

# Roger J Turner is your exclusive Licton Springs Realtor

## ASSESSOR AIMS TO DEMYSTIFY PROPERTY VALUATIONS

Like most county assessors – and real estate licensees – King County Assessor Lloyd Hara is quizzed about fluctuating real estate values and their relationship to property taxes.

More than 660,000 residential and commercial properties in King County are valued by the Department's staff of accredited real estate appraisers each year. In addition, personal property staff assessed more than 44,000 accounts in 2009.

At a minimum, real property must be revalued on four-year cycles. These valuations generate thousands of appeals. In 2009, more than 13,000 appeals were received, with about 11,000 of them resolved to date.

Hara noted the Board of Equalization, an independent body whose function is to adjudicate appeals, is comprised of seven citizen members. These are political appointments, a process he would like to see modified to require some minimum qualifications.

One of the most frequently asked questions the assessor hears is why a tax bill increases when an assessed value goes down. Hara explained only 17 cents of every property tax dollar supports the King County General Fund. The remaining 83 cents are divided between the state, cities and other local jurisdictions; more than half the tax tab is based on voter approved measures.

With 165 local tax districts, King County ranks second behind Cook County, Illinois in having the highest number of such districts in the country.

The amount due depends on the cost of state and local government, including schools, roads, parks, libraries, hospitals, city and county government, as well as your local taxing districts such as port district, fire districts and sewer districts, Hara explained. A large part of each property tax dollar goes to pay off construction bonds for school buildings and other public projects, he emphasized.

In response to another question on whether a property could be reassessed if the view changes, Hara said absolutely, and invited affected owners to contact his office. He also noted it may not be necessary to go through the entire review/appeals process.

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- I CAN HELP!  
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THE BEST POSSIBLE SERVICE.

CALL ME!  
*Roger Turner*

### Hear what his clients have to Say:

Dear Roger,

Thank you for selling our house so quickly. We were very nervous about the prospects at the time of year we chose to move. Especially after you showed us the percentage of homes that sell in the months of October and November. Since we had already purchased our new home several hundred miles away, we indeed wanted the sale to be expedient. Not only did you find buyers for us but they were exactly the kind of people we wanted to buy our home of 20 years. They seemed to love it like we did & although we didn't want our attachment of our home influence us, it did.

Our was one of ten homes in that price bracket that sold in Seattle during November. Considering the size of the city, we felt very lucky to be one of those few homes that sold. Thanks to your marketing strategy and courtesy, you did it. We appreciated your honesty & enjoyed working with you. We apologize for any misgivings we made..it is not easy selling something you love.

Thanks again. We're not too deep in the woods and pretty easy to find if you are ever over this way.

Sincerely,  
Michael and Beth McIntosh

## CALL ME!

(206) 999-6937  
(206) 527-5250 EX. 1217

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# Licton Springs Real Estate Journal

March 2011



## LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over January and February. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bath	Bed	Style	Year Built	Selling Price
8825 Stone Ave N #C	2	1	Townhouse	2000	\$205,000
9735 Wallingford Ave N	2	2	1 1/2 Story	1940	\$270,000
1145 B N 91st St	3	2.25	Townhouse	2008	\$272,000
9206 Wallingford Ave N	2	1.5	1 Story	1965	\$325,000
8830 A Midvale Ave N	3	2	Townhouse	2006	\$335,000
2135 N 87th St	4	2.75	2 Story	1993	\$480,000
9232 Wallingford Ave N	4	2.5	2 Story	2002	\$511,500

## SEATTLE PUBLIC LIBRARY BOOK SALE

The Friends of the Seattle Public Library Spring Book Sale will be held April 16th and 17th 2011 at Magnuson Park in Hangar 30. If you have never been to a Seattle Public Library Book Sale you are missing one of the great events in Seattle.

The large Friends Book Sales are held each April and September.

The Friends of the Seattle Public Library is a non-profit, grassroots organization dedicated to promoting our Library as an essential institution of our society. Our volunteer members advocate, educate, and raise funds on behalf of the Library, its patrons, and the larger Seattle community.



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## SEATTLE EVENT CALENDAR

### CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL

APRIL 1-3, 2011 - SEATTLE CENTER

Held at Seattle Center in April... this annual event celebrates Japanese Culture and the USA's relationship with Japan.

