

# TOWN OF EATONVILLE

## Agenda Staff Report

Agenda Item No.:	_____	Meeting Date:	<u>March 25, 2019</u>
Subject:	<u>Adoption of Ordinance No. 2019-3</u> <u>for Vacation of a Portion of Orchard</u> <u>Ave. S Adjacent to Larson Street W.</u>	Prepared by:	<u>Gregory A. Jacoby</u> <u>Town Attorney</u>
		Atty Routing No:	<u>001-19</u>
		Atty Review Date:	<u>March 20, 2019</u>

**Summary:** Earlier this evening, the Council held a public hearing to consider the request of Park Place Homes, LLC and Eatonville Rentals, LLC (collectively the "Petitioners") who are seeking to vacate the south 200 feet of Orchard Ave. S adjacent to Larson Street W. Petitioners are the sole owners of the property abutting the area to be vacated.

The proposed ordinance is presented for first reading. It grants the request for vacation subject to the Town's receipt of all or a portion of the appraised value of the area to be vacated. In accordance with state law and the Eatonville Municipal Code, the Council has the discretion to establish the compensation anywhere between zero and 100% of the appraised value of the area to be vacated. Council should decide the amount of compensation before taking up a motion to approve the first reading of the ordinance.

A figure illustrating the location of the area to be vacated and the location of Petitioners' abutting property is attached as Exhibit A to the Ordinance.

**Recommendation:** Staff recommends approval of the first reading of Ordinance No. 2019-3

**Motion for consideration:** I move to approve the first reading of Ordinance No. 2019-3 vacating a portion of Orchard Avenue South adjacent to Larson Street West and to establish a vacation fee of \$20,000, which represents 100 percent of the appraised value of the area to be vacated.

**Fiscal Impact:** Petitioners have paid the street vacation administrative fee and prior to the effective date of the ordinance will pay the portion of the appraised value that Council determines is appropriate.

**Attachments:** Ordinance No. 2019-3 and Exhibit A

**ORDINANCE NO. 2019-3**

**AN ORDINANCE OF THE TOWN OF EATONVILLE,  
WASHINGTON, VACATING A PORTION OF ORCHARD  
AVENUE SOUTH ADJACENT TO LARSON STREET WEST**

**Legal Description:** That portion of Orchard Ave. S described as follows: Beginning at the S.E. corner of Lot 12, Block 30, Town of Eatonville, according to the plat thereof recorded in Volume 7 of Plats, page 41, records of Pierce County Washington; thence N 00°03'16"W 199.92' along the east line of Block 30 to the S.E. corner of Lot 8 in said Block 30; thence N 89°57'58"E 60.00' to the S.W. corner of Lot 8, Block 29; thence S 00°03'16"E 199.92' along the west line of said Block 29 to the S.W. corner of Lot 12 of said Block 29; thence S 89°57'58"W 60.00' to the point of beginning.

Containing approximately 11,995 square feet

**Adjacent Parcels Nos.:** 3605002871; 3605002872; 3605002270.

**WHEREAS**, the Town has received a petition from Park Place Homes, LLC and Eatonville Rentals, LLC representing all of the abutting property owners seeking to vacate the south 200 feet of Orchard Ave S. adjacent to Larson St. W., as illustrated and described in the attached Exhibit A; and

**WHEREAS**, in accordance with Resolution 2019-D and upon proper notice, a public hearing regarding the proposed street vacation was held before the Town Council on March 11, 2019; and

**WHEREAS**, the petitioners have paid the required fees to compensate the Town in accordance with state law and the Town's municipal code; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE  
AS FOLLOWS:**

**Section 1.** Based on the testimony and documents presented at the public hearing, the Town Council finds as follows:

- a) The property described above has been part of a dedicated public right-of-way for twenty-five years or more;
- b) No portion of the right-of-way abuts a body of water;

- c) The property described above is not useful as a part of the Town's road system and the public will be benefited by vacation of the Town's interest;
- d) No land will be "locked" from access to public roadways by the vacation;
- e) The vacation will not adversely affect utilities;
- f) The enlarging of the adjacent parcels by virtue of the vacation does not create potential or actual land uses that are inconsistent or conflict with the Town's growth plans or goals; and
- g) The Town has been compensated in an amount authorized by state law and municipal code.

**Section 2.** The property described in the above legal description and shown on the map attached as Exhibit A, which is incorporated herein by reference, is hereby vacated upon satisfaction of the conditions set forth in Section 3 below.

**Section 3.** This vacation shall not be effective until the owners of the property abutting the right-of-way so vacated pay the Town the sum of \$20,000, which amount is 100 percent of the value of the land to be vacated.

**Section 4.** Pursuant to RCW 35.79.030 and EMC 12.06.040, the Town reserves and retains a perpetual easement under, on, or over the above-described vacated land for the construction, repair, and maintenance of existing or future public utilities and services located on the land or a portion of the land hereby vacated.

