

Waiver Valuation

Agency and Project Name: SNOHOMISH COUNTY CULVERT REPLACEMENT PROJECT NEAR 19224 MARINE DRIVE

Project File No. 1 Parcel/Project: Sheet(s) 3 of 3

Federal Aid No. N/A
Parcel ID No. 31041800301000
Owner's Name: FRANK STRAND & RUBY L STRAND
Situs Location: 19219 Marine Dr, Stanwood, WA

Before Area:	194,713 SF	TCE Easement Area:	1,739 SF
Acquisition area:	- SF	Permanent Easement:	- SF
After Area:	194,713 SF		SF
		Zoning:	R-5
Current Use:	Residential		

Effects of Acquisition:

The assignment is to determine the value of the subject property land at its highest and best use, as if vacant, with appropriate compensation based on contributory value of any affected improvements within the acquisition are as applicable. The Waiver Valuation (previously referred to as an "Administrative Offer Summary") is the calculation method utilized to value the land for a non-complex acquisition. The value of the land is based on a review of similar appraisals, assessor information, and recent sales of comparable properties. Vacant property sales are used for projects needing a vacant strip of land.

The subject property consists of one tax parcel and the lot size was derived from the county tax records. The zoning is R-5 and the property is improved with a manufacture home and manufactured outbuildings, which are considered personal property. All improvements in the Temporary Construction Easement ("TCE") area will be replaced in kind or repaired to an equal or better position that now exists, if applicable. The active TCE value is calculated at 10% of the fee value per annum multiplied by 12 months. The TCE is set to expire on 2/29/2028.

Assessed Value		
Land	\$ 422,500	\$2.17 /SF
Improvements	\$ 19,900	*Improvement value for informational purposes only

Sales Relied On: Nos. 1-4 contained in Data Package for this project date
 Subject Sold Within Last 5 Years? Yes If "Yes", is sale included in data package?
 If no, explain why not:

Acquisition Compensation Estimate		
Damages:	N/A	
Active TCE:	1,739 sf x \$2.50 /sf x 10% x 1 years	\$434.75

TOTAL: **\$435.00 (R)**

Reconciliation of Market Data and Value Conclusion:

The market data indicates a unit value range of approximately \$1.28 to \$3.65 per square foot based on the comparable sales analyzed, with an average of approximately \$2.18 per square foot. Most of the comparable sales cluster in the lower to mid range of values, with the highest unit price associated with the smaller parcel size.

All sales were considered; however, comparables 3 and 4 are given primary emphasis due to their recent sale dates, site characteristics, and proximity to the subject. These characteristics are key determinants of land value in the subject's market area and enhance the reliability of comparables 3 and 4 as a direct indicator of value.

Based on the overall market data, assessed value, and the comparability of sales 3 and 4, a unit land value of \$2.50 per square foot is concluded for the subject property.

This value falls within the observed range of the comparable sales and is consistent with the central tendency of the data, providing a reasonable and supportable indication of market value for the acquisition.

Estimate of damages, if any, is limited by the scope of this assignment and its reliability is therefore considered limited.

