City of Sammamish Environmental Critical Area Review

Supplemental Testimony to Sammamish Planning Commission
July 30, 2012
David and Megan Gee
22201 NE 28th Place, Sammamish

Supplemental Documentation:

King County Tax Assessor's 2009 determination Gee Property value had declined by $583,000 (60%) was based upon his review of Environ Critical Area Study (wetland delineation).

October 2009 Tax Appeal--King County Tax Assessor's Review of Environ Critical Area Study

From: Hoffmeyer, Randal [mailto:Randal.Hoffmeyer@kingcounty.gov]
Sent: Thursday, October 15, 2009 6:16 AM
To: David Gee
Subject: RE: Mr. Hoffmeyer: GEE Properties @ Beaver Lake--Environ Critical Areas Study

I successfully received the report – thank you. I will let you know what effect this will have on value when I work this next week.

Thanks again,

Randal Hoffmeyer

022406-9024

Department of Assessment

Parcel

Area:	069-005-0
Spec Area:	
QSTR:	SE-2-24-6
Folio:	23687B2
Type:	R
Resp:	R
Property Desc:	
Property Address:	
Legal Desc:	N 100 FT OF S 830 FT OF GL 3

Account	Owner	Address
022406-9024-07	GEE DAVID+MEGAN	22201 NE 28TH ... AMMAMISH WA 98074

11/09 King Co Tax Assessor's Determination
Based upon Review of Environ Critical Area Study:
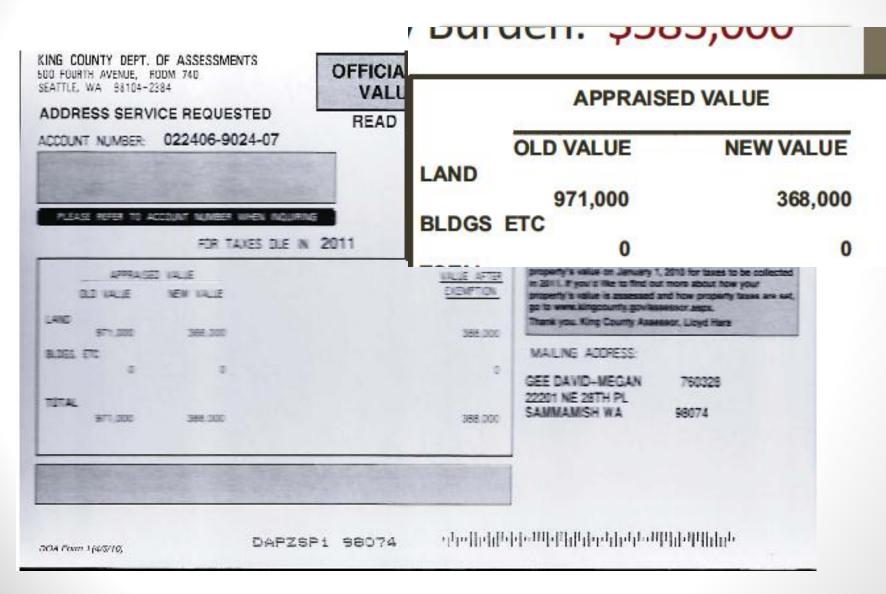
"Value reduced by 60%..."

Notes

Note	By	Date
TRC by RHOF considering previous note for 2007, 2008, 2009 submitted to accounting.	MNAK	11/19/2009
Critical area study submitted by the taxpayer states, "A preliminary estimate of the useable area ... is about 12,000 sf. However, there is no sewage service available in this area and there appears to be insufficient room for a house and a septic drainfield." Value reduced by 60% according to land schedule and equalized with similarly impacted lots on Beaver Lake.	RHOF	10/21/2009
vacant land value select ok = baseland	JRAM	6/16/2009

- $583,000 = Effect of ECA-Determination on Property Owner, according to King County Tax Assessor

Thank you for your consideration.

Please let us know if you have questions.