

TOWN OF EATONVILLE

Agenda Staff Report

Agenda Item No.:	_____	Meeting Date:	<u>January 11, 2021</u>
Subject:	<u>Public Hearing for Vacation of a</u>	Prepared by:	<u>Gregory A. Jacoby</u>
	<u>Portion of Town Right-of-Way Adjacent</u>		<u>Town Attorney</u>
	<u>To Adams Avenue South</u>	Atty Routing No:	<u>035-20</u>
	_____	Atty Review Date:	<u>December 30, 2020</u>

Summary: Mill Haus, LLC, owner of the proposed Eatonville Cidery and Brewery, is seeking to vacate a portion of the alley adjacent to Adams Avenue South. Petitioner is the sole owner of the property abutting the area to be vacated.

Before the Council can take action to approve or deny the request for street vacation, EMC 12.06.040 and state law require the Council hold a public hearing.

The area to be vacated and the parcel owned by Petitioner are illustrated on the attached Exhibit A.

Before the vacation will become effective, the Petitioner is required to tender a check in the amount of \$11,700, which represents the full appraised value of the property. A copy of the property appraisal is attached.

Recommendation: Staff recommends Council hold a public hearing on Petitioner's request for a street vacation.

Attachments:

Exhibit A: Legal Description and Figure.

Property Appraisal

IN THE TOWN OF EATONVILLE
RIGHT-OF-WAY VACATION
MAP

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 14 TOWNSHIP 16 NORTH RANGE 4 EAST WILLAMETTE MERIDIAN
PIERCE COUNTY WASHINGTON

PROPERTY INFORMATION:
PIERCE COUNTY PARCEL NOS.: 041614-4099
PROPERTY OWNER: MILL HAUS, LLC
SITE ADDRESSES: 303 CENTER ST E
EATONVILLE WA 98328
ZONING: C2 (COMMERCIAL DISTRICT)
WATER PURVEYOR: TOWN OF EATONVILLE
SEWER: TOWN OF EATONVILLE
ACCESS: PUBLIC STREET

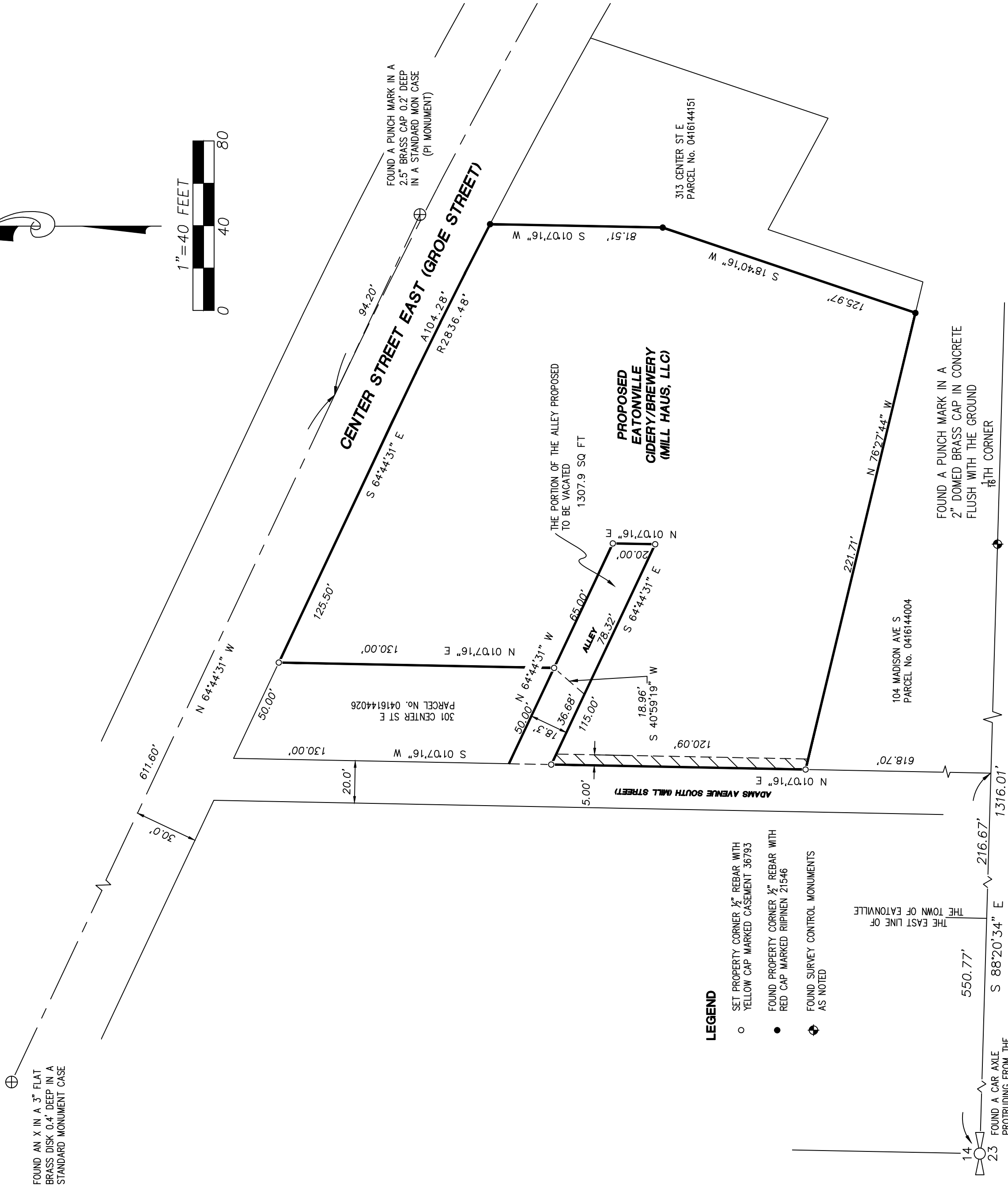
BASIS OF DATUM:
THE HORIZONTAL DATUM IS NAD83/2011 BASED ON GPS DERIVED POSITIONS. THE COMBINED SCALE FACTOR IS 0.99989181964 FOR THIS PROJECT. DIMENSIONS SHOWN ARE GROUND DIMENSIONS.
COMBINED USAGE OF GPS EQUIPMENT (LEICA SMARTTROVER AND THE WASHINGTON STATE REFERENCE NETWORK) AND CONVENTIONAL SURVEY METHOD, MEETS OR EXCEEDS THE STANDARDS WAC 332-130-090