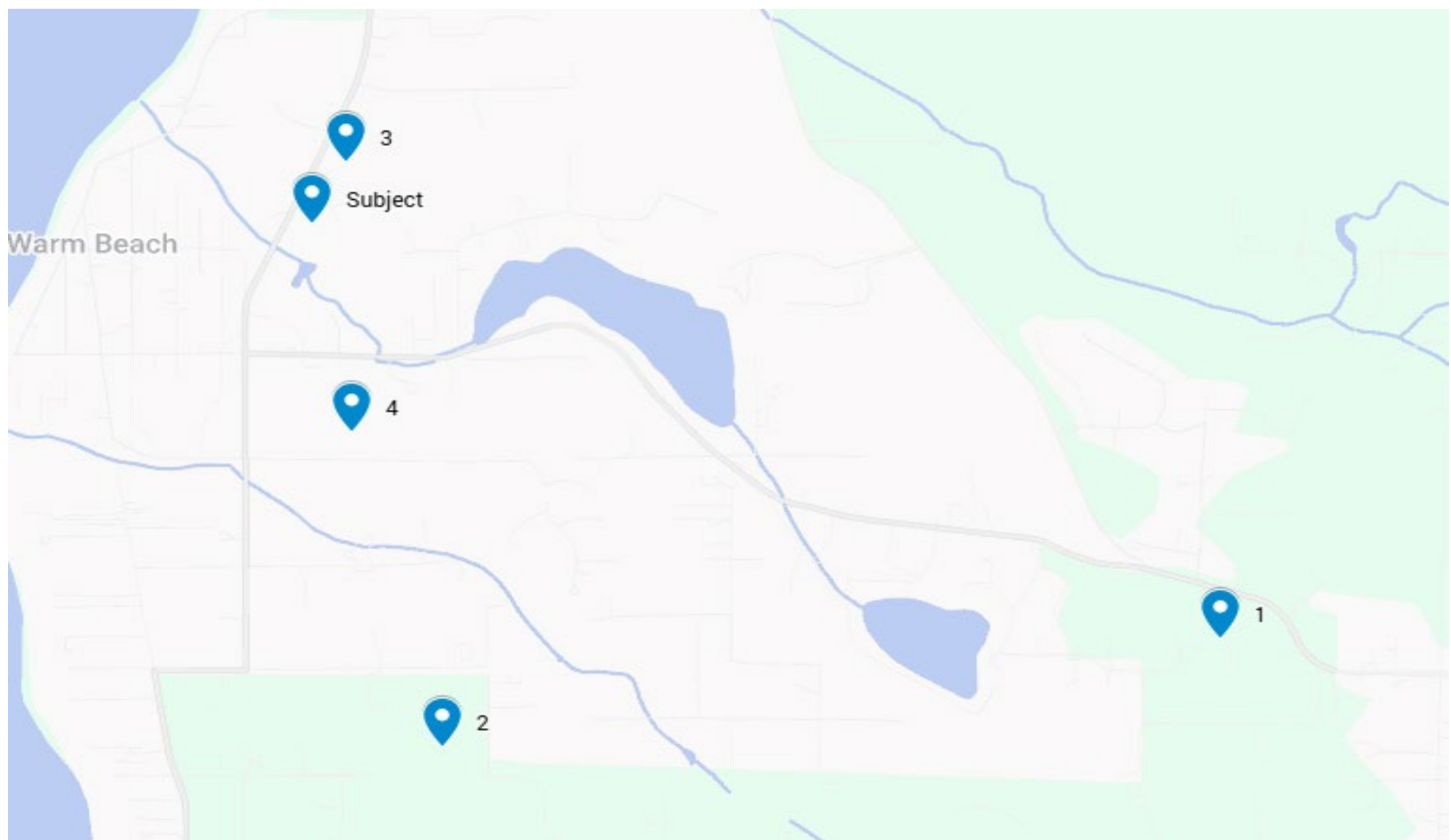
Prepared By: Katy Brackett, Senior Right of Way Agent **Date:** 4/15/2026

1. 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.
2. My compensation is not contingent on an action or event resulting from this report.
3. I affirm that the valuation problem is uncomplicated. I concur in the value estimate herein. I authorize an Administrative Offer be made in said amount as Just Compensation.

Snohomish County _____ Date _____

This form is prepared in conformance with Federal and State policy and procedures, under the Uniform Relocation Act. It does not constitute an appraisal as defined by USPAP, nor under the definition of "appraisal" in 49 CFR 24.102(c)(2).

Summary of Land Sales Chart									
Sale No.	Address	Buyer/Seller E-Tax/AFN		Sale Date	Sale Price	Size (AC)	Size (SF)	\$/SF	Zoning
C1	17710 59th ave NW, Stanwood	PECKHAM TRAVIS N/PECKHAM MICHAEL	MOREIRA GINGER ANN/CASELLA STEVE PAUL	2/17/2025	\$280,000	1.76	76,666	\$3.65	R-5
C2	8505 172nd St NW, Stanwood	PUBLIC UTILITY DISTRICT NO 1	GAMLAM JOHN A	2/26/2025	\$295,000	4.81	209,524	\$1.41	R-5
C3	19431 Marine Drive, Stanwood	TSYMBALYUK OLEKSANDR/DIANA SAVIVNA	SCHWIEGER ANNE E/LITTLE JAMES B/OWENS MICHAEL	1/31/2026	\$300,000	5.36	233,482	\$1.28	R-5
C4	8831 184th St NW, Stanwood	MID CITY BUILDERS LLC	TWEDT CHARLES/TWEDT KATHRYN	1/1/2025	\$500,000	4.81	209,524	\$2.39	R-5



