

SUBJECT PROPERTY

SAMPLE PROPERTY

City of Tacoma · Verified: Pierce County records | Illustrative example ·
Parcel sample
No matching parcel zoning query evidence accompanies this report (see
Article II)

Lot area (assessor): 23,958 sq ft (mapped 18,305 sq
ft)
Zone: UR1-VSD 25 · Inside UGA
Existing units: 0 units, assessor shows no
improvement value
Assessed value: Land \$380,400 · Improvements \$0 ·
Total \$380,400 (2026 assessed values, before
exemptions)

SCREENING VERDICT

POTENTIAL
DEVELOPMENT
CONSTRAINTS
IDENTIFIED

Verdict 3 of 5 · Capacity
confidence: Low

A 23,958 sq ft parcel zoned UR1-VSD 25 in City of Tacoma, inside the
urban growth area. Up to 15 total units on an apparent code path (15
total, of which up to 2 may be ADUs), 15 total units beyond what the
record shows standing. Subject to confirming geotechnical hazard
evaluation. What decides whether that gets built: Geotechnical hazard
evaluation. First move: Resolve critical areas (mapped).

The code calculation gives up to 15 units, up to 2 of them accessory dwelling units. Physical fit is
unverified. One item on record could block it. Confirm 3 things with City of Tacoma before relying on
it.

WHAT CAN BE BUILT

15 total units

15 total, of which up to 2 may be
ADUs
Principal units = greater of base
zoning (15) and state middle-
housing minimum (4) = 15 (see
Article II)
Max height
25 ft
Setbacks (front / side / rear)
Front: 15 ft; Side: 5 ft; Rear: 15 ft
Parking (per principal / per ADU)
1 space(s) per principal dwelling; 0
per ADU
Area inside the setbacks
10,457 sq ft
Conditions on these standards are
printed in Article II.
Frontage undetected (see Article III)

WHAT KILLS IT

1 Geotechnical hazard evaluation

Could prevent a dwelling or building location
Resolved by: City of Tacoma

IF RESOLVED AGAINST YOU

Critical areas (mapped)
15 → 13 total units
Street frontage
As applied: 10,457 sq ft (applied) · Best candidate
frontage (113 ft S side): 12,980 sq ft · Worst
candidate frontage (107 ft E side): 12,453 sq ft

SCREENS RUN

Flood zone, Wetlands, Steep slopes / geohazard,
Streams, Water service.

NOT SCREENED

Shoreline (SMP), Volcanic / mine hazard: Not
screened. See Article IV.

WHAT TO VERIFY FIRST

- 1 Resolve critical areas
(mapped)
City of Tacoma planning
([https://tacoma.gov/
government/departments/
planning-and-development-
services/](https://tacoma.gov/government/departments/planning-and-development-services/))
- 2 Confirm the city checks
not covered by this screen
City of Tacoma planning
counter
- 3 Request water and sewer
availability and
connection-cost
information
City of Tacoma utility providers

ALREADY IN THE FILE

#SAMPLE-RECORD Closed ·
Applied Apr 30, 2025. #SAMPLE-
RECORD Closed · Applied Feb 22,
2021. See Article IV.

COSTS OF RECORD

Property tax, current annual \$4,137/yr
\$380,400 assessed total x 10.87642 per \$1,000, sample tax area, 2026 tax year.
Transportation (Northeast Tacoma \$14,420
district)
13 principal unit(s) x \$1,030 + 2 ADU(s) x \$515 (see Article V)
and 1 more, see Article V
Costs of record, one-time
\$14,420

SITE FACTS

Mapped easements	None mapped in the county's assessor mapping
Public right-of-way	1 mapped area within about 25 ft
Longest boundary	217 ft
Depth	113 ft
and 2 more, see Article IV	

SUBJECT PROPERTY

SAMPLE PROPERTY

City of Tacoma · Verified: Pierce County records | Illustrative example

SCREENING VERDICT

POTENTIAL DEVELOPMENT CONSTRAINTS IDENTIFIED

A 23,958 sq ft parcel zoned UR1-VSD 25 in City of Tacoma, inside the urban growth area. Up to 15 total units on an apparent code path (15 total, of which up to 2 may be ADUs), 15 total units beyond what the record shows standing. Subject to confirming geotechnical hazard evaluation. What decides whether that gets built: Geotechnical hazard evaluation. First move: Resolve critical areas (mapped).

Verdict 3 on a 5-answer screening scale. Capacity confidence: Low.

Lot area	23,958 sq ft	Zone	UR1-VSD 25
Zone basis	Not verified - user-supplied designation	Jurisdiction	Confirmed from official boundary data
Growth area	Inside UGA	Existing units	0 units — assessor shows no improvement value
Parcel number	sample		

PREPARED BY
Landbase

DATE OF ISSUE
September 13, 2026

BASIS
Published public records and adopted code

LIMITATIONS

This report covers parcel sample only. Other parcels included in a sale are not included.

Automated preliminary screen based on published public records and adopted code. Not a zoning verification, survey, wetlands delineation, geotechnical report, septic approval, utility commitment, permit decision, appraisal, title report, legal opinion, engineering analysis, or investment advice. Requirements are confirmed only by the responsible jurisdiction and qualified professionals.

ARTICLE I

Decision Summary

SCREENING VERDICT

Potential development constraints identified

APPARENT DEVELOPMENT PATH

Potential additional-unit path

Up to 15 total units on an apparent code path (15 total, of which up to 2 may be ADUs), 15 total units beyond what the record shows standing. Subject to confirming geotechnical hazard evaluation.