**Section 5.** Upon petitioners' satisfaction of the conditions set forth in Section 3 above, The Town Clerk is authorized and directed to record a certified copy of this ordinance with the Pierce County Auditor.

**Section 6.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 7.** This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

1ST READING: 03/25/2019  
2ND READING: 00/00/2019

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this \_\_\_\_ day of March 2019.

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Mike Schaub  
Mayor

ATTEST:

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Kathy Linnemeyer  
Town Clerk

APPROVED AS TO FORM:

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Gregory A. Jacoby  
Town Attorney

**MARKET VALUE APPRAISAL**

**OF**

**A STREET VACATION  
ORCHARD AVENUE E  
EATONVILLE, WASHINGTON**

**DATE OF APPRAISAL:**

**JANUARY 29, 2019**

**CLIENT:**

**THE CITY OF EATONVILLE**

**PREPARED BY:**

**GARRETT W. WALDNER, MAI**

**WASHINGTON APPRAISAL SERVICES, INC.  
6947 COAL CREEK PARKWAY SE, SUITE 322  
NEWCASTLE, WA 98059  
(425) 453-1456**

**W.A.S. 19-010**



## WASHINGTON APPRAISAL SERVICES, INC.

6947 COAL CREEK PARKWAY SE, SUITE 322, NEWCASTLE, WA 98059

(425) 453-1456 / (509) 422-1599 – EMAIL: GARRETTW@WA-APPRAISAL.COM

February 5, 2019

Scott Clark  
Town of Eatonville  
PO Box 309  
Eatonville, WA 98328

Re: Street Vacation  
Orchard Avenue S  
Eatonville, WA

Dear Mr Clark:

As requested by you, our client, I have made an appraisal of the above described property for the purpose of estimating the Market Value of the fee simple rights of ownership.

As a result of this appraisal, it is my opinion that the estimated Market Value of the subject property, as of January 29, 2019 was:

**TWENTY THOUSAND DOLLARS**  
**(\$20,000)**

This estimate of value is based on inspection, investigation and analysis as set forth in the attached appraisal report and is subject to the Assumptions and Limiting Conditions set forth therein. This appraisal may not be used or relied upon by anyone other than the stated client and the Town of Eatonville, for any purpose whatsoever, without the express written consent of the appraiser.

This is a Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Appraisal Report. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. I am not responsible for the unauthorized use of this report.

If I can be of further service please do not hesitate to call on me.

Sincerely,

Garrett W. Waldner, MAI

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**ADDENDA**

Comparable Photos  
Qualifications

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens of encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.



This appraisal has been made with the following General Limiting Conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment. Any party who uses or relies upon any information in this report, without the written consent of the preparer, does so at his own risk.
3. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. No environmental impact studies were ordered or made in conjunction with this appraisal investigation; therefore, no responsibility is assumed by the appraisers for any factors which might be disclosed as the result of such studies and thereby influence the opinions or values set forth in this appraisal report.

In the absence of such studies, the appraisers hereby reserve the right to review, alter, revise and/or rescind this report, or any part thereof, based upon any subsequent environmental impact studies.

6. The liability of Washington Appraisal Services, Inc., and its employees is limited to the client only and only up to the amount of the fee actually paid. There is no liability, accountability or obligation to any third party.

## PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the Subject property as of January 29, 2019, to assist the client, the intended user, in a street vacation request.

## DEFINITION OF MARKET VALUE

Market Value is defined in the third edition of The Dictionary of Real Estate Appraisal, published by The Appraisal Institute, 1993, pages 222 and 223, as:

“The most probable price in terms of money which a property should bring in competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus”

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated.
2. both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in cash in United States dollars or in terms of financial arrangements comparable thereto.
5. the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

