From:	Stephanie Ward
To:	City Clerk Filing
Subject:	Attention: Waterfront LID Appeal
Date:	Sunday, September 20, 2020 4:54:49 PM
Attachments:	Zillow803.jpeg

CAUTION: External Email

To: City of Seattle Office of the City Clerk

Attached are our notice of Appeal and Exhibits for Notice of Appeal Waterfront LID No. 6751
Hearing Examiner Case No. CWF-0230
Property Owners Michael Ward and Stephanie Mantello
Parcel Number 253883-0240
Address: 1521 Second Avenue, Apt. 1003, Seattle, WA 98101
We, Michael Ward and Stephanie Mantello, owners of the condominium property located at 1521 2nd Avenue, Apt 1003, Seattle WA, 98101 (Parcel No. 253883-0240), objected to the Final Assessment for our parcel and now submit this appeal of the Recommendations of the Hearing Examiner regarding Waterfront LID No. 6751 Case No. CWF-0230.
We received the Findings and Recommendation of the Hearing Examiner for the City of Seattle on September 8, 2020 and read the response to our case with interest. We appeal from the following portions of the Final Waterfront LID Assessment Findings and Recommendation of the Hearing Examiner:

III. Special Case Findings, p. 54

1) Objector introduced no evidence or testimony in support of the objection and failed to meet the burden of proof required to demonstrate that the property will not receive a special benefit or that the City appraisal valuation process was flawed.

We have yet to receive evidence or testimony in support of any special benefit to our property, we are instead burdened with the need to prove that we will **not** receive a special benefit. The statement made above in response to our objection is incorrect as it ignores the exhibits and statements of fact that we did indeed provide with our filing made on 2/2/20, namely…

a) **Proof of falling valuations of like properties.** Specifically, we included the listing of 1521 2nd Avenue, #803 that had been on the market for 180 days as of 2/2/20 and had been twice reduced in price (source: Zillow). Original document attached.

The Hearing Examiner dismissed estimates from online listing services. As noted on p.119: "Such valuations are not adequate estimates of property value sufficient to challenge the City's appraisal evidence."

However, the unit in question (#803) sold on 3/12/20 for an additional $85,000 less than its listed price at the time of our appeal and below the assessed value of the property, or $1.7M according to King County records. This is a directly comparable, highly relevant, like property whose actual market value is significantly lower than the appraised value of the property. (https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2538830140)

b) **Inconsistency between Taxable Valuation and LID Valuation:** As

previously included, the assessed “Market Value without LID” for our property ($2,137,200) exceeds its appraised value ($2,003,00 in 2020) by the King County Department of Assessments. Consequently, the “Market Value with LID” ($2,194,904) is skewed as it is derived from this extraordinary valuation, in addition to being speculative and based on unsubstantiated variables.
Although the Hearing Examiner Findings and Recommendations document dismisses the property values assessed by the King County Assessor, as noted on p.119*, as “not reliable” (it states without evidence) and that a property can “sell at a significantly higher value” (again, without evidence). By doing so, the examiner undermines an official source of property values used for tax and valuation purposes – the government basis of assessing and taxing on property value – and implies that the assessments are problematic because they are commonly too low.
However, as is the case with these units from a partial sample within the 1521 2nd Avenue building, properties can also sell for a significantly **lower** value than the King County assessment, thereby putting into question the validity of the examiners argument since variations on assessments go in both directions, not just in favor of higher appraisals as suggested.

- 1521 2nd Avenue, Apt 1102 (Parcel Number 253883-0280) was assessed at a value of $1,502,000, but sold for a **lower** value of $1,300,000 on 7/14/2020.
- 1521 2nd Avenue, Apt 803 (Parcel Number 253883-0140) was assessed at a value of $1,868,000, but sold for a **lower** value of $1,700,000 on 3/12/2020.
- 1521 2nd Avenue, Apt 1002 (Parcel Number 253883-0230) was assessed at a value of $1,550,000, but sold for a **lower** value of $1,250,000 on 6/21/2019.
- 1521 2nd Avenue, Apt 1500 (Parcel Number 253883-0240) was assessed at a value of $2,262,000, but sold for a **lower** value of $2,245,000 on 3/29/2017.
- 1521 2nd Avenue, Apt 702 (Parcel Number 253883-0080) was assessed at a value of $1,481,000, but sold for a **lower** value of $1,250,000 on 1/7/2016.
- 1521 2nd Avenue, Apt 901 (Parcel Number 253883-0170) was assessed at a value of $1,764,000, but sold for a **lower** value of $1,700,000 on 2/11/2016.
- 1521 2nd Avenue, Apt 902 (Parcel Number 253883-0180) was assessed at a value of $1,212,000, but sold for a **lower** value of $1,148,000 on 11/19/2015.
- 1521 2nd Avenue, Apt 802 (Parcel Number 253883-0130) was assessed at a value of $1,078,000, but sold for a **lower** value of 955,000 on 9/10/2014.
- 1521 2nd Avenue, Apt 800 (Parcel Number 253883-0110) was assessed at a value of $1,015,000, but sold for a **lower** value of $1,005,982 on 2/25/2009.

(Source: King County Department of Assessments)

*Cited from Hearing Examiner Findings and Recommendations, p.119 “King County Assessor values are generally not reliable estimates of current market value. Assessor valuations are typically not based on recent market data and are not considered reasonable indicators of current value in the appraisal field.” And continues: “It is common for a property to sell at a significantly higher value than that property’s assessed value.”

In addition, the King County Department of Assessments office has noted in their 2020 Downtown Seattle Residential Condominium Revalue for 2020 Assessment Roll, the following trend.

Market Change of Average Sale Price in the Downtown Seattle Area:
Analysis of sales in the Downtown Seattle area indicated a decrease in value over the two-year period. Overall, values **declined f**rom an average, non-adjusted sales price near $930,000 as of 1-1-2018 **by 17.97%** to $763,000 **as of January 1st, 2020.**

(https://www.kingcounty.gov/depts/assessor/Reports/area-reports/2020/~/media/depts/Assessor/documents/AreaReports/2020/Commercial/700_02.ashx)

It is regrettable that the Hearing Examiner failed to consider these arguments and put forward biased recommendations in regard to the LID Objection documentation and hearing process. We respectfully request that our case is reconsidered and that an appeal hearing is scheduled with the City Council.

Please confirm that your office has received this and let us know if there is anything else you need at this time or anyone else we need to serve in order to perfect this appeal.

Regards,
Michael Ward and Stephanie Mantello