CAPACITY CONFIDENCE

Low

The result depends on unresolved legal, environmental, access, utility, density, or physical-site conditions.

1.1 HARD STOPS AND CRITICAL VERIFICATION GATES

01 Geotechnical hazard evaluation

COULD PREVENT A DWELLING OR BUILDING LOCATION

slope geohazard (Over 40% High Potential Slope Geohazard; 15% to 25% Low Potential Slope Geohazard; 25% to 40% Moderate Potential Slope Geohazard) mapped on this parcel. Regulated areas and their buffers are deducted before anything is sited, which can move or prevent a building location. If this resolves as "mapped critical areas confirmed on investigation", capacity falls from 15 total units to 13 total units.

Resolved by: A geotechnical evaluation by a licensed engineer or engineering geologist assesses slope stability and buildable ground. City of Tacoma makes the designation call on the result.

1.2 KEY FACTS

Existing units	0 units — assessor shows no improvement value
Published one-time fees	\$14,420 published — incomplete, 1 item publishes no amount
Sewer service	Not determined from a layer — City of Tacoma provides wastewater service through its own utility; availability is confirmed per project
Water service	Tacoma Water holds the mapped service area — service and capacity not yet committed

Next action: Resolve critical areas (mapped). See Article VI for the diligence path and Article II for contacts.

Contents

	Front sheet	1
I	Decision Summary	3
1.1	Hard stops and critical verification gates	3
1.2	Key facts	3
II	What You Can Build	5
2.1	Zone basis	5
2.2	Constraints	6
2.3	Screening signals	6
2.4	Capacity sensitivity	6
2.5	Next actions	7
III	Geometric Siting Screen — Not a Verified Building Pad	7
IV	Site Intelligence	8
V	Costs of Record	10
VI	Critical Permit & Diligence Path	11
6.1	Required / high-impact verification	11
6.2	Standard construction submittals	12
VII	Warnings, Assumptions, and Unknowns	12
7.1	No maximum in the code (1)	12
7.2	Material constraint (7)	12
7.3	Conservative assumption (1)	13
VIII	Data & Sources	13
8.1	Jurisdiction & data coverage - City of Tacoma	13
8.2	The five answers this screen can give	13
8.3	Zoning code citations (7)	17
IX	Terms and Limitations	18

ARTICLE II

What You Can Build

15 total units

(15 total, of which up to 2 may be ADUs)

Principal units = greater of base zoning (15) and state middle-housing minimum (4) = 15. ADUs are counted as dwelling units in this zone (TMC 13.06.080A.4.h (Density calculations) — "ADUs are counted as dwelling units in the Urban Residential zones." (TMC 13.06.080A.4.h)), so up to 2 of those 15 may be ADUs rather than being added on top.

2.1 ZONE BASIS

No matching parcel zoning query evidence accompanies this report. Confirm the designation with City of Tacoma before relying on capacity calculated from it.

Zoning source of record: City of Tacoma Zoning Districts layer (Planning & Development Services) - https://services3.arcgis.com/SCwJH1pD8WSn5T5y/arcgis/rest/services/Zoning_Districts/FeatureServer/0

LIMITATIONS

Automated preliminary screen: not a zoning verification, survey, wetland delineation, geotechnical report, septic approval, utility commitment, permit decision, appraisal, or legal opinion. Requirements are confirmed only by the jurisdiction.

REQUIRES ENVIRONMENTAL VERIFICATION — city/FEMA mapping shows on or adjacent to this parcel: slope geohazard (Over 40% High Potential Slope Geohazard; 15% to 25% Low Potential Slope Geohazard; 25% to 40% Moderate Potential Slope Geohazard). Critical areas and their buffers void the state 2-ADU floor (RCW 36.70A.681(4)) and are exempt from HB 1110 middle-housing minimums — the unit count in this report assumes none apply.

15 base units	UR1-VSD 25 (Urban Residential 1 (UR-1) (VSD 25)) requires 1,500 sq ft of lot area per unit (TMC 13.06.020F.1 (Urban Residential development standards)). 23,958 sq ft ÷ 1,500 sq ft/unit = 15.972, rounded down to 15 whole unit(s) (TMC 13.06.020F.1 (Density Notes)).	TMC 13.06.020F.1 (Urban Residential development standards)
2 ADUs	State law requires City of Tacoma to allow 2 accessory dwelling units on this lot (RCW 36.70A.681 (HB 1337, 2023 c 334 § 4)): the parcel is inside an urban growth area in a jurisdiction fully planning under the GMA, provided zone UR1-VSD 25 permits a single-family home. The floor is per LOT and applies regardless of existing units, with no owner-occupancy requirement — so subdividing multiplies it, and each resulting legal lot carries its own 2.	RCW 36.70A.681 (HB 1337, 2023 c 334 § 4)

Middle-housing floor	As a city with population of at least 75,000, City of Tacoma must allow at least 4 units on residential lots like zone UR1-VSD 25 (RCW 36.70A.635). This is a floor on principal units, not an additive bonus. Near a major transit stop or with affordable units the minimum rises to 6 — not counted here without transit/affordability data.	RCW 36.70A.635
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2.2 CONSTRAINTS

VIEW-SENSITIVE OVERLAY DISTRICT (VS-25)

maximum height 25 feet, replacing the base district's limit. Parking-lot lighting is capped at 20 feet, and parking quantity reductions are available per TMC 13.06.090C. Exempt: buildings within a development or subdivision over 30 acres with an approved site plan or residential plat meeting TMC 13.06.070A.1.b — not tested here.