AERIAL PHOTO



**SUBJECT PHOTOS**



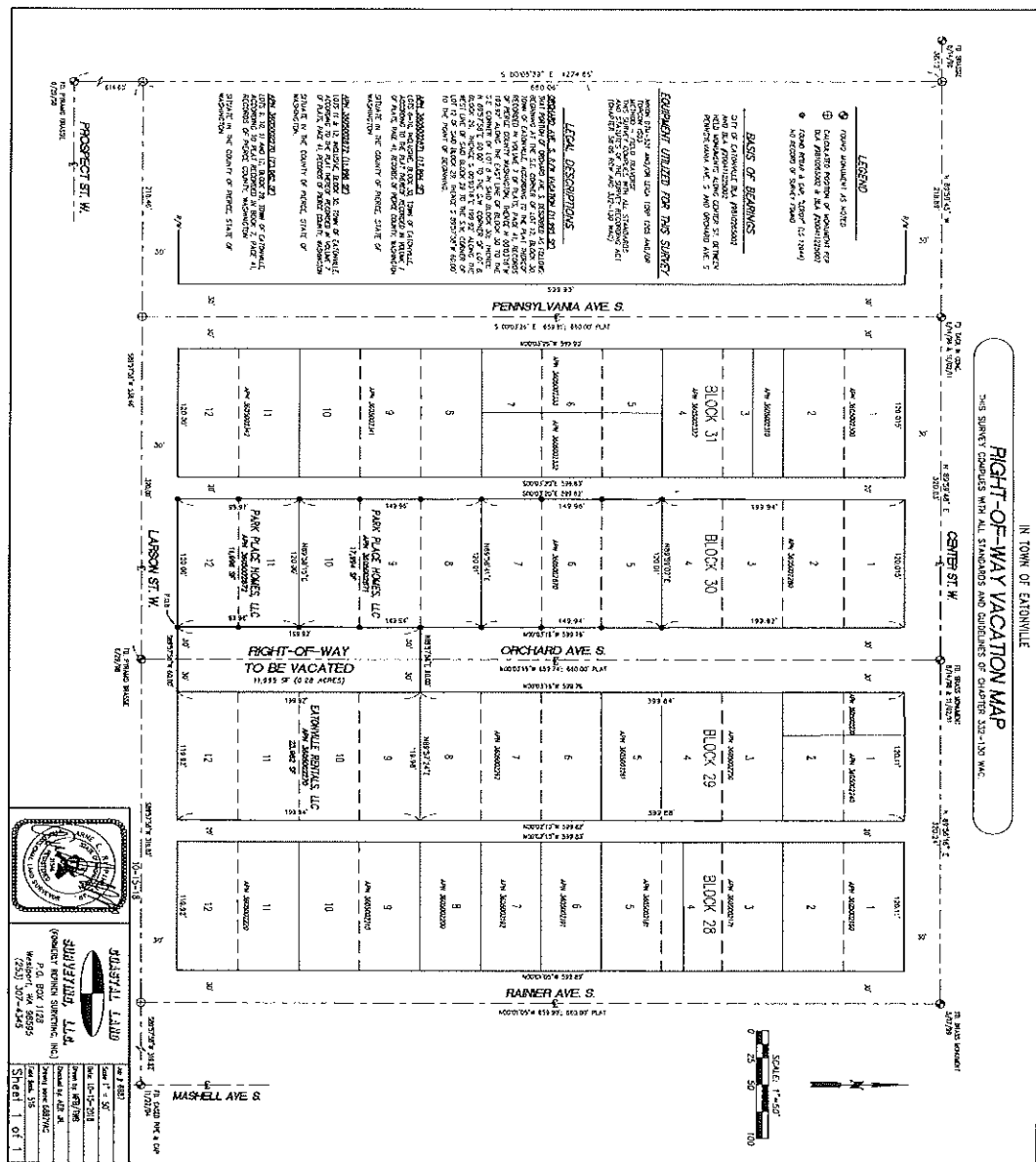
**View Northerly from Larson Street**



**View Southerly**

Washington Appraisal Services, Inc.  
W.A.S. 19-010

# SITE PLAN



**IDENTIFICATION OF SUBJECT PROPERTY**

Subject property consists of a 11,995 square foot portion of Orchard Avenue S, north of its intersection with Larson Street W, Washington

**PROPERTY RIGHTS APPRAISED**

The fee simple rights of ownership are appraised in this report. Fee simple interest is defined by *The Appraisal of Real Estate, Tenth Edition* as:

The maximum possible estate one can possess in real property. A fee simple estate is the least limited interest and the most complete and absolute ownership in land; it is of indefinite duration, freely transferable, and inheritable. Fee simple title is sometimes referred to as "the fee". All other estates may be created from it, which means that all other estates must be something less than fee simple (such as life estates, leaseholds, etc.) Any limitations that exist on the control and use of the land held in fee do not result from the nature of the estate itself but are the result of limitations of eminent domain, escheat, police power, and taxation.

**STATEMENT OF OWNERSHIP**

The reputed owner of Subject property is the Town of Eatonville.

**DATE OF INSPECTION**

The appraiser personally inspected Subject property, on January 29, 2019.

**DATE OF APPRAISAL**

The value estimate reported herein is applicable on January 29, 2019.

**SCOPE OF THE REPORT**

This is a complete appraisal, presented in a summary report. The Subject property is a portion of a street right-of-way. Instead of valuing the right-of-way as a separate entity, the appraisers have estimated the value of the land in the adjacent, or "across the fence" from the Subject land, since when vacated, the Subject will assume a similar unit value as the adjacent properties, if they were vacant and available for development. Based on comparable sales of multi-residential land sites, the appraisers have been able to estimate a

unit value, before and after the vacation, which we have applied to the Subject land.

Public records and the computer data services to which the appraiser subscribes were researched, and other appraisers were consulted to uncover recent transactions involving comparable properties. In addition to a personal inspection of Subject, all market indicators utilized in the report were inspected and photographed.

### COMPETENCY

The appraiser has valued a number of properties considered reasonably similar to the subject property in recent years. The qualifications of the appraiser contributing to this appraisal are included in the Addenda section of this report. Due to prior experience in appraising similar properties and other qualifications so noted, the appraiser contributing to this report is deemed to be in compliance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP).