ALLEY DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EASTERLY MARGIN OF ADAMS AVENUE SOUTH, NORTH 1°07'16" EAST 738.79 FEET FROM THE SOUTH LINE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14;
THENCE SOUTH 64°44'31" EAST 36.68 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 64°44'31" EAST 78.32 FEET;
THENCE NORTH 1°07'16" EAST, PARALLEL WITH ADAMS AVENUE SOUTH, 20.00 FEET;
THENCE NORTH 64°44'31" WEST 65 FEET;
THENCE SOUTH 40°59'19" WEST 18.96 FEET TO THE **POINT OF BEGINNING**

MILL HAUS LLC PROPERTY DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 14, SOUTH 88°20'34" EAST, 216.67 FEET FROM THE INTERSECTION OF THE EAST LINE OF THE TOWN OF EATONVILLE, AS PER THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS OF THE PIERCE COUNTY AUDITOR AND SAID SOUTH LINE OF SECTION 14;
THENCE ALONG THE EAST LINE OF ADAMS AVENUE SOUTH, SHOWN AS MILL STREET ON THE UNRECORDED PLAT OF THE MARTI TRACTS DATED FEBRUARY 1922, NORTH 1°7'16" EAST, 618.70 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 76°27'44" EAST, 221.71 FEET ALONG THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO GUGLIELMO BUTI, RECORDED FEBRUARY 27, 1942 UNDER AUDITOR'S FILE NO. 1294488, TO THE WESTERLY LINE OF A 15 FOOT WIDE ALLEY, SAID ALLEY BEING SHOWN ON UNRECORDED PLAT OF THE MARTI TRACTS DATED FEBRUARY, 1922;
THENCE ALONG SAID WESTERLY LINE OF ALLEY, NORTH 18°40'16" EAST 125.97 FEET TO THE WESTERLY LINE OF LOT 17, UNRECORDED PLAT OF THE MARTI TRACTS;
THENCE ALONG SAID WESTERLY LINE OF LOT 17, NORTH 1°7'16" EAST 81.51 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET EAST, AKA GROE STREET, AS SHOWN ON THE PIERCE COUNTY ENGINEER PLAN FOR ALDER CUTOFF ROAD, DATED SEPTEMBER 1932;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A 2,836.48 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 27°21'52" WEST, AN ARC DISTANCE OF 104.28 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 64°44'31" WEST 125.50 FEET;
THENCE SOUTH 1°7'16" WEST 130.00 FEET TO THE NORTHERLY LINE OF AN ALLEY;
THENCE ALONG SAID NORTHERLY LINE OF AN ALLEY, SOUTH 64°44'31" EAST 65.00 FEET TO THE EASTERLY END OF SAID ALLEY;
THENCE ALONG THE END OF SAID ALLEY, SOUTH 1°7'16" WEST 20.00 FEET;
THENCE ALONG THE SOUTHERLY LINE OF SAID ALLEY, NORTH 64°44'31" WEST 115.00 FEET TO THE EASTERLY LINE OF SAID ADAMS AVENUE SOUTH;
THENCE SOUTH 1°7'16" WEST 120.09 FEET ALONG SAID EASTERLY LINE OF ADAMS STREET, TO THE **POINT OF BEGINNING**.

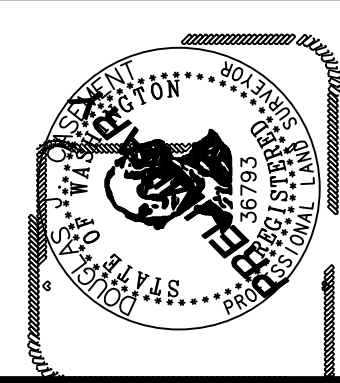
SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY.



- LEGEND**
- SET PROPERTY CORNER ½" REBAR WITH YELLOW CAP MARKED CASEMENT 36793
 - FOUND PROPERTY CORNER ½" REBAR WITH RED CAP MARKED RIPINEN 21546
 - ◆ FOUND SURVEY CONTROL MONUMENTS AS NOTED

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER

CASEMENT LAND SURVEYORS
2606 EAST MAIN AVE.
PUYALLUP, WA 98372
(253) 576-7328



PREPARED FOR:			
MILL HAUS LLC 44077 161ST AVE E EATONVILLE, WA 98328-9468			
DWN. BY	DATE	JOB NO.	
DJC	1/29/2020	18-1352-001	
CHKD. BY	SCALE	SHEET	
DJC	AS SHOWN	1 OF 1	

Narrative Appraisal Report
Proposed 1,300 SF Alley Vacation and 600 SF Dedication

West side of parcel 041614-4099
Eatonville, WA



FOR
Mr. Scott Clark
Town of Eatonville – Contract Planner
RR Larson
9027 Pacific Avenue, Suite 4
Tacoma, Washington 98444

ABS Valuation

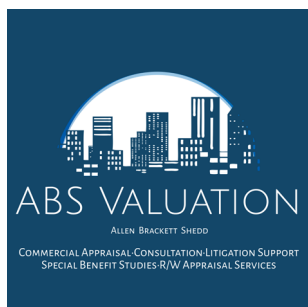
Darin A. Shedd, MAI
419 Berkeley Avenue, Suite A
Fircrest, WA 98466
253-274-0099
dshedd@absvaluation.com
absvaluation.com