Max height	25 ft	Front setback	15 ft
Side setback	5 ft	Rear setback	15 ft

PARKING

1 space(s) per principal dwelling; 0 per ADU. Tier 1 bonus units are exempt from parking and Tier 2 bonus developments are fully exempt (Table 1 fn. 18); designated Reduced Parking Areas reduce quantities further (TMC 13.06.090C.j) — location not tested here.

2.3 SCREENING SIGNALS

- Capacity is set by the zone's density (1,500 sq ft per unit), not by lot size.
- slope geohazard (Over 40% High Potential Slope Geohazard; 15% to 25% Low Potential Slope Geohazard; 25% to 40% Moderate Potential Slope Geohazard) mapped — critical areas and buffers can reduce buildable area and void the state ADU floor (RCW 36.70A.681(4)).
- One or more capacity inputs are unresolved (unverified UR1-VSD 25 standards); permitted capacity may be higher than shown.
- Inside a mapped Group A service area; an availability letter is still required and can carry connection cost.
- Sewer and water connection / capacity charges have no published schedule — costs of record are incomplete by an unknown amount.

2.4 CAPACITY SENSITIVITY

Capacity sensitivity — the same entitlement engine re-run with each unresolved input set against you. Not probabilities; a map of what each answer is worth.

Unknown	If resolved against you	Answer under each reading
Critical areas (mapped)	Mapped critical areas confirmed on investigation	15 → 13 total units
Street frontage	Each of the 4 edges in turn taken as the street frontage; every candidate is listed in the siting section	As applied (every edge held to the largest setback): 10,457 sq ft (applied) · Best candidate frontage (113 ft S side): 12,980 sq ft · Worst candidate frontage (107 ft E side): 12,453 sq ft