# NEIGHBORHOOD MAP



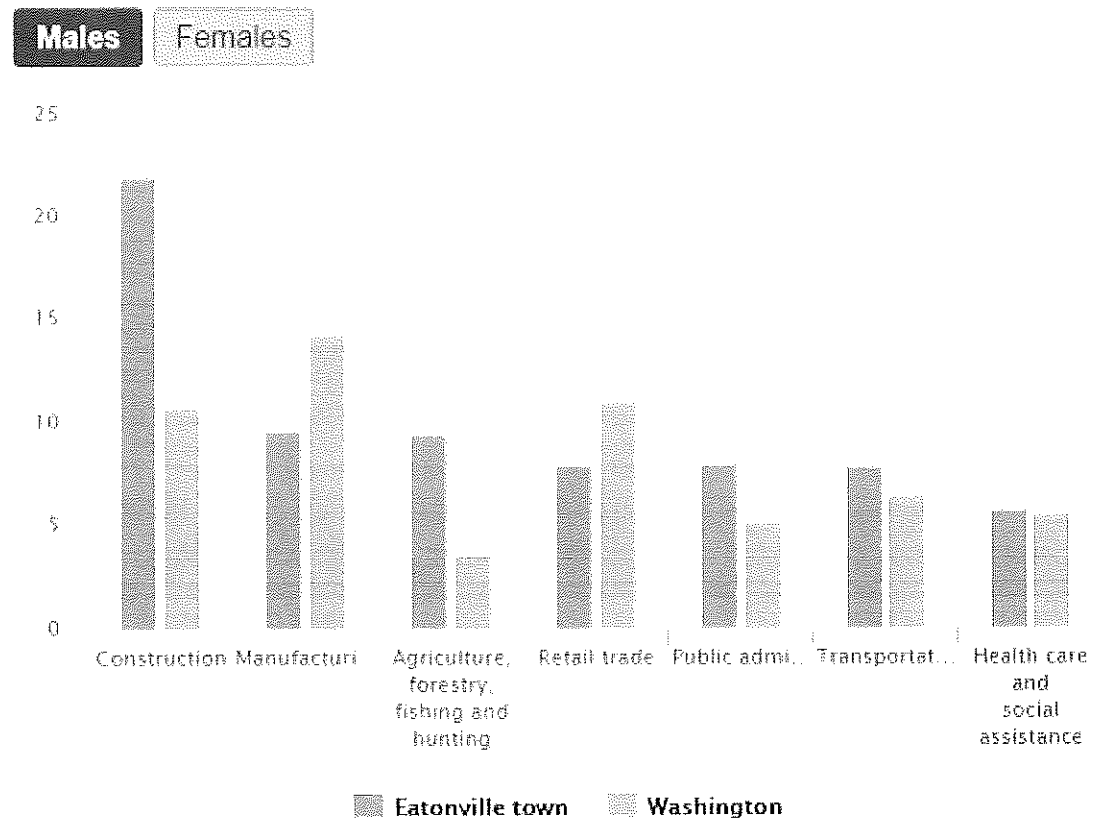


**NEIGHBORHOOD DATA**

The subject property is located in the Town of Eatonville, Pierce County, Washington. It has a current population of approximately 3,000 and encompasses 1.84 square miles. It is approximately 36 miles southeast of Tacoma and 38 miles east of Olympia. The area is served by SR-510/71 and SR-161. It and can be described as a “bedroom” community serving the employment centers of Olympia, Tacoma, Puyallup and JBLM.

The Eatonville area has had a steady growth pattern in recent years reflecting a 9% population increase since 2010. Median age of the population is 36.6 years and median household income is approximately \$63,075 compared to a State median of \$57,000. It is expected that the sustained growth of this area will continue, subject to limitations by the zoning and growth policies.

**Most common industries in 2016 (%)**



The immediate area consists mainly of average to good quality single family residences constructed within the past 5-50+ years. Median home price is \$220,500 Commercial development is pretty much limited to strip development along SR-161, and Marshall Avenue .

This section has been intentionally kept brief since the intended user of the report is intimately familiar with the economics and demographics of the area.

**SITE DESCRIPTION AND ANALYSIS**

**PRESENT USE:**

Public right of way.

**ACCESSIBILITY AND ROAD FRONTAGE:**

Subject is a 60 foot right of way

**LAND CONTOUR AND ELEVATIONS:**

The site slopes from south to north

**LAND AREA:**

Proposed 11,995 square foot vacation.

**LAND SHAPE:**

Rectangular.

**UTILITIES:**

All are available in the area.

**SITE IMPROVEMENTS:**

None of value.

**PROPERTY HISTORY**

As a portion of the public right of way, the portion to be vacated does not have a sales history.

**REAL PROPERTY ASSESSMENT AND TAXES**

Since subject is a public right of way, it is exempt from taxes.