Date of Valuation: May 3, 2020
Date of Report: May 14, 2020
ABS Valuation Job # 20-0078



ABS VALUATION

COMMERCIAL APPRAISAL-CONSULTATION-LITIGATION SUPPORT
SPECIAL BENEFIT STUDIES-R/W APPRAISAL SERVICES



Corporate Office

Smith Tower

506 2nd Avenue

Suite 3200

Seattle, WA 98104

206-209-3016 phone

425-252-1210 fax

2927 Colby Avenue

Suite 100

Everett, WA 98201

425-258-2611 phone

425-252-1210 fax

18728 Bothell Way NE

Suite B

Bothell, WA 98104

425-450-4040 phone

425-252-1210 fax

419 Berkeley Avenue

Suite A

Fircrest, WA 98466

253-274-0099 phone

425-252-1210 fax

absvaluation.com

May 14, 2020

Mr. Scott Clark

Town of Eatonville – Contract Planner

RR Larson

9027 Pacific Avenue, Suite 4

Tacoma, WA 98444

RE: APPRAISAL OF PROPOSED 1,300-SQUARE-FOOT ALLEY VACATION AND 600-SQUARE-FOOT DEDICATION, LOCATED ON THE WEST SIDE OF PARCEL 041614-4099, 303 CENTER STREET E AND ADAMS AVENUE S IN EATONVILLE, WASHINGTON (Our File #20-0078)

Dear Mr. Clark:

In response to your request, I have completed an appraisal of the proposed 1,300-square-foot alley vacation as well as a 600-square-foot dedication area on the west side of parcel 041614-4099, 303 Center Street E along the east side of Adams Avenue S, in Eatonville, Washington. The purpose of the report is to provide an opinion of the market value of the subject areas both to the proposed alley vacation and a corresponding dedication for the Mill Haus Cidery now being developed on the larger subject site (tax parcel 041614-4009).

The Cidery/Brewery site is located at 303 Center Street E on the east side of Adams Avenue South. The property has direct access from Adams Avenue South as well as Center Street E. The alley dedication is a 65-foot by 20-foot undeveloped area extending east from Adams Avenue S into the site. The dedication area is a 5-foot by 120-foot area abutting the Adams Avenue right of way.

This is a Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.



Based on my investigation and analysis of all relevant data, it is my conclusion the market value contribution of the subject alley vacation area, and the dedication area, as of May 3, 2020, are as follows:

Alley Vacation Area:	\$11,700
Dedication Area:	\$5,400

If you have further questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

ABS VALUATION

Darin A. Shedd, MAI

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Subject Photos



From Adams Avenue facing north (Dedication Area)



Interior site from Adams Avenue

Subject Photos



Facing east (Alley Area)



From adjacent property facing south

Subject Photos



Center Street facing west



Center Street facing west

Subject Photos



Interior site from Center Street



Executive Summary

Project:	Alley Vacation and Dedication for Mill Haus Cidery/Brewery		
Location:	East side of Adams Avenue S, abutting and within portions of tax parcel 041614-4099, 303 Center Street, Eatonville, Washington		
Building Improvements:	No building improvements of value		
Site Size:	Alley Vacation:	1,300 SF (65' x 20')	
	Dedication Area:	600 SF (5' x 120')	
Utilities:	Power, water, sewer to site		
Zoning:	Commercial (C-2) by the City of Eatonville		
Highest and Best Use:	Commercial Development		
Value Conclusions:	Alley Vacation Area:	\$11,700	
	Dedication Area:	\$5,400	
Date of Valuation:	May 3, 2020		
Appraisers:	Darin A. Shedd, MAI		
File:	20-0078		

AERIAL MAP





History and Ownership

The subject property parcel 041614-4099 was acquired by the current ownership, Mill Haus LLC, December 20, 2018 for \$375,000. The site was comprised of 7 prior tax parcels and consolidated after purchase (202004165001 Survey). The property had previously been listed for \$540,000.

Date of Inspection/Valuation

The subject property was inspected on various dates, most recently May 3, 2020. The effective date of this appraisal is May 3, 2020.

Value Appraised

This appraisal provides a conclusion of market value. Market value is defined as:¹

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and 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 acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Property Rights Appraised

This appraisal considers the fee simple interest as encumbered by existing easements. Fee simple interest is defined as:²

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

An easement is defined as follows:³

¹ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 59.

² From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 5.

³ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 74.



An interest in real property that transfers use, but not ownership, of a portion of an owner's property.

This definition may be expanded as:

...the right to perform a specific action on a particular parcel of property, or portion thereof, by the grantees who do not hold the underlying fee.⁴

Exposure Period

Based on the comparable sales utilized in this report, the valuation reflects an exposure period of 3 to 6 months having occurred prior to the date of value. Recently, however, the global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

⁴ From *The Appraisal of Real Estate*, Twelfth Edition, 2001, Appraisal Institute, page 85.



Scope of the Appraisal

The subject is undeveloped and the scope of the appraisal involved a Sales Comparison Approach. Data was collected on comparable sales of land. In appraising the subject property, the appraisers did the following:

- Researched Metroscan, CIBA, Co-star, Pierce County, and NWMLS databases.
- Researched ABS Valuation's existing database.
- Confirmed all land and building sales with buyers, sellers, their agents, and/or public records.
- Inspected all comparable sales.
- Reviewed all documents as cited throughout this report.

Intended Use/Client

The intended use of this appraisal is for a proposed alley vacation as well as a land dedication for the proposed Mill Haus Cider development on tax parcel 041614-4099. It is not intended for any other use. The client for the appraisal is the Town of Eatonville and intended users include the client's authorized employees, representatives, or agents. The appraisers do not intend use of this report by others.