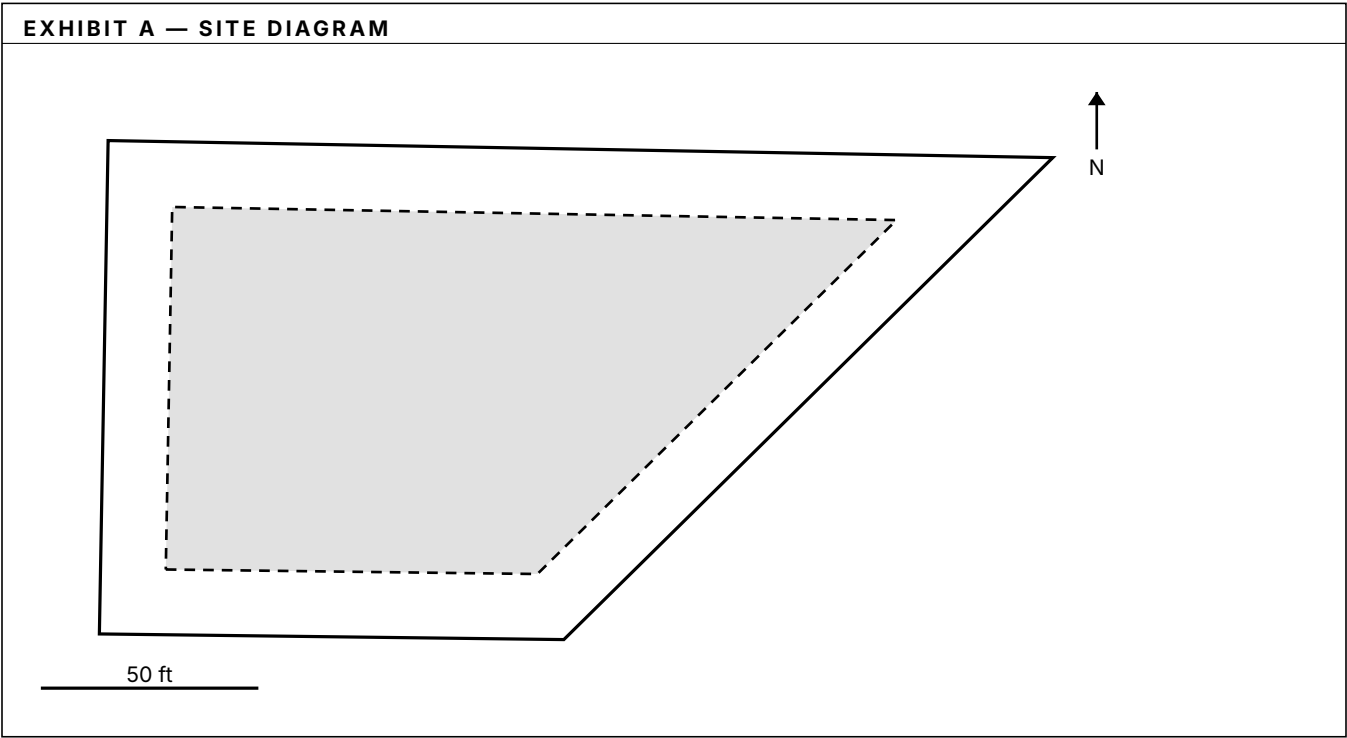
2.5 NEXT ACTIONS

- 01 **Resolve critical areas (mapped):** determines whether capacity holds at 15 total units or falls to 13 total units. Contact: A qualified professional's investigation settles it — a wetland delineation, a geotechnical evaluation or a habitat assessment, depending on which layer flagged. City of Tacoma planning (<https://tacoma.gov/government/departments/planning-and-development-services/>) accepts the report and makes the designation call; the state ADU floor does not apply to designated critical areas or their buffers (RCW 36.70A.681(4)).
- 02 **Confirm the city checks not covered by this screen:** obtains parcel-specific information for the city's SMP shoreline designations, volcanic and mine hazards. Contact: City of Tacoma planning counter
- 03 **Request water and sewer availability and connection-cost information:** confirms the serving providers, connection availability and project-specific charges. Contact: City of Tacoma utility providers
- 04 **Request published amounts for: Sewer and water connection / capacity charges:** completes the costs of record. Contact: City of Tacoma utility and permit counters

ARTICLE III

Geometric Siting Screen — Not a Verified Building Pad

The area left after applying this zone's setbacks to the mapped boundary. This is a geometric result, not a feasible building pad — density limits, critical areas, septic reserve, access, and site conditions all reduce it.



Method: uniform inward offset at the zone's largest setback of 15 ft (frontage not published); measured to each boundary SEGMENT, so corners are rounded (inferred — planners generally apply the line; confirm with the jurisdiction)

Frontage undetected — all edges take the maximum setback; actual envelope is likely larger. Longest boundary 217 ft · depth 113 ft

Measure	Value
Lot area (assessor)	23,958 sq ft
Lot area (mapped boundary)	18,305 sq ft
-23.6% vs the assessor's figure	

Measure	Value
Area inside the setbacks	10,457 sq ft
Frontage undetected — all edges take the maximum setback; actual envelope is likely larger. Geometric result — not a feasible building pad	
Longest boundary	217 ft
Not established as the street frontage — no frontage was detected	
Depth	113 ft

If the street frontage were confirmed

Candidate frontage	Frontage length	Envelope it would yield
Bears 181°	113 ft	12,980 sq ft
Bears 91°	107 ft	12,453 sq ft
Bears 45°	158 ft	12,980 sq ft
Bears 271°	217 ft	12,453 sq ft

Every candidate orientation yields an envelope. Confirming which edge fronts the street resolves which figure applies; none is asserted here.

Screening envelope — derived from the parcel's mapped geometry and the zone's dimensional standards. Not a survey; boundaries, easements, and rights-of-way are not verified.

The mapped parcel boundary encloses 18,305 sq ft, which differs from the assessor's stated 23,958 sq ft by -23.6%. Capacity and coverage figures use the assessor's area; a survey resolves which is right.

Street frontage is not published in the parcel data, so Landbase does not guess which edge faces the street: every edge is held to the largest of this zone's setbacks (15 ft). Because each edge's true setback is at most that figure, the envelope shown can only understate the buildable area — identifying the frontage would enlarge it, never shrink it.

Each setback is measured to its own boundary SEGMENT, so the envelope's corners are rounded rather than mitred. Planners generally measure to the segment's extended line, which would remove slightly more ground at an irregular corner; confirm the convention with the jurisdiction before relying on a corner dimension.

This zone encodes no maximum lot coverage, so no footprint limit is computed. The setback envelope alone does not establish one — density, critical areas, septic reserve, access and site conditions all reduce it.

ARTICLE IV

Site Intelligence

Context from public records — screening signals, not diligence.

Prior development record — Public permit/history records found: 2

Pierce County: No records matched this parcel number. This source covers permits applied for on or after Nov 4, 1985 — the earliest of the 681,526 records in the feed, measured Aug 22, 2026. Work before that date is outside it. County-processed permit records only (Pierce County PALS Plus extract). City-issued permits are absent from this source by the county's own documentation, as are records without a valid parcel number or mappable location and voided applications.

City of Tacoma: 2 records matched this parcel number. This source covers permits applied for on or after Aug 30, 2013 — the earliest of the 110,803 records in the feed, measured Aug 23, 2026. Work before that date is outside it. Permits issued by the City of Tacoma through its Accela permitting system (city open data, daily refresh). Records issued by another authority — including Pierce County's own — are not in this source.

Record types: Other · Retrieved Sep 1, 2026 · Match method: exact parcel-number match (sample)

Pre-Application (#SAMPLE-RECORD)	Closed · Applied Apr 30, 2025 — Construction of new single-family residence on vacant lot
Pre-Application (#SAMPLE-RECORD)	Closed · Applied Feb 22, 2021 — Residential - New Construction

LIMITATIONS

These public records do not independently confirm lawful construction, current occupancy, legal-lot status, nonconforming status, septic approval, utility capacity, title, access, or whether similar work can be approved today. Confirm material records with the issuing jurisdiction.