**SPECIAL ASSESSMENTS**

Not applicable.

**ZONING AND RESTRICTIONS**

The underlying zoning of the surrounding properties is MF-2. This is a multi-family classification that permits 23 dwelling units per acre.

## HIGHEST AND BEST USE

In common appraisal practice, the concept of Highest and Best Use represents the premise upon which value is based. The determination of Highest and Best Use is the result of the appraiser's judgment and analytical skill. The use determined from analysis represents an opinion, not a fact to be found.

Highest and Best use is defined in The Dictionary of Real Estate Appraisal, American Institute of Real Estate Appraisers, Chicago, Illinois, 1984, page 152, as:

1. "The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of the appraisal.
2. The reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.
3. The most profitable use.

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations, the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like."

Four considerations are imposed upon a site in the estimation of Highest and Best Use:

1. Possible Use: What uses of the site in question are physically possible?
2. Permissible Use (legal): What uses are permitted by zoning, deed restrictions, etc., on the site in question?
3. Financially Feasible Use: Among the possible and permissible uses, which use(s) will produce a positive net return?
4. Maximally Productive: Among the feasible uses, which use will produce the highest rate of return or the highest present worth?

As indicated previously, the Subject site is limited by its configuration as a portion of a right-of-way. The highest and best use of the Subject property is as a vacated street section to be assembled with the adjacent property. As part of the larger parcel, any use which conforms to the MF-2 zoning designation would be a permissible use. Due to the larger size

of the assembled parcel, the availability of utilities, access, and the physical characteristics, the highest and best use would be multi-family housing project to the maximum permitted by zoning.

**Extra Ordinary Assumptions:**

None.

**Hypothetical Conditions:**

None.

**LAND VALUATION**

Land is customarily appraised as if vacant and available for development to its Highest and Best Use. Of the accepted procedures available for valuing land, the most reliable (when there is adequate data) is the market comparison procedure. This procedure entails gathering data on transactions involving land similar, to the Subject land. These transactions are analyzed and adjusted to reflect any differences in financing terms, market conditions and physical characteristics with the net result being an indication of the Subject's land value.

There have been only one multi-family sales in the Eatonville area for the past several years, thus we researched sales in surrounding cities of similar size and economies since multi-family developers are typically regional in nature and reflect similar economies of scale.

Following is a tabulation which summarized the important data from each of the transactions considered most pertinent.

Item	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
APN	3605002270	5640000196	0419104118	0219122153	2925000110
Location	Eatonville	Bonney Lake	Puyallup	Lakewood	Bonney Lake
Seller	Christian/Post	Swanson	Ritchey	American Lk	Egner
Buyer	Eatonville Rentals	Zinser	Bartelson	Borman	Gomes
Date	4-17	4-17	4-15	8-17	7-16
Price	\$15,000	\$45,000	\$160,000	\$75,000	\$35,000
Size (SF)	23,982	10,734	33,541	31,366	30,030
\$/SF	\$0.63	\$4.19	\$4.77	\$2.39	\$1.17
Property Rights	Fee Similar	Fee Similar	Fee Similar	Fee Similar	Fee Similar
Financing	Cash Similar	Cash Similar	Cash Similar	Cash Similar	Cash Similar
Location	Similar	Superior	Superior	Superior	Superior
Access	Similar	Similar	Similar	Inferior	Similar
Topography	Inferior	Similar	Similar	Similar	Similar
Utilities	Similar	Similar	Similar	Similar	Inferior
Overall	Inferior	Superior	Superior	Superior	Inferior

**Comparable Sale Adjustments:**

**Date of Sale:**

No adjustments are felt warranted.

**Size:**

No adjustments are felt warranted.

**Property Rights:**

No adjustments are felt warranted.

**Financing:**

No adjustments are felt warranted.

**Location:**

All comparables, except Comparable 1 are located in more populated areas which reflect higher land prices and require downward adjustments..

**Access:**

Comparable 4 has a circuitous access via a narrow, one lane gravel alley and requires an upward adjustment.

**Topography:**

Comparable 1 slopes down sharply and requires an upward adjustment.

**Other:**

Comparable 3 was improved with an older house and shed and although the agent indicated they did not contribute to value, both are being utilized indicating some contribution to value.

**Utilities:**

Comparable 5 does not have sewer available indicating a downward adjustment.

After consideration of the above, with allowances for the differences indicated, it is my opinion that the indicated unit value applicable to subject, as part of the adjoining property, would closely approximate \$1.50 to \$1.75 per square foot. This develops as follows:

11,995 SF X \$1,50/SF = \$17,996  
11,995 SF X \$1.75/SF = \$20,991

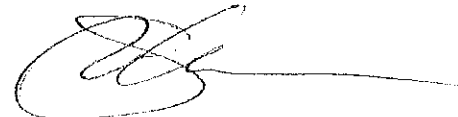
**INDICATED VALUE:            \$20,000 rd**



## CERTIFICATE OF APPRAISAL

I, Garrett W. Waldner, MAI, SRA certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- i have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or loan approval. The employment of the appraiser was not conditioned upon the appraisal producing a specific value or value within a given range.
- my analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation, and with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance in developing the analysis or conclusions in this report.
- I have the required knowledge and experience necessary to complete this appraisal competently.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have not appraised this property in the past three years.
- The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.