Special Assumptions

Hazardous Waste

I have no information regarding the presence or absence of hazardous waste on the subject property. This report assumes the absence of any and all hazardous waste on the subject property. If hazardous waste is found to be present on the subject property, the valuation contained in this report would be impacted.

Personal Property

There is no personal property included within the appraised value. The older existing residence on site is proposed for demolition by the local Fire Department as a practice fire.



Neighborhood Description

The subject is located in the city of Eatonville in southern Pierce County. The city of Eatonville is located in rural Pierce County along State Routes 161 and 7, on the way to the foothills of Mt. Rainier to the east. Eatonville was incorporated in 1909 and according to the Washington Office of Financial Management, has an estimated 2019 population of 2,970, up from 2,405 as of the Census in 2010. The city is the commercial hub of southern Pierce County with a downtown area popular with those traveling to Mt. Rainier and other scenic areas such as Gifford Pinchot and Mount Baker-Snoqualmie National Forests. Other attractions nearby the city include Northwest Trek, a free roaming wildlife park covering 425 acres of area, and Pioneer Farm which provides a glimpse into early pioneer farm life. The city has traditionally been focused on the forestry industry, although declines in the timber industry have transitioned the city into a bedroom community for areas such as Olympia to the northwest and Tacoma to the north.



Factual Data

Description of the Subject Property

Site

The subject vacation area consists of a 65-foot by 20-foot area extending east of Adams Avenue S while the proposed dedication area is a 5-foot by 120-foot westerly portion of parcel 041614-4099. Parcel 041614-4099 is proposed for development of a Cidery/Brewery and the vacation and dedication area are for the development of this larger parcel.

Topography

The site is generally level and at grade with abutting frontage roads.

Access

The subject property directly abuts Adams Avenue South and Center Street E. The only developed access is via Center Street E. Access from Adams Avenue S is also available but this is a low volume substandard street and frontage improvements are necessary.

Utilities

Public utilities, including electricity, water, sewers, and telephone are all available to the subject property.

Soils

No detailed soils report of the subject property was provided. Based on the current improvements on the subject property and the improvements on the surrounding parcels, I assume that the soils on the subject site are adequate to support development.

Zoning

The subject property is currently zoned Downtown Commercial (C-2) by the City of Eatonville. According to the city's land use code, the purpose of this zone is to recognize the existence of commercial areas developed in strips along certain major thoroughfares; to provide use incentives and development standards which will encourage the redevelopment and upgrading of such areas; to provide for a range of trade, service, entertainment, and recreation land uses which occur adjacent to major traffic arterials and residential uses; and to provide areas for development which are automobile-oriented and designed for convenience, safety, and the reduction of the visual blight of uncontrolled advertising signs, traffic control devices and utility equipment. Dimensional and design standards are as follows:

Commercial Zoning Development Standards	
Maximum Height	40 feet
Minimum Lot Size	10,000 SF
Minimum Front Setbacks	25 Feet
Minimum Side Setbacks	0%
Minimum Rear Setbacks	0
Maximum Lot Coverage	40%



Assessed Value and Real Estate Taxes

The subject alleyway is not assessed or taxed. The larger abutting parcel 041614-4099 of which the dedication area is part, is assessed and taxed as follows:

2020 Assessed Value

Tax Account	Land	Improvements	Total	Taxes
041614-4099	\$397,200 *	\$57,900	\$455,100	\$0.00
* \$7.38/SF				

Description of Improvements

The subject is largely unimproved except for an older 1926-era 930-square-foot single-family residence. The residence is unoccupied and will be removed for development.



Highest and Best Use

Highest and best use is defined as: ¹

The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value.

As If Vacant

Physically Possible. Physically, the larger subject parcel 041614-4099 is an irregularly shaped 1.24-acre site with frontage and utilities along Center Street E and Adams Avenue S. The site has a good width and depth and is physically capable of supporting numerous development scenarios.

Legally Permissible. Legally permissible uses for the site are largely governed by the C-2 (General Commercial) zoning designation. This is a commercial designation which allows for a variety of trade, service, and even residential uses primarily situated along main thoroughfares. Common uses in the C-2 zone range from all forms of retail and services to office and single-family residential uses.

Financially Feasible/Maximally Productive. A feasibility analysis of the various allowed uses is beyond the scope of this appraisal. However, the subject appears to be a developable site within the Town of Eatonville with a variety of commercial, civic, and residential uses in the immediate vicinity. It would appear to be financially feasible for commercial development. Highest and best use of the site as vacant is considered to be for commercial development pursuant to its C-2 zone.

¹ From *The Appraisal of Real Estate*, Thirteenth Edition, 2008, Appraisal Institute, page 278



Analyses and Conclusions to Value

Valuation

Approaches Used in the Valuation Process – The valuation is obtained by the proper use of three different approaches to the value conclusion: the Cost Approach, the Income Approach, and the Sales Comparison Approach. These three approaches are different in character but related somewhat in the known facts they require to arrive at an opinion of value from each. The final value conclusion is derived through a correlation process in which the appraiser weighs one approach against the other to determine the relative merits of each before coming to a conclusion.

The Cost Approach to Value is the process of first determining the value of the subject land, to which is added the replacement cost new of the structure, less depreciation and the cost of land improvements. The sum of the costs is the indication of value by the Cost Approach.

The Sales Comparison Approach to Value is utilized in several different methods. Sales of comparable land and improved properties are analyzed to determine a appropriate price per unit value to apply to the subject. The various sales are adjusted to take into account differences between the respective sales and the subject property.