Parcel history & access records — No mapped parcel-history evidence matched this screen

Retrieved Sep 1, 2026 · Match method: exact parcel-number match (sample) plus map screens over the parcel's mapped geometry

Subdivision and plat evidence	No matching mapped record found Public parcel description: omitted from the illustrative sample. The county's GIS legal-description field is length-limited and this parcel's description appears cut off; the Assessor-Treasurer holds the full text. Subdivision/plat details were not available in the public data Landbase reads. Use the official recorded-document search, title commitment, and county planning records for confirmation.
Recorded easement & encumbrance screen	No matching mapped record found No mapped easement or encumbrance polygons intersect this parcel in the county's assessor mapping. This is not a complete title, access, easement, plat, survey, or legal-lot determination — recorded easements the Assessor-Treasurer never mapped will not appear here.
Public right-of-way screen	Mapped indicator — public right-of-way mapped at or near the parcel Mapped public right-of-way intersects or lies within about 25 feet of the parcel's mapped boundary (1 mapped area). Method: spatial proximity check between the county right-of-way mapping and the parcel's mapped boundary.
Recorded documents (deeds, easements, surveys, covenants)	Manual lookup available — https://armsweb.co.pierce.wa.us/

LIMITATIONS

Public plat, legal-description, and recorded-document evidence can inform parcel history. Landbase does not confirm legal-lot-of-record status, subdivision approval status, plat-condition compliance, title, boundary location, or development rights. Confirm material parcel-history questions with Pierce County, title review, and a surveyor where appropriate.

Recorded-document search results are not a title search or legal opinion. Landbase does not determine whether an easement is valid, active, appurtenant, exclusive, sufficient for access, sufficient for fire access, transferable, maintained, or enforceable. Review the official instruments and obtain title and survey review before relying on access, easement, boundary, or title conclusions.

Public right-of-way mapping is a map indicator, not a legal access determination. It does not establish driveway rights, private access easements, road maintenance obligations, frontage, fire access, access width, recorded dedications, boundary location, or title rights.

County parcel mapping is digitized from assessor tax maps and is not based on verified survey or cadastre control points (county metadata) — locations and boundaries are approximate.

Assessed value	Land \$380,400 · Improvements \$0 · Total \$380,400 (2026 assessed values, before exemptions)	Pierce County Assessor · fetched Sep 1, 2026
Flood zone	Zone X — minimal flood hazard	FEMA NFHL · fetched Sep 1, 2026
Sewer service	Outside county sewer service area — city/district service not checked	Pierce County Sewer Utility · fetched Sep 1, 2026
Wetlands	No mapped wetlands on or adjacent to parcel — city mapping is not a delineation	City of Tacoma Critical Areas (wetlands, steep slopes, streams) · fetched Sep 1, 2026

Steep slopes / geohazard	Mapped slope geohazard (Over 40% High Potential Slope Geohazard; 15% to 25% Low Potential Slope Geohazard; 25% to 40% Moderate Potential Slope Geohazard) on or adjacent to parcel — Requires Environmental Verification	City of Tacoma Critical Areas (wetlands, steep slopes, streams) · fetched Sep 1, 2026
Streams	No mapped streams on or adjacent to parcel — city mapping is not a delineation	City of Tacoma Critical Areas (wetlands, steep slopes, streams) · fetched Sep 1, 2026
Shoreline (SMP)	Not screened — Tacoma's Shoreline Master Program designations are not in a layer Landbase reads; confirm with the city for waterfront parcels	City of Tacoma Critical Areas (wetlands, steep slopes, streams) · fetched Sep 1, 2026
Volcanic / mine hazard	Not screened — the county's volcanic and mine hazard layers cover unincorporated areas only, and the city publishes no equivalent layer Landbase reads	City of Tacoma Critical Areas (wetlands, steep slopes, streams) · fetched Sep 1, 2026
Water service	Inside Tacoma Water's mapped service area — availability letter still required	Tacoma Water Service Area · fetched Sep 1, 2026
Area snapshot	Temporarily unavailable Census ACS could not be read for this parcel. It establishes the census tract and its published income and population estimates.	Census ACS · fetched Sep 1, 2026

Some data sources were unavailable for this report. Each is named in its own row above, with the source that could not be read.

ARTICLE V

Costs of Record

Taxes and fees with published schedules - each one independently verifiable.

Annual property tax

Item	Amount
Property tax, current annual \$380,400 assessed total x 10.87642 per \$1,000, sample tax area, 2026 tax year.	\$4,137/yr

Fee scenario: 13 principal dwellings + 2 ADUs. This is the costing mix used below, not additional capacity.

Published one-time impact & permit fees

Item	Amount
Transportation (Northeast Tacoma district)	\$14,420
13 principal unit(s) x \$1,030 + 2 ADU(s) x \$515 (ADU fees capped at 50% of the principal unit — Tacoma's schedule ADU row (Rate Study Table 7, 'Accessory Dwelling Unit (RCW 36.70A.681)'); the state ceiling is RCW 36.70A.681(1)(a), which applies inside urban growth areas (RCW 36.70A.680(2))). Tacoma's schedule prices the fee per dwelling unit by district and includes the 3% administrative fee; the ADU rate is the city's published figure (half the single-family rate, rounded). Due before building permit issuance (TMC 10.31.050); single-family applicants may request a deferral to final inspection or 18 months (TMC 10.31.130). The schedule indexes annually by CPI each January 1 (TMC 10.31.090). Tacoma's impact-fee program is transportation only — no school or park impact fee is adopted in the TMC (Ord. 29082; code current as of 05/20/26).	

Utility connections: amounts requiring confirmation

Item	Amount
Sewer and water connection / capacity charges	not published — contact City of Tacoma Planning and Development Services
New service connections carry connection and capacity charges set by the serving water and sewer providers. Landbase has not encoded City of Tacoma's utility schedules, so no amount is shown — confirm service availability and current charges with the city and its serving purveyors.	

Real estate excise tax (REET)

Real estate excise tax is paid by the seller at closing. The state rate is graduated — each tier applies only to the portion of the price inside it — and the local rate of 0.50% applies to the full price. Shown at price points rather than at an assumed sale price.