Garrett W. Waldner, MAI, SRA  
Certified General Appraiser  
1100617

## ADDENDA

COMPARABLE PHOTOS



Comparable 1



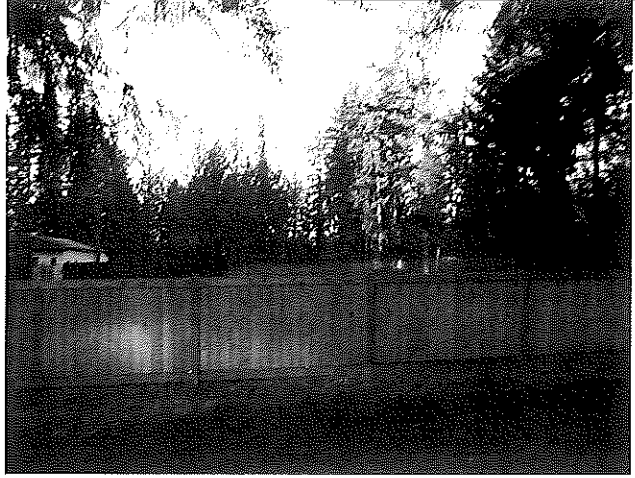
Comparable 2



Comparable 3



Comparable 4



**Comparable 5**

**QUALIFICATIONS AND EXPERIENCE**

**GARRETT W. WALDNER, MAI, SRA**

State Certified General Appraiser

Certificate #1100617

**EDUCATION:**

Graduate Augsburg College  
Majors: Mathematics, Business Administration

American Right-of-Way Association  
Courses I, II, III

Appraisal Institute  
Courses II, VI, & VIII, 550, Standards of Professional Practice & Litigation Valuation

Various Appraisal, Finance, Economics Seminars & Workshops

Continuing Education current with both the Appraisal Institute and the State of Washington

**PROFESSIONAL ASSOCIATIONS:**

The Appraisal Institute  
MAI & SRA - Chapter Officer 1975-1981 President 1981  
National Governing Council 1981-1983, 1984-1986  
Vice Chairman Northwest Region 1986-1987  
Experience Review Panel 1990 - Present  
Review & Counseling Panel 1989 - 1994

Homebuilders Association of Alaska, Inc.  
Past State Vice-President

Alaska Landlords & Property Managers Association  
Past State President

Society of Real Estate Appraisers  
Past President, Alaska Chapter

Anchorage Board of Equalization 1977-1978

Okanogan County Board of Equalization 2012-2014

Contract Review Appraiser - Alaska USA Federal Credit Union 2006 to present

**EXPERIENCE:**

1988-Present	President & Senior Appraiser	Washington Appraisal Services, Inc.
1973-1988	President & Senior Appraiser	Real Estate Services Company
1974-1988	Partner & Agent	Professional Realty/Equivest Corp.
1971-1973	Director, Urban Renewal	Alaska State Housing Authority
1966-1971	Real Estate Officer	Alaska State Housing Authority
1964-1966	Staff Appraiser	Minnesota Department of Taxation

**Lecturer**

Anchorage Board of Realtors  
Private Real Estate Schools  
University of Alaska

**Court Experience**

Expert Witness - State and Federal Courts  
Master & Arbitrator - Real Estate Valuation Proceedings

**CLIENTS:**

Alaska State Housing Authority	City of Yakutat
Atlantic Richfield Company	Clallam County
Bank of St. Louis	Everett School District
City of Auburn	First National Bartlesville, Oklahoma
City of Bainbridge Island	General Electric Company
City of Barrow	INA Corporation
City of Bellevue	Island County
City of Burien	Jefferson County
City of Cordova	King County
City of Federal Way	Municipality of Anchorage
City of Fife	New England Fish Company
City of Homer	Northshore School District
City of Kent	Numerous Banks, Savings & Loan Assoc.
City of Kirkland	Owen-Corning Fiberglass Corporation
City of Kodiak	Pierce County
City of Lynnwood	Snohomish County
City of Mount Vernon	Skagit County
City of Puyallup	Stanford University
City of Renton	State of Alaska
City of Seattle	State of Washington - Attorney General
City of Sumner	Tiger Investors Mortgage Insurance Co.
City of Tukwila	U.S. Postal Service
City of Unalaska	United States Steel Corporation
City of Whittier	Westinghouse Corporation
City of Woodinville	Whitney-Fidalgo Seafoods, Inc.
City of Spokane Valley	City of Wenatchee
City of Goldendale	Whatcom County
Okanogan PUD	