There's a lot for you to experience during these 3 Days: watch a Go Tournament, visit Arts & Crafts Booths, dine on traditional Cuisine. You'll even be able to see Exhibits and Performances.

All Events are free... and take place at the Center House and Flag Pavilion.

### DAFFODIL FESTIVAL GRAND FLORAL PARADE

APRIL 9, 2011 - TACOMA WASHINGTON

The famous Daffodil Festival will be celebrating it's 78th Year in 2011 and takes pride in calling the grand State of Washington it's home. The Daffodil Festival is an annual event that culminates in April with a Grand Floral Street Parade, traveling through the cities of Tacoma... Puyallup... Sumner... and Orting - all in one day.

### WORLD RHYTHM FESTIVAL

APRIL 22-24, 2011 - SEATTLE CENTER

The annual World Rhythm Festival offers visitors three days of an amazing range of world musical traditions including African, Middle-Eastern, Latin, Indian, North American and more. You'll enjoy live performances, workshops, drum circles, an international marketplace, plus a fantastic Carnival Finale.

Enjoy and experience the rich cultures of the Asian-Pacific Islander communities through song, dance, music, art and displays. Presented by the Asian-Pacific Directors Coalition.

### ASIAN-PACIFIC ISLANDER HERITAGE MONTH CELEBRATION

MAY 1, 2011 - SEATTLE CENTER

Enjoy the rich cultures of the region's Asian-Pacific Islander communities through song, dance, art and displays. The festival launches Asian-Pacific Islander Heritage Month in Seattle with spectacular lion dances, colorful costumes and traditional dress, youth drill teams, martial arts, Taiko drums and incredible artists from around the state. It also provides access to community resources and children's arts and crafts.

### SEATTLE PUBLIC LIBRARY BOOK SALE

APRIL 16TH AND 17TH 2011 AT

MAGNUSON PARK IN HANGAR 30

The Friends of the Seattle Public Library Spring Book Sale will be held April 16th and 17th 2011 at Magnuson Park in Hangar 30. If you have never been to a Seattle Public Library Book Sale you are missing one of the great events in Seattle.

## MAYOR MCGINN 2011 STATE OF THE CITY ADDRESS

EDUCATION: Seattle has one of the most educated populations of any city in the country. But our children aren't catching up – in particular students of color. In 2010 only 13 percent of African American students and 24 percent of Latino students met the state's 10th-grade math standard, compared with 68 percent of white students. This is unacceptable and unjust. Seattle must do better.

In some schools, Seattle is already doing better. Four of our middle schools – Denny, Mercer, Hamilton, and Aki Kurose – have used funds from the current Families and Education Levy to produce significant improvements in student learning.

Mercer Middle School is one of many Families and Education Levy success stories. Mercer's students represent the full diversity of Seattle. 94 percent of the students are from communities of color. Nearly 75 percent are on free and reduced lunch. For most schools in this city and this country, those statistics would predict a high rate of student failure.

But not at Mercer. Principal Andhra Lutz has used the flexibility afforded by Families and Education Levy funding to create programs that help keep students in the classroom – and provide the support out of class that they need to stay focused. The results speak for themselves. Mercer students are outperforming their peers around the State in math. 88% of students have met their grade level standards in reading and math.

The Families and Education Levy helped make this happen. It gave Principal Lutz the freedom and flexibility to create new programs such as intervention for students struggling with math or with their attendance.

Seattle doesn't just hand out the money and hope it works. Programs aren't just funded – we track results of every program the city funds from the levy. If something isn't working, then the money will be redirected to programs that are showing results.

Thanks to the hard work of the community, Levy Advisory Committee, and Councilmember Tim Burgess, we produced a Families and Education Levy renewal for this year's ballot that reflects the community's priorities. The \$231 million proposal serves an important goal: All students in Seattle will graduate from high school ready for college or a career. The levy renewal will meet that goal by funding programs that the Seattle Public Schools budget doesn't cover.

This money is directly invested in programs that help our children and families. We fund things like preschools, health clinics, tutoring, summer school, and similar wraparound programs – the types of things the school district cannot fund. We need to fully fund the proposed Families and Education Levy efforts in each of these five areas if we are going to help our children succeed.

TRANSIT: Now I want to talk about transit. The next-generation infrastructure requires us to move people as well as information. We have to use our money wisely and make smart investments.