Effective rate rises with price because the state tiers are graduated.

Costs of record, one-time: \$14,420

Costs of record — fees and taxes with published schedules. This is not a project budget; construction, professional, and financing costs are not included.

Not included, because no amount is published: Sewer and water connection / capacity charges.

ARTICLE VI

Critical Permit & Diligence Path

6.1 REQUIRED / HIGH-IMPACT VERIFICATION

01 Geotechnical hazard evaluation

Could prevent a dwelling or building location — stated in full in the Decision Summary (Article I).

02 Screens the city's layers do not cover

COULD PREVENT A DWELLING OR BUILDING LOCATION

This parcel was screened against City of Tacoma's own published critical-areas layers (wetland inventory, steep-slope geohazards, streams) rather than the county's unincorporated-only layers. The city's SMP shoreline designations and volcanic and mine hazards are in no layer Landbase reads for the city, so those screens have not been run. (FEMA flood mapping is county-independent and does cover this parcel.)

Resolve through: Ask City of Tacoma for its maps or parcel-specific determinations covering the city's SMP shoreline designations and volcanic and mine hazards.

03 Unpublished utility and connection charges

COULD MATERIALLY CHANGE COST OR TIMELINE

Sewer and water connection / capacity charges publishes no amount, so the costs of record are incomplete by an unknown amount. The figure shown is a floor, not a total.

Resolve through: City of Tacoma utility and permit counters quote these per project.

6.2 STANDARD CONSTRUCTION SUBMITTALS

Landbase has not encoded this jurisdiction's permit requirements — its published checklists currently cover unincorporated Pierce County and the City of Gig Harbor. No other jurisdiction's requirements are substituted; confirm submittal requirements with the governing jurisdiction.

ARTICLE VII

Warnings, Assumptions, and Unknowns

7.1 NO MAXIMUM IN THE CODE (1)

The code was read and sets no limit on this standard. Not a gap — an answer.

Maximum lot coverage: the code sets none

floor area ratio (0.6 for one to two units and 0.8 for three or more), a 10% amenity-space requirement and 30% tree credits — none of which the engine converts into a coverage percentage. This is the code's own answer, not a missing value — the standard is unlimited here, and what constrains the site is named above rather than a number this report withheld.

Resolved by: Confirm against TMC 13.06.020F.1 (Urban Residential development standards); no lot-coverage row is published.

Source: TMC 13.06.020F.1 (Urban Residential development standards); no lot-coverage row is published

7.2 MATERIAL CONSTRAINT (7)

May reduce units, usable area, cost certainty, or timing.

Geotechnical hazard evaluation — See Decision Summary (Article I).

Screens the city's layers do not cover — See Critical Permit & Diligence Path (Article VI).

Unpublished utility and connection charges — See Critical Permit & Diligence Path (Article VI).

Values for zone UR1-VSD 25 (Urban Residential 1 (UR-1) (VSD 25)) have not been verified against the primary source (TMC 13.06.070A.3.a — "A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 20 feet, or 25 feet per applicable Overlay District designation"). Treat results as provisional.

Resolved by: Confirm with the jurisdiction before relying on the figure this qualifies.

This qualification comes from Landbase's own reading of the cited code standards.

The state ADU floor does not apply to lots designated with critical areas or their buffers (RCW 36.70A.681 (HB 1337, 2023 c 334 § 4) subsection (4)) — wetlands, steep slopes, flood or landslide hazard areas and their buffers — and nothing requires ADU construction where development is restricted by septic-system proximity, critical areas, or unsuitable physical characteristics (RCW 36.70A.680(4)). If this parcel has any, the 2-ADU guarantee may not apply and local rules govern.

Resolved by: Confirm with the jurisdiction before relying on the figure this qualifies.

This qualification comes from Landbase's own reading of the cited code standards.

ADUs are NOT additional here: "ADUs are counted as dwelling units in the Urban Residential zones." (TMC 13.06.080A.4.h) counts accessory dwelling units toward this zone's unit cap, so the 15-unit total already includes up to 2 ADUs rather than adding them on top.

Resolved by: Confirm with the jurisdiction before relying on the figure this qualifies.

This qualification comes from Landbase's own reading of the cited code standards.

Screening result: city/FEMA screening layers indicate potential critical areas on or adjacent to this parcel (slope geohazard (Over 40% High Potential Slope Geohazard; 15% to 25% Low Potential Slope Geohazard; 25% to 40% Moderate Potential Slope Geohazard) — see Site Intelligence). Treat the critical-areas conditions in Warnings, Assumptions, and Unknowns as live for this parcel until site-specific delineation shows otherwise — mapping is an indicator, not a delineation.

Resolved by: Confirm with the jurisdiction before relying on the figure this qualifies.
This qualification comes from Landbase's own reading of the cited code standards.

7.3 CONSERVATIVE ASSUMPTION (1)

Landbase used a conservative method because a key input was unavailable.

Front setback applied to every edge

Which boundary is the front could not be determined from the published geometry, so the largest setback was applied to all edges. The geometric result understates the area a survey would find.
Resolved by: A boundary survey, or the plat, establishes frontage and the correct setback on each edge.
Landbase does not infer frontage from parcel shape — a guess here would move a building line.

ARTICLE VIII

Data & Sources

8.1 JURISDICTION & DATA COVERAGE - CITY OF TACOMA

What is automated for this authority and what is not. "Manual" means no service was queried: the value came from a published document a person read.