**PROPERTIES:**

Gravel Pits	Apartments	Warehouses
Service Stations	Condominiums	Canneries
Shopping Centers	Office Buildings	Retail Stores
Bulk Plants	Hotels & Motels	Subdivisions
Mobile Home Parks	Recreational Prop.	Tidelands
Public Facilities	Nursing Homes	Marinas
Retirement Homes	Airport Facilities	Schools
Ranch Land	Fractional Interests	

**ATTORNEYS:**

Barry Powell	(425) 828-4606
Stephanie Croll	(425) 587-3034
Teena Killian	(206) 628-6600
Steve Smith	(509) 663-0031
Steve DiJulio	(206) 447-4400
Janis Cunningham	(206) 583-8607
Livingston Wernecke	(206) 292-9988
Kelly Wiley	(206) 626-6000
Ken Harper	(509) 575-0313

**RECENT RIGHT OF WAY PROJECTS:**

<u>Client</u>	<u>Project</u>	<u>Comments</u>
WSDOT	Hwy 28 Wenatchee	Partial takings
City of Wenatchee	McKittrick/N Wenatchee	Total and partial takings
Okanogan PUD #1	Pateros/ Twisp Power Line	Easements
City of Richland	Dupertail Extension	Partial and total takings
Yakima County	East/West Corridor	Total/Partial takings and easements
City of Bellevue	NE 12 <sup>th</sup> Street	Partial takings and easements
City of Bellevue	148 <sup>th</sup> and Main	Partial takings and easements

**WASHINGTON APPRAISAL  
SERVICES, INC.**

6947 COAL CREEK PARKWAY SE, STE 322  
NEWCASTLE, WA 98059  
425-453-1456

**INVOICE**

INVOICE #7191  
DATE: FEBRUARY 5, 2019

**TO:**

Scott Clark  
Town of Eatonville  
PO Box 309  
Eatonville, WA 98328

558 60 41

RE: Orchard Avenue Vacation

JOB #	FOR PROFESSIONAL SERVICES RENDERED	TOTAL
19-010	Appraisal Fee	\$2,950.00
DUE UPON RECEIPT		
	TOTAL	\$2,950.00

**THANK YOU FOR YOUR BUSINESS!**





Town of Eatonville  
 PO Box 309  
 201 Center St W  
 Eatonville, WA 98328-0309  
 Phone: 360-832-3361  
 Fax: 360-832-3977

Park Place Homes  
 PO Box 731393  
 Puyallup, WA 98373

Account Information			
Cust #:	5682		
Date:	02/11/2019	Due:	02/11/2019
Invoice #:	4546		
For:	Streets		

Item	Taxed	Quantity	Amount	Total
Appraisal _ ST Vacate	N	1.0000	2,950.00	2,950.00
Appraisal fee for vacate of Orchard Ave. S. - Appraisal fee estimate from Larson and Associates - Scott Clark. Ck # 3711 in the amount of \$ 1,950.00 and Ck # 4821 from Tony W. Balmelli in the amount of \$ 1,000.00				2,950.00
Non Taxed:				2,950.00
Taxed:				0.00
Tax @ 0.00%:				0.00
Payments:				-2,950.00
<b>Total:</b>				<b>0.00</b>