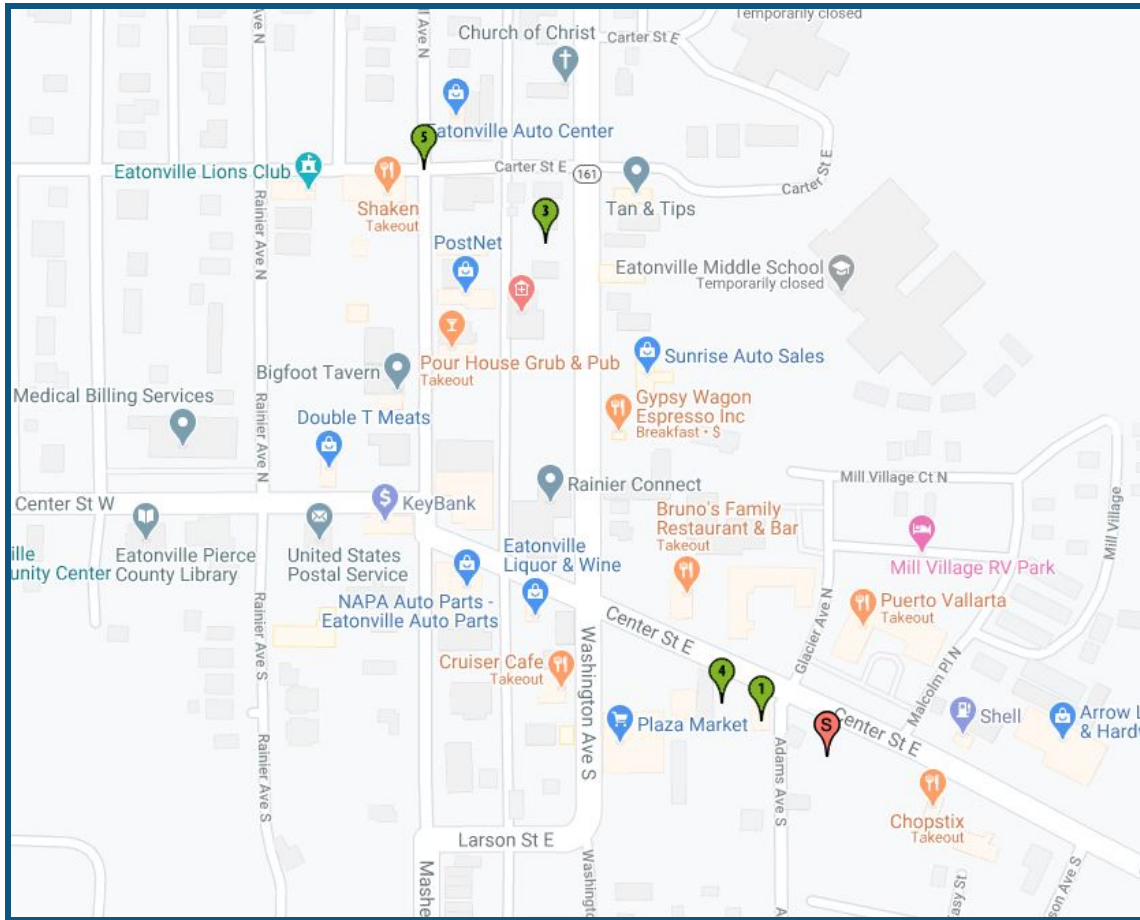
The Income Approach to Value involves the estimation of a gross economic rental for a subject property, which is then processed by subtracting an estimated vacancy and credit loss and operating expenses to obtain an estimated net operating income. The net operating income is then capitalized into a value conclusion by the appropriate capitalization rate derived from the market to arrive at a value conclusion.

Final Correlation and Conclusion of Value – The various indications of value from the approaches are analyzed as to how they relate to one another, as well as to the market. The approach or approaches most appropriate are given the most consideration in arriving at a final opinion of value. In this case, the subject is development land and only the Sales Comparison Approach is applicable.



Site Valuation

The subject vacation and dedication area are abutting and within the larger development parcel 041614-4099. To value the land area the appraisal analyses begins with an analysis of comparable sales and listings. The most pertinent comparables found within the surrounding area have been summarized in the following chart, with complete details in the Addenda to this report.



Land Sales Summary

Sale	Location/Parcel	Sale Date	Sale Price	Imp. Cont.	Adjusted Price	Usable Area (sf)	Price/ sf	Zoning
1	209 Center Street 041614-4019	6/20/19	\$150,000	\$75,000	\$75,000	7,841	\$9.57	C-2
2	303 Center Street 041614-4099	12/20/18	\$375,000	\$0	\$375,000	53,841	\$6.96	C-2
3	126 Washington Avenue E 360500-1700; -1690; -1680	11/28/18	\$195,000	\$0	\$195,000	19,312	\$10.10	C-1
4	207 Center Street 041614-4038	04/06/17	\$239,000	\$126,000	\$113,000	8,082	\$13.98	C-2
5	200 Marshall Avenue 360500-0360	Listing	\$169,000	\$0	\$169,000	10,800	\$15.65	C-1
Subj.	303 Center Street 041614-4099					53,841		C-2



Comparable 1 is the June 2019 sale of a 7,841-square-foot site improved with a 1,172-square-foot 1920-era office building. The site could potentially be redeveloped for retail or residential uses. The site sits on the south side of Center Street E, just west of the subject area. The improvements are considered to contribute \$75,000 to the site indicating a land only value of \$75,000 or \$9.57 per square foot.

Comparable 2 is the December 2018 sale of the subject site as purchased by Mill Haus LLC.

Comparable 3 is the sale of an undeveloped 3-parcel site on the west side of Washington Avenue E in Eatonville. The site is zoned C-1 and is capable of supporting commercial or mixed-use development.

Comparable 4 is the April 2017 sale of an 8,082-square-foot site improved with a 1976-era 2,520-square-foot multi-tenant office building. The site is improved with a 6,300-square-foot asphalt parking area. The site abuts Comparable 1 to the west and is located a short distance west of the subject area. The improvements are estimated to contribute approximately \$126,000 (\$100/SF) indicating a site value of \$113,000 (\$13.98/SF).