Topic	Governing authority	Coverage	Status
Parcel record	Pierce County Assessor-Treasurer	Automated	Retrieved
Zoning assignment	City of Tacoma	Automated (rules encoded)	Not verified - user-supplied designation
Residential zoning rules	City of Tacoma	Encoded	Capacity calculated
Permit history	City of Tacoma	Automated	Searched for this parcel

Zoning and permitting are governed by this municipality, not by unincorporated Pierce County code. Confirm current zoning, overlays, and annexation status with the city before relying on development conclusions.

8.2 THE FIVE ANSWERS THIS SCREEN CAN GIVE

- ☐ **Strong initial fit:** No adverse parcel-specific finding in the checked sources. Coverage limits and site verification still apply.
- ☐ **Further verification required:** Open items require verification before the screening result can be relied upon.
- ☒ **Potential development constraints identified:** Something the record shows could prevent building where or how you would want.
- ☐ **Critical capacity questions unresolved:** An unresolved item could take the count to zero or move it materially.
- ☐ **No screening conclusion available (off the scale):** The screening inputs did not resolve, so no conclusion can be stated.

Source ledger assembled as of September 13, 2026. Code review and parcel retrieval dates are recorded separately below. No watched source has a pending amendment.

Every figure in this report traces to one row in the table that follows: what supports it, the source, the state that source is in, and the date that applies to a source of that kind.

Field	Source / authority	Basis	Status	Date
Parcel record TaxParcelNumber = 'sample'	Pierce County Tax Parcels (assessor)	Parcel data fetched	Current	Fetches Sep 1, 2026
Governing jurisdiction Parcel geometry tested against the municipal-boundary polygons (within/overlaps)	Pierce County GIS — Cities in Pierce County (BRB-approved annexation boundaries)	Parcel data fetched	Current	Fetches Sep 1, 2026
Base zoning capacity Reviewed Sep 7, 2026	TMC 13.06.020F.1 (Urban Residential development standards)	Derived from cited sources	Current	Computed Sep 13, 2026
ADU capacity (state floor) Computed Sep 13, 2026	RCW 36.70A.681 (HB 1337, 2023 c 334 § 4)	Derived from cited sources	Effective	Code effective Jul 23, 2023
Middle-housing minimum Reviewed Sep 7, 2026	RCW 36.70A.635	Derived from cited sources	Current	Computed Sep 13, 2026
Dimensional standard — View- Sensitive Overlay District (VS-25) No effective date published	TMC 13.06.070A.3.a — "A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 20 feet, or 25 feet per applicable Overlay District designation"	Code reviewed	Current	Reviewed Sep 1, 2026
Dimensional standard — Max height No effective date published	TMC 13.06.020F.1	Code reviewed	Current	Reviewed Sep 7, 2026
Dimensional standard — Front setback No effective date published	TMC 13.06.020F.1	Code reviewed	Current	Reviewed Sep 7, 2026
Dimensional standard — Side setback No effective date published	TMC 13.06.020F.1	Code reviewed	Current	Reviewed Sep 7, 2026
Dimensional standard — Rear setback No effective date published	TMC 13.06.020F.1	Code reviewed	Current	Reviewed Sep 7, 2026
Dimensional standard — Parking No effective date published	TMC 13.06.090C Table 1 (off-street parking, Residential)	Code reviewed	Current	Reviewed Sep 7, 2026

Data & Sources (continued)

Field	Source / authority	Basis	Status	Date
Dimensional standard — Parking	TMC 13.06.080A.4.d (no off-street parking required for ADUs)	Code reviewed	Current	Reviewed Sep 7, 2026
No effective date published				
Assessed value	Pierce County Assessor	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Census tract context	Census ACS	Not available from public source	Source unavailable	No public value published
FEMA flood zone	FEMA NFHL	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Sewer service	City of Tacoma utility provider (not checked)	Not available from public source	Source unavailable	No public value published
City sewer availability is not determined by the county utility layer. Confirm service with City of Tacoma utility providers. — City of Tacoma planning or utility provider, for parcel-specific confirmation.				
Wetlands	City of Tacoma Critical Areas (wetlands, steep slopes, streams)	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Steep slopes / geohazard	City of Tacoma Critical Areas (wetlands, steep slopes, streams)	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Streams	City of Tacoma Critical Areas (wetlands, steep slopes, streams)	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Shoreline (SMP)	City of Tacoma Critical Areas (wetlands, steep slopes, streams)	Not available from public source	Source unavailable	No public value published
Not screened — Tacoma's Shoreline Master Program designations are not in a layer Landbase reads; confirm with the city for waterfront parcels — City of Tacoma planning or utility provider, for parcel-specific confirmation.				
Volcanic / mine hazard	City of Tacoma Critical Areas (wetlands, steep slopes, streams)	Not available from public source	Source unavailable	No public value published
Not screened — the county's volcanic and mine hazard layers cover unincorporated areas only, and the city publishes no equivalent layer Landbase reads — City of Tacoma planning or utility provider, for parcel-specific confirmation.				
Water service	Tacoma Water Service Area	Parcel data fetched	Current	Fetches Sep 1, 2026
Parcel sample against the source layer				
Prior development record — Pierce County	Permits – Pierce County (PALS Plus extract)	Parcel data fetched	Current	Fetches Sep 1, 2026
Exact parcel-number match: sample against Permits – Pierce County (PALS Plus extract)				

