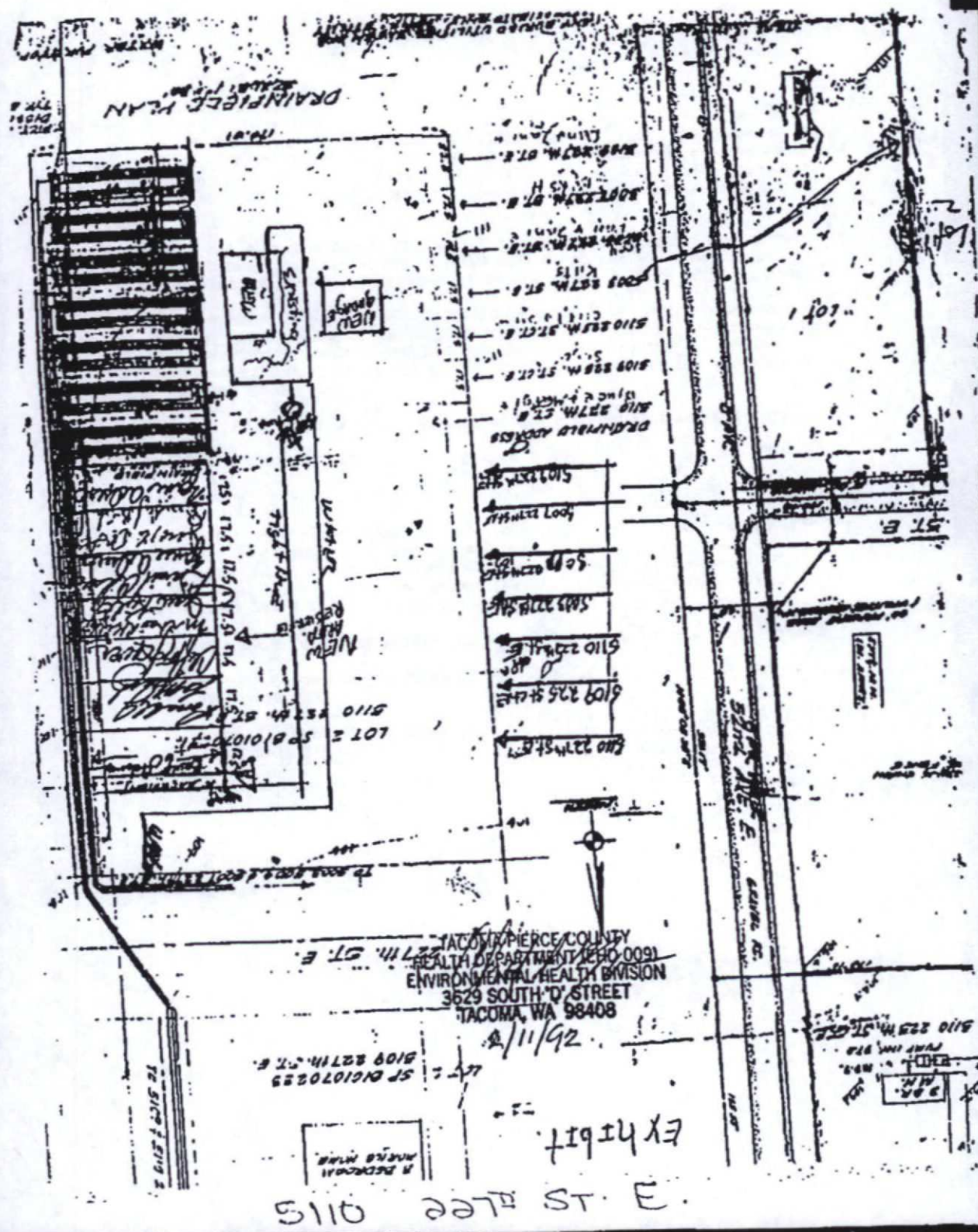
6 of 7

5110 227<sup>th</sup> ST. E.

UNDER THE MOBILE HOME PART OF HOUSE







TACOMA PIERCE COUNTY  
 HEALTH DEPARTMENT 280-0091  
 ENVIRONMENTAL HEALTH DIVISION  
 3629 SOUTH D STREET  
 TACOMA, WA 98408

2/11/92

Exhibit

ST. E. 115

N. BEAR...  
 1000

DRAINAGE PLAN  
 1998