

Application and Certification of Special Valuation **ASSESSOR**
on Improvements to Historic Property

Chapter 84.26 RCW

SEP 17 2019

RECEIVED

File With Assessor by October 1

File No: _____

I. Application

Property Owner: Capitol Historic Properties LLC County: Thurston
Parcel No./Account No: 60800301300
Mailing Address: 1923 Water St. SW Olympia, WA 98501
Legal Description: Maple Park L12 and 13 B 3 5 5 3F
Property Address (Location): 1616 Capitol Way S.
Describe Rehabilitation: Leveled sinking foundation, complete replacement of plumbing, electrical and heating systems, asbestos and lead paint abatement, refinished original fir floors, new kitchen + baths.
Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places
Building Permit No: 18-3531 Tenant Improvement 8-15-18 Date: 10-31-18 Jurisdiction: City
18-4635 Electrical County/City
18-4594 Plumbing 10-30-18
Rehabilitation Started: 8-1-18 Date Completed: 7-1-18
Actual Cost of Rehabilitation: \$ 200,000 plus or minus

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Jeffrey S. Sedy

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 181,200

Date: 9/17/2019

Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. 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 1-800-451-7985.

MAY 15 '18 387400

Thurston County Treasurer

AFTER RECORDING MAIL TO:

Capitol Historic Properties, LLC
PO Box 211
Olympia, WA 98501

Real Estate Excise Tax Paid 7031.00

By [Signature] Deputy

Filed for Record at Request of:
First American Title Insurance Company



Space above this line for Recordors use only

**FIRST AMERICAN TITLE
INSURANCE COMPANY**

STATUTORY WARRANTY DEED

7020990 \$75

File No: **4291-3020990 (GR)**

Date: **May 14, 2018**

Grantor(s): **David R. Hutchinson**

Grantee(s): **Capitol Historic Properties, LLC**

Abbreviated Legal: **PTN. LOTS 12 & 13 BLOCK 3 MAPLE PARK ADDITION TO OLYMPIA,
VOL. 1 PG. 50**

Additional Legal on page:

Assessor's Tax Parcel No(s): **60800301300**

THE GRANTOR(S) David R. Hutchinson, as his separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Capitol Historic Properties, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Thurston**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Thurston, State of Washington, described as follows:

THE SOUTH 53 FEET OF LOTS 12 AND 13 IN BLOCK 3 OF MAPLE PARK ADDITION TO OLYMPIA, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 50, IN THURSTON COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

[Signature: David R. Hutchinson]

David R. Hutchinson

4626290

05/15/2018 03:41 PM Deed
Thurston County Washington
FIRST AMERICAN TITLE



APN: 60800301300

Statutory Warranty Deed
- continued

File No.: 4291-3020990 (GR)

STATE OF Washington)

COUNTY OF Thurston)

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I certify that I know or have satisfactory evidence that **David R. Hutchinson** ^(s) is/are the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 2018



Gail K Randall
Notary Public in and for the State of Washington
Residing at: Cumma
My appointment expires: May 10, 2022



THURSTON COUNTY

Property Account Summary

As Of 9/17/2019 Status: Active

Account No.: 60800301300 **Alternate Property Number:**
Account Type: Real Property
TCA: 110
Situs Address: 1616 CAPITOL WAY S
OLYMPIA WA 98501
Legal: MAPLE PARK L 12 & 13 B 3 S 53F

Parties:

Role	Name & Address
Owner	CAPITOL HISTORIC PROPERTIES LLC 120 STATE AVE NE # 211 OLYMPIA WA 98501
Taxpayer	CAPITOL HISTORIC PROPERTIES LLC 120 STATE AVE NE # 211 OLYMPIA WA 98501

Property Values:

Value Name	2020	2019	2018	2017	2016
Taxable Value Regular	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Market Total	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Assessed Value	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Market Land	\$201,100	\$138,000	\$102,000	\$60,300	\$64,600
Market Improvement	\$211,700	\$147,800	\$181,200	\$190,700	\$137,900

Property Characteristics:

Tax Year	Characteristic	Value
2020	Use Code	12 Two-to-Four Unit
	Size in Acres	0.12

Exemptions:

(End of Report)