Comparable 5 is the current listing of a 10,800-square-foot site on the northwest corner of Marshall Avenue N and Carter Street W in Eatonville. The subject is largely unimproved except for an 888-square-foot automotive service garage. The improvements are of nominal value and do not contribute to the overall value of the site.

Reconciliation and Conclusion

The sales produce a range on a price per square foot basis, prior to adjustments, from \$6.96 to \$15.65. The range in values can mainly be attributed to date of sale, location, physical features such as size and topography, zoning designation, access/exposure, utilities, and date of sale.

Market Conditions: Comparable 1 is a mid 2019 sale and requires no adjustment. Comparables 2 and 3 are late 2018 given some upward consideration. Comparable 4 is a 2017 sale and adjusted upward. Comparable 5 is a listing adjusted downward.

Location: With respect to location, the Comparables are each located within the immediate vicinity of the subject property and do not require adjustments.

Size: Comparable 2 is the subject sale. The remaining Comparables are smaller and adjusted downward on a price per square foot basis.

Utilities: All of the comparables have similar utility access and no adjustment for this factor is necessary.

Topography: The comparables generally consists of relatively level sites considered comparable to the subject property and no adjustment for topography is required.

Zoning: The Comparables have a C-1 or C-2 zone, similar to the subject.



The adjustments discussed above are not meant to be precise adjustments, but rather are utilized to show the thought process of the appraiser, and factors considered in my analysis. With this in mind, the following chart summarizes my analysis:

Comparable Land Sales Adjustments

Sale	Price/ sf	Market Conditions	Location	Size	Site Dev/Utilities	Topography/ Wetland	Zoning/ Use	Overall Indication
1	\$9.57	0	0	-	0	0	0	<
2	\$6.96	+	0	0	0	0	0	>
3	\$10.10	+	0	-	0	0	0	=
4	\$13.98	+	0	-	0	0	0	=
5	\$15.65	-	0	-	0	0	0	<<



Conclusion to Value

Based on the sales, a value less than \$9.57 per square foot is indicated by Comparable 1. Comparable 2, the subject sale, is given significant weight and indicates a value above \$7.00 per square foot. Comparable 3 indicates a value around \$10.00 per square foot and is also given significant weight but has less weight than the actual subject sale 2. Comparable 4 indicates a potentially higher value but had a building value contribution which was allocated, and is thus given less relevance. Similarly, Comparable 5 is a listing and given least relevance. Overall, considering all the sales and the adjustments necessary thereto, a value of \$9.00 per square foot is concluded. Based on this value, the market value contribution of the vacation and dedication areas are as follows:

Vacation Area: 1,300 SF @ \$9.00/SF =	\$11,700
Dedication Area: 600 SF @ \$9.00/SF =	\$5,400



General Assumptions and Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. ABS Valuation will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of ABS Valuation is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.



10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of ABS Valuation and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by ABS Valuation.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the



client obtain a confirmation of the subject's flood zone classification from a licensed surveyor.

20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner,



architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an 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 could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.



33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
35. You and ABS Valuation both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If ABS Valuation and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against ABS Valuation or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by ABS Valuation for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. ABS Valuation shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of ABS Valuation. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold ABS Valuation and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold ABS Valuation harmless from and against any liability, loss, cost, or expense incurred or suffered by ABS Valuation in such action, regardless of its outcome.

Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.



Certification of Value

I, the undersigned, do hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the subject property, or to the parties involved.
- My engagement in this assignment was in no way contingent upon developing or reporting predetermined results, nor was it based on a requested minimum valuation, a specific value, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have not performed valuation or consulting services on this property in the past three years.
- I have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- 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 continuing education program for Designated member of the Appraisal Institute.

Darin A. Shedd, MAI
State Cert. #27011-1100566



Addenda



Comparable Sales



LAND SALE NO. 1



Property Name

Property Use

Address

City

State

Tax Parcel No.

Seller

Buyer

Date of Sale

Conveyance Document Type

Recording Number

Sale Price

Adjustments \$

Adjusted Sale Price

Site Size

Per Unit Price

Topography

Access

Zoning Code

Property Remarks

This is the June 2019 sale of a 7,841-square-foot site improved with a 1,172-square-foot 1920-era office building. The site could potentially be redeveloped for retail or residential uses. The site sits on the south side of Center Street E, just west of the subject area. The improvements are considered to contribute \$75,000 to the site indicating a land only value of \$75,000 or \$9.57 per square foot.

209 Center Street

Land

209 Center Street

Eatonville

Washington

041614-4019

Claude K Robertson

Tibeer Investments LLC

06-20-2019

Statutory Warranty Deed

4501898

\$150,000

\$0

\$75,000

7,841 SF 0.18000 acres

\$9.87 per SF

Mostly level

via Center Street E

C2 General Commercial

Comp ID No. 10990620



LAND SALE NO. 2



Property Name

Property Use

Address

City

State

Tax Parcel No.

Buyer

Date of Sale

Sale Price

Adjustments \$

Adjusted Sale Price

Site Size

Per Unit Price

Topography

Access

Zoning Code

Property Remarks

This is the prior sale of the subject site as purchased by Mill Haus LLC.

Schmidt Vacation and Dedication
Land

303 Center Street E

Eatonville

Washington

041614-4019

Mill Haus LLC

12-20-2018

\$375,000

\$0

\$375,000

53,841 SF 1.23602 acres

**\$6.96 per SF, \$303,393 per acre,
per F.F.**

Mostly level

via Center Street

C-2 General Commercial

Comp ID No. 10990461



LAND SALE NO. 3



Property Name	126 Washington Avenue
Property Use	Land
Address	126 Washington Avenue
City	Eatonville
State	Washington
Tax Parcel No.	360500-1680; -1690; -1700
Seller	Seth E and Deanna J Andersen
Buyer	124 Washington Ave LLC
Date of Sale	11-28-2018
Conveyance Document Type	Statutory Warranty Deed
Recording Number	4485245
Sale Price	\$195,000
Adjustments \$	\$0
Adjusted Sale Price	\$195,000
Site Size	19,312 SF
Per Unit Price	\$10.10 per SF
Topography	Mostly level
Access	not developed
Zoning Code	C-1 Downtown Commercial
Property Remarks	This is the sale of an undeveloped 3-parcel site on the west side of Washington Avenue E in Eatonville. The site is zoned C-1 and is capable of supporting commercial or mixed-use development.