President Obama wants to bring high speed rail to 80% of Americans in the next 25 years. I support that goal, and have already pledged to work with Mayor Sam Adams of Portland, Oregon and Mayor Gregor Robertson of Vancouver, British Columbia to connect us with high speed rail service.

Now, President Obama is focused on connecting cities. I'm focused on connecting neighborhoods. Here in Seattle, many of our neighborhoods do not have any passenger rail transportation at all. We are helping Sound Transit bring light rail to Capitol Hill, the University District, Roosevelt, and Northgate. And this year, we will break ground on the First Hill Streetcar project.

We're working with Sound Transit on the extension of its line north. But understand that when they build that stop at Northgate, that will be the last stop they build in Seattle for 30 years. I'm not being a pessimist. That's just a pragmatic assessment of their plan. It's going to suburban cities, and I want to say clearly, I have no beef with that. In fact, I support it. Those cities need to be connected to be transit.

It's no secret that I support rail, which is one of the ways that we can increase capacity. We've learned public supports rail, too. 57 percent of those who responded to our Transit Master Plan survey said they want rail to connect to major destinations within the city.

When the Transit Master Plan is finished this summer, we'll know which corridors are the best for high capacity modes such as rail. And I will send to the Council a Transit Master Plan for high capacity transit, including the kind of rail that makes sense for our overburdened corridors.

Another high priority corridor that needs rail is the 520 bridge. Right now the state plans to build a six-lane bridge, and they only have money to build six lanes to Foster Island, where it will become four lanes. They're engineering a traffic jam right next to the Arboretum and in Seattle's neighborhoods. And it's not going to be light-rail ready.

In addition, this bridge is planned to have variable tolling, which means that during various times of the day, the toll could be \$7 or \$8 each way. If they're going to charge that much to cross the bridge, we need to give people a low-cost transit choice – otherwise we've just spent \$4 billion on bridge for rich people.

## SPIRIT OF WEST AFRICA MAY 7, 2011 CENTER HOUSE

Take part in ritual and celebratory African drumming, witness the healing powers of musicians trained since birth to serve their communities, participate in a Guianese dance workshop and search for treasures in the West African marketplace. The traditions of six West African countries come to life through this spirited festival of live music, dance performances, film, art and games.

### WHIRLIGIG!

APRIL 8 - APRIL 24, SEATTLE CENTER

It's time to swing into spring at Seattle Center Whirligig!, an annual phenomenon of fun for kids. This wacky world of child-sized action transforms Center House into a vibrant House of Bounce for two weeks during spring break.

Seattle Center Whirligig! offers amusement aplenty for all pre-teen ages! Kids can glide, slide and ride on super-cool, super-sized inflatable rides. Eye-popping colors, face painters and balloon artists add to the mix of non-stop fun that keeps kids coming back for more! A special Toddler Zone is also available.

Seattle Center Whirligig! runs daily and charges only a nominal fee for a single ride ticket or a day-use pass, and KIDS RIDE FOR FREE in Center House on Thursdays.

Times: Monday - Sunday, 11am - 6pm  
Prices: All-Day Main Floor Pass \$7.50, All-Day Toddler Zone Pass \$4.50, Single Ticket \$1.50 and FREE Thursdays

## SEATTLE SPORTS SCHEDULE

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### MARINERS MLB HOME GAMES

<http://seattle.mariners.mlb.com/>

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4/8	7:10PM	V.S. CLE
4/9	6:10PM	V.S. CLE
4/10	1:10PM	V.S. CLE
4/11	7:10PM	V.S. TOR
4/12	7:10PM	V.S. TOR
4/13	12:40PM	V.S. TOR
4/18	7:10PM	V.S. DET
4/19	7:10PM	V.S. DET
4/20	12:40PM	V.S. DET
4/21	7:10PM	V.S. OAK
4/22	7:10PM	V.S. OAK
4/23	6:10PM	V.S. OAK
4/24	1:10PM	V.S. OAK

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### SOUNDERS FC HOME GAMES

<http://www.soundersfc.com/>

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4/09	1:00PM	VS. FIRE
4/30	7:00PM	VS. TORONTO FC

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### SEATTLE STORM HOME GAMES

<http://www.wnba.com/storm/>

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OFF SEASON



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