Data & Sources (continued)

Field	Source / authority	Basis	Status	Date
Prior development record — City of Tacoma	Accela Permit Data — City of Tacoma (open data, daily refresh)	Parcel data fetched	Current	Fetched Sep 1, 2026
Exact parcel-number match: sample against Accela Permit Data — City of Tacoma (open data, daily refresh)				
Subdivision / plat evidence	Pierce County Simultaneous Conveyance (Assessor-Treasurer)	Parcel data fetched	Current	Fetched Sep 1, 2026
Exact parcel-number match (sample) for the assessor legal description; parcel label-point containment in the county conveyance mapping				
Public right-of-way screen	Pierce County Right of Way and Deeds (Assessor-Treasurer)	Parcel data fetched	Current	Fetched Sep 1, 2026
Spatial proximity check (25 ft) between the parcel's mapped geometry and the county right-of-way mapping				
Recorded easement screen	Pierce County Encumbrances/ Easements (Assessor-Treasurer)	Parcel data fetched	Current	Fetched Sep 1, 2026
Parcel-geometry intersection with the county encumbrance mapping				
Property tax, current annual	Pierce County Assessor-Treasurer, Tax Rates for Incorporated and Unincorporated Areas (2025 values / 2026 tax)	Schedule reviewed	Effective	Effective Jan 1, 2026
\$380,400 assessed total x 10.87642 per \$1,000, sample tax area, 2026 tax year. — This citation is not registered for change detection, so no review date is recorded for it.				
Transportation (Northeast Tacoma district)	TMC 10.31 Transportation Impact Fees (Ord. 29082) — fee per Rate Study Table 7 (incorporated by 10.31.080.A) including the 3% administrative fee, as published in the city's TIF calculator	Schedule reviewed	Effective	Effective Jun 1, 2026
13 principal unit(s) x \$1,030 + 2 ADU(s) x \$515 (ADU fees capped at 50% of the principal unit — Tacoma's schedule ADU row (Rate Study Table 7, 'Accessory Dwelling Unit (RCW 36.70A.681)'); the state ceiling is RCW 36.70A.681(1)(a), which applies inside urban growth areas (RCW 36.70A.680(2))). Tacoma's schedule prices the fee per dwelling unit by district and includes the 3% administrative fee; the ADU rate is the city's published figure (half the single-family rate, rounded). Due before building permit issuance (TMC 10.31.050); single-family applicants may request a deferral to final inspection or 18 months (TMC 10.31.130). The schedule indexes annually by CPI each January 1 (TMC 10.31.090). Tacoma's impact-fee program is transportation only — no school or park impact fee is adopted in the TMC (Ord. 29082; code current as of 05/20/26). — This citation is not registered for change detection, so no review date is recorded for it.				
Sewer and water connection / capacity charges	No published schedule	Not available from public source	Source unavailable	No public value published
No published amount — not published — contact City of Tacoma Planning and Development Services				
REET — state graduated rates	WA DOR — Real estate excise tax, graduated state rates (RCW 82.45.060)	Schedule reviewed	Effective	Effective Jan 1, 2023
This citation is not registered for change detection, so no review date is recorded for it.				

Data & Sources (continued)

Field	Source / authority	Basis	Status	Date
REET — local rate	WA DOR local REET rates (Gig Harbor 2708 / unincorp. Pierce 2700 / Tacoma 2717 / Lakewood 2721 = 0.50%)	Schedule reviewed	Effective	Effective Jan 1, 2026
This citation is not registered for change detection, so no review date is recorded for it.				
Geometric siting screen (computed)	Computed from the parcel polygon and this zone's dimensional standards	Computed by Landbase	Not applicable	Computed Sep 13, 2026
Mapped boundary inset by the maximum setback on every edge, frontage undetected				

8.3 ZONING CODE CITATIONS (7)

- TMC 13.06.020F.1 (Urban Residential development standards)
- RCW 36.70A.681 (HB 1337, 2023 c 334 § 4)
- RCW 36.70A.635
- TMC 13.06.070A.3.a — "A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 20 feet, or 25 feet per applicable Overlay District designation"
- TMC 13.06.020F.1
- TMC 13.06.090C Table 1 (off-street parking, Residential)
- TMC 13.06.080A.4.d (no off-street parking required for ADUs)

ARTICLE IX

Terms and Limitations

- This is a screening-level informational product. It is produced automatically from published public records and adopted code, and it is not a professional service.
- No professional reliance without independent verification. Nothing here substitutes for a survey, a delineation, a geotechnical or engineering analysis, a title report, an appraisal, a septic or utility determination, a permit decision, or legal advice.
- Provided AS IS, without warranty of any kind — including accuracy, completeness, merchantability, fitness for a particular purpose, or any permit outcome. Public sources change, and some of them disagree.
- You are responsible for verifying anything you rely on before purchasing, designing, bidding, constructing, or investing. The report names, for each material item, who confirms it.
- Limitation of liability and governing law are stated in the published terms and remain subject to review by qualified counsel. Nothing in this report seeks to waive a right that cannot lawfully be waived.
- Every figure states its basis. Zoning and permit requirements are confirmed only by the jurisdiction; taxes and fees of record are the published schedules as of the dates cited.
- Boundaries, easements, and rights-of-way are not verified. Mapped hazards are indicators, not delineations, and may move on inspection.
- Full terms: www.uselandbase.com/terms