Comp ID No. 10990621



LAND SALE NO. 4



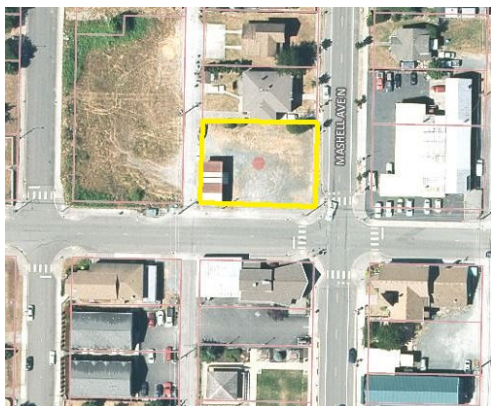
Property Name	207 Center Street
Property Use	Land
Address	207 Center Street
City	Eatonville
State	Washington
Tax Parcel No.	041614-4038
Seller	Ruth M Braden
Buyer	Henry Jorquera
Date of Sale	04-06-2017
Conveyance Document Type	Statutory Warranty Deed
Recording Number	4428195
Sale Price	\$239,000
Adjustments \$	\$0
Adjusted Sale Price	\$113,000
Site Size	8,082 SF 0.18554 acres
Per Unit Price	\$13.98 per SF
Topography	Mostly level
Access	via Center Street E
Zoning Code	C-2 General Commercial
Property Remarks	

This is the April 2017 sale of an 8,082-square-foot site improved with a 1976-era 2,520-square-foot multi-tenant office building. The site is improved with a 6,300-square-foot asphalt parking area. The site abuts Comparable 1 to the west and is located a short distance west of the subject area. The improvements are estimated to contribute approximately \$126,000 (\$100/SF) indicating a site value of \$113,000 (\$13.98/SF).

Comp ID No. 10990622



LAND SALE NO. 5



Property Name

Property Use

Address

City

State

Tax Parcel No.

Seller

Sale Price

Adjustments \$

Adjusted Sale Price

Site Size

Per Unit Price

Zoning Code

Property Remarks

This is the current listing of a 10,800-square-foot site on the northwest corner of Marshall Avenue N and Carter Street W in Eatonville. The subject is largely unimproved except for an 888-square-foot automotive service garage. The improvements are of nominal value and do not contribute to the overall value of the site.

200 Marshall Avenue N

Land

200 Marshall Avenue N

Eatonville

Washington

360500-0360

Gehrke Holdings LLC

\$169,000

\$0

\$169,000

10,800 SF 0.24793 acres

\$15.65 per SF, \$681,644 per acre

C-1 Downtown Commercial

Comp ID No. 10990623



Title Report



Qualifications of Appraiser



Qualifications of Darin A. Shedd, MAI

Principal

Allen Brackett Shedd Valuation

Appraisal Experience

Principal of Allen Brackett Shedd Valuation. Engaged in the real estate field since 1987. Obtained MAI designation in 2000. Appraisal experience includes a wide variety of complex appraisal assignments. Besides standard commercial including office, retail, and industrial warehouse real estate, Mr. Shedd's practice includes numerous specialties including multi-parcel right-of-way projects, eminent domain acquisitions, railroads, local improvement districts (LID's), master planned community developments, contaminated properties, RV parks, docks and marinas, floodplains, wetlands and sensitive area properties, gravel pits and rock quarries, transfer of density credits, communication towers, and all types of corridor rights-of-way. Real estate experience also includes employment with a civil engineering and surveying firm and an associate with a real estate law firm.

Education

MAI, Appraisal Institute (2000)

J.D., University of Puget Sound School of Law (1991)

B.A., University of Washington (1987)

Organizations

MAI: Appraisal Institute

Member: International Right-of-Way Association

Board Member: Datapraise (2015-2018)

Representative Client List

Government

Bonneville Power Administration

City of Bellingham

City of Bellevue

City of Bonney Lake

City of Bothell

City of Des Moines

City of Edgewood

City of Federal Way

City of Fife

City of Fircrest

City of Kent

City of Kirkland

City of Lacey

City of Lakewood

City of Olympia

City of Orting

City of Mercer Island

City of Puyallup

City of Redmond Parks

City of Renton

City of Seatac

City of Seattle Parks

City of Sumner

City of Tukwila

City of University Place

General Services Administration

Internal Revenue Service

King County Department of Natural Resources

King County Facilities Management

Mason County Public Works

Pierce County Facilities Management

Pierce County Parks and Recreation

Pierce County Public Works

Port of Seattle

Port of Olympia

Bethel School District

Renton School District

Seattle Public School District

Sumner School District

Snohomish County Public Works

Sound Transit

State Department of Natural Resources

State Department of Transportation

Tacoma Parks Department

Tacoma Public Utilities

City of Tacoma



DARIN A. SHEDD, MAI (cont.)