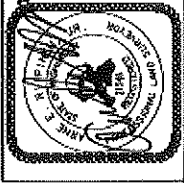
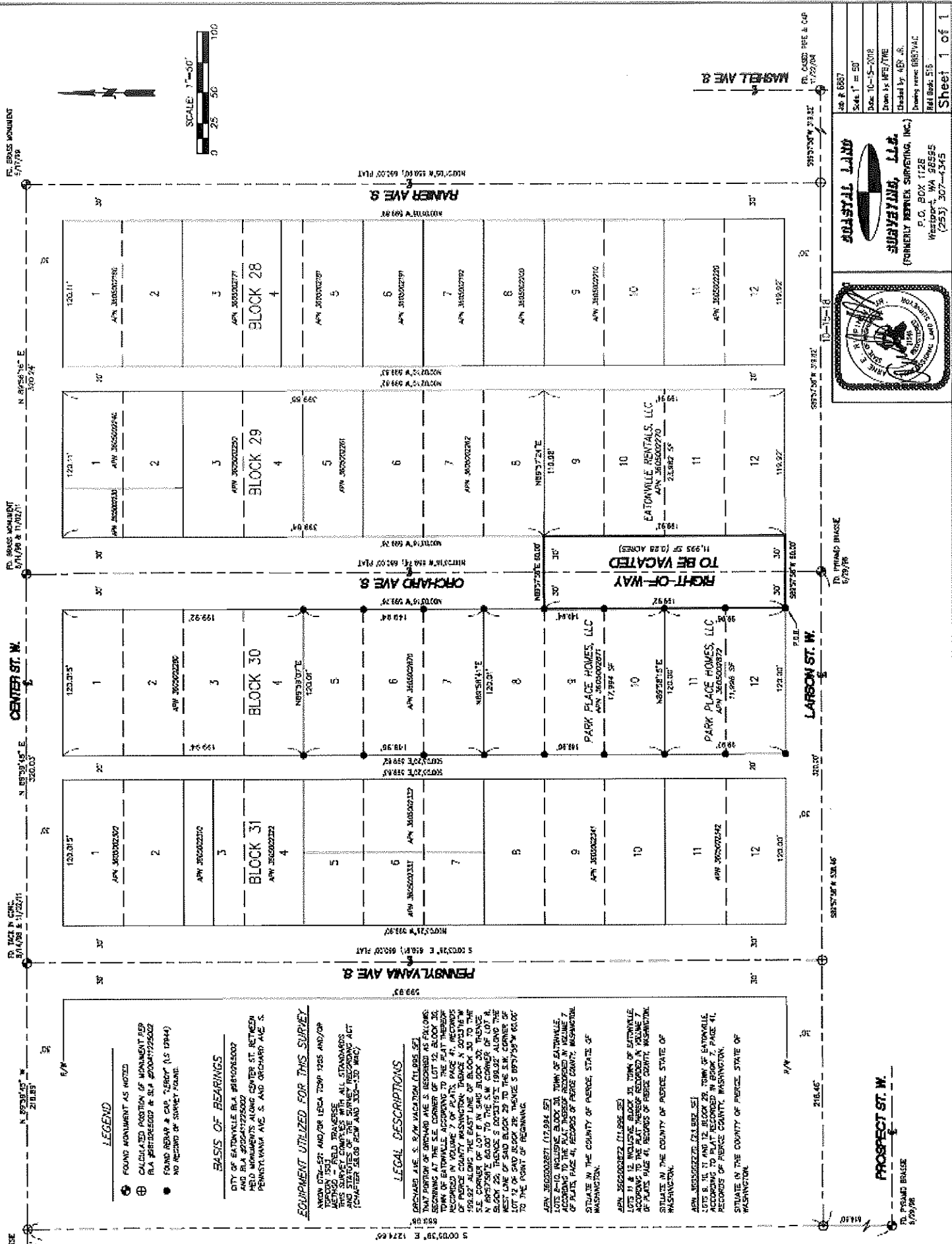
Payment due upon receipt

# ATTACHMENT A

IN TOWN OF EATONVILLE

## RIGHT-OF-WAY VACATION MAP

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF CHAPTER 332-130 WAC.



**COASTAL LAND SURVEYING, I.L.S.**  
(FORMERLY PERCE SURVEYING, INC.)  
P.O. BOX 1128  
WASCO, WA 98555  
(253) 307-1545

Scale: 1" = 50'  
Date: 10-5-2018  
Drawn by: JEP, JR.  
Checked by: JEP, JR.  
Drawing name: 88874.C  
Map Book: 515

PL. CASED PER. & CAP  
11/22/18

PL. CASED PER. & CAP  
11/22/18

00000

**LEGAL DESCRIPTIONS**

**ORCHARD AVE. S. R/W VACATION (11,995 SF)**

THAT PORTION OF ORCHARD AVE. S. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE S.E. CORNER OF LOT 12, BLOCK 30,  
TOWN OF EATONVILLE, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS  
OF PIERCE COUNTY WASHINGTON; THENCE N 00°03'16"W  
199.92' ALONG THE EAST LINE OF BLOCK 30 TO THE  
S.E. CORNER OF LOT 8 IN SAID BLOCK 30; THENCE  
N 89°57'58"E 60.00' TO THE S.W. CORNER OF LOT 8,  
BLOCK 29; THENCE S 00°03'16"E 199.92' ALONG THE  
WEST LINE OF SAID BLOCK 29 TO THE S.W. CORNER OF  
LOT 12 OF SAID BLOCK 29; THENCE S 89°57'58"W 60.00'  
TO THE POINT OF BEGINNING.

**APN 3605002871 (17,994 SF)**

LOTS 8-10, INCLUSIVE, BLOCK 30, TOWN OF EATONVILLE,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7  
OF PLATS, PAGE 41, RECORDS OF PIERCE COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF  
WASHINGTON.

**APN 3605002872 (11,996 SF)**

LOTS 11 & 12, INCLUSIVE, BLOCK 30, TOWN OF EATONVILLE,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7  
OF PLATS, PAGE 41, RECORDS OF PIERCE COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF  
WASHINGTON.

**APN 3605002270 (23,982 SF)**

LOTS 9, 10, 11 AND 12, BLOCK 29, TOWN OF EATONVILLE,  
ACCORDING TO PLAT RECORDED IN BOOK 7, PAGE 41,  
RECORDS OF PIERCE COUNTY, WASHINGTON.

599.93'

**PENNSYLVANIA A1**

S 00°03'26" E 659.91'; 660.00'

N00°03'26"W 599.90'

Orchard Avenue Vacation – Area Photos