Financial

Timberland Bank
U.S. Bancorp
Union Bank
Central Pacific Bank
East West Bank
Sunwest Bank
Kato & Warren
Parametrix

Attorneys-at-Law

Burgess Fitzer
Cairncross & Hemplemann
City of Fife (City Attorney's Office)
City of Kent (City Attorney's Office)
City of Puyallup (City Attorney's Office)
City of Tacoma (City Attorney's Office)
City of Sumner (City Attorney's Office)
Demco Law
Dave Smith Law
Eisenhower Carlson PLLC
Foster & Pepper, LLC
Frey & Busby
Gordon Thomas Honeywell
Hanson, Baker & Ludlow
Jameson, Babbit, Stiles & Lombard
K & L Gates

Private Sector List

Archer Daniels Midland (ADM)
Alderbrook Resort
Aoki Corporation
Bellevue Nissan
Catholic Housing Services
Campbell Properties
Fancywood International
Forterra
Gull Industries
Hall Equities Group
Indian Summer Partnership
Kellis Realty
Linwood Homes
Lone Star Cement
MAS Resources
MC Construction
Newland Communities
PACCAR

Engineers

CH2MHill
Contract Land Staff
ESM, Inc.
Gray & Osborne
HDL
HDR/Pharos Corporation
KPG
Pertteet Engineering

Mary J. Urback, PLLC
Marten & Brown
McKinley Irvin
Miller Nash Graham & Dunn
Mosler Schermer Wallstrom et al
Perkins Coie Brown & Bain
Pierce County Prosecutor's Office
Rodgers, Deutsch & Turner
Scheer & Zehnder
Schwabe Williamson & Wyatt
Smith Alling PS
United States Attorney General
VSI Law Group
Washington State Attorney General
Watson & Gallagher
King County Prosecutor's Office

Patriots Landing
Petrich Marine Dock
Puget Sound Energy
Rabanco Company
Saint Martins Abbey
Seattle Art Museum
SeaVan Investments
Sovran, Inc.
Stewart Title Co.
Sumitomo Forestry America
Travelers Insurance
TRI Medical
Vicwood Development
Weyerhaeuser
Williamson & Deposit
Woosley Properties
Nintendo of America

Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Thurston, Snohomish, Lewis, Kitsap, Mason, Jefferson, Whatcom, and Skagit Counties.



DARIN A. SHEDD, MAI (cont.)

Court Cases with Deposition and/or Trial Testimony

State v. Tacoma Screw Products, Inc.
Carney v. Nickerson
Cullen v. City of Tukwila (Trial)
State v. Croppi
State v. Gorney
Pierce County v. Austin Olson Holberg
Self-Storage
City of Federal Way v. David Rhodes et. al
Humphreys Industries v. Clay Street Assoc.
(Trial)
Harmon v. State of Washington
Wombax Homes v. Big Sky Estates
Skillen v. State of Washington
State v. McEvoy Brothers Petroleum
In re: Dexter Dist. Corp. et. al (Trial)

Sound Transit v. Evans
Sound Transit v. Holgate Properties (Trial)
Sound Transit v. Anderson/Kellis
State v. Booth
Crawford v. WSDOT (Trial)
Sound Transit v. Tacoma Self Storage
(Trial)
Port of Seattle v. Williams (Trial)
Sound Transit v. Tacoma Rescue Mission
(Trial)
State of Washington v. Stoskopf
Sound Transit v. Elephant Car Wash
Fairweather Basin (Fisher, et. al)
v. WSDOT (Trial)
James Dissolution (Trial)
Watson Dissolution (Trial)
State of Washington v. Albert
Wilson v. Mt. Solo Landfill (Trial)
Corliss v. Corliss
Kitsap County v. Creekside II LLC
Newcomer v. McApex, LLC
King County v. Fantello
Federal Way v. Yi, Roe, et. al (Trial)
Nyssen Maule v. Buffelen Pipe & Creosote, et. al
Wattles Co. v. Excide Technologies, Inc.
Sound Transit v. Time in Space (Freighthouse
Square)
Union Bank v. Edwards/Bechtholt
Sound Transit v. Marino (Surrey Downs)
In re: Lively Hope Church (Trial)

State Certification No. - General: 27011-1100566
(Revised 5/21/19)

Pierce County Cause No. 02 2 06316 6
King County Cause No. 01 2 34527 3SEA
King County Cause No. 01 2 09152 2KNT
King County Cause No. 02 2 31376 1KNT
King County Cause No. 03-2-00239-9KNT

Pierce County Cause No. 05-2-05290-8
King County Cause No. 06-2-01388-3KNT
King County Cause No. 05-2_20201-7SEA

Pierce County Cause No. 06-2-12918-6
Pierce County Cause No. 06-2-085669
Pierce County Cause No. 06-2-11639-4
Whatcom County Cause No. 07-2-02141-4
US District Court Arizona,
Cause No. 2-03-bk-03546-RJH
Pierce County Cause No. 08-2-14854-3
Pierce County Cause No. 09-2-07396-7
Pierce County Cause No. 08-2-14853-4
Pierce County Cause No. 09-2-06774-6
King County Cause No. 09-2-14400-1 SEA
Pierce County Cause No. 10-2-10030-5

King County Cause No. 09-2-41290-1 KNT
Pierce County Cause No. 10-2-09856-4

Thurston County Cause No. 10-2-00616-5
Pierce County Cause No. 11-2-14280-4

King County Cause No. 11-2-21568-7SEA
King County Cause No. 12-3-00824-1SEA
Pierce County Cause No. 10-3-04576-6
Pierce County Cause No. 13-2-05447-2
Cowlitz County Cause No. 12-2-01292-1
Pierce County Cause No. 12-3-01672-0
Kitsap County Cause No. 14-2-01611-7
Pierce County Cause No. 14-2-05136-6
Pierce County Cause No. 14-2-11385-0
King County Cause No. 15-2-21640-6 KNT
Pierce County Cause No. 14-2-15266-9
Pierce County Cause No. 13-2-07695-6

Pierce County Cause No. 15-2-08221-9
Pierce County Cause No. 13-2-10620-1
King County Cause No. 16-2-022359SEA
U.S. District Court Tacoma
Cause No. 17-42391-MJH

Expiration: 01/24/21