Comparable Sales

17710 59th ave NW, Stanwood

Comp - 1

Parcel Number: 31042100303900
Sale Date: 2/17/2025
Sale Price: \$280,000
Zoning: R-5
Access: Dirt/Gravel. Paved at Street.
Site Area (AC): 1.76
Site Area (SF): 76,666
Sales Price (AC): \$159,091
Sale Price (SF): \$3.65
Buyer: PECKHAM TRAVIS N/PECKHAM MICHAEL
Seller: MOREIRA GINGER ANN/CASELLA STEVE PAUL
Excise Tax #: E226154
Instrument Type: Statutory Warranty Deed
Use at Sale: Residential
H & B Use: Residential
Confirmed Sale With: Public Records
Confirmed by: Katy Brackett



Date Confirmed: 4/8/2026

Property Description: This comparable represents the sale of 1.76 acres of vacant land located in northwest Snohomish County. The parcel is zoned R-5 and is located at 17710 59th Ave NW, Stanwood, WA 98292. The property consists of 76,666 square feet (1.76 acres) and is improved with a driveway, an installed septic system approved for a 3-bedroom residence, and available water and power. The property sold for \$280,000 on February 14, 2025, reflecting a unit price of \$3.65 per square foot.



Comparable Sales

8505 172nd St NW, Stanwood

Comp - 2

Parcel Number: 00394406501500
Sale Date: 2/26/2025
Sale Price: \$295,000
Zoning: R-5
Access: Dirt/Gravel.
Site Area (AC): 4.81
Site Area (SF): 209,524
Sales Price (AC): \$61,331
Sale Price (SF): \$1.41
Buyer: PUBLIC UTILITY DISTRICT NO 1
Seller: GAMLAM JOHN A
Excise Tax #: E226494
Instrument Type: Statutory Warranty Deed
Use at Sale: Residential
H & B Use: Residential
Confirmed Sale With: Public Records
Confirmed by: Katy Brackett



Date Confirmed: 4/8/2026

Property Description: This comparable represents the sale of 4.81 acres of vacant land located in northwest Snohomish County. The parcel is zoned R-5 (Rural 5 Acre) and is located at 8505 172nd St NW, Stanwood, WA 98292. The property consists of 209,524 square feet (4.81 acres) and is a level site with available water and electricity; a septic system is required. The property sold for \$295,000 on February 26, 2025, reflecting a unit price of \$1.41 per square foot.



Comparable Sales

19431 Marine Drive, Stanwood

Comp - 3

Parcel Number: 31041800300600
Sale Date: 1/31/2026
Sale Price: \$300,000
Zoning: R-5
Access: Dirt. Paved at Street
Site Area (AC): 5.36
Site Area (SF): 233,482
Sales Price (AC): \$55,970
Sale Price (SF): \$1.28
Buyer: TSYMBALYUK OLEKSANDR/DIANA SAVIVNA
Seller: SCHWIEGER ANNE E/LITTLE JAMES B/OWENS MICHAEL
Excise Tax #: E240602
Instrument Type: Warranty Deed
Use at Sale: Residential
H & B Use: Residential
Confirmed Sale With: Public Records
Confirmed by: Katy Brackett



Date Confirmed: 4/8/2026

Property Description: This comparable represents the sale of 5.36 acres of vacant land located in northwest Snohomish County. The parcel is zoned R-5 and is located at 19431 Marine Dr, Stanwood, WA 98292. The property consists of 233,482 square feet (5.36 acres) and is a generally level to gently sloping, heavily forested site with electricity and water available in the street; a septic system is required. The property sold for \$300,000 on January 30, 2026, reflecting a unit price of \$1.28 per square foot.



Comparable Sales

8831 184th St NW, Stanwood

Comp - 4

Parcel Number: 00394403201200
Sale Date: 1/1/2025
Sale Price: \$500,000
Zoning: R-5
Access: Paved
Site Area (AC): 4.81
Site Area (SF): 209,524
Sales Price (AC): \$103,950
Sale Price (SF): \$2.39
Buyer: MID CITY BUILDERS LLC
Seller: TWEDT CHARLES/TWEDT KATHRYN
Excise Tax #: E224508
Instrument Type: Warranty Deed
Use at Sale: Residential
H & B Use: Residential
Confirmed Sale With: Public Records
Confirmed by: Katy Brackett



Date Confirmed: 4/8/2026

This comparable represents the sale of 4.81 acres of vacant land located in northwest Snohomish County. The parcel is zoned residential and is located at 8831 184th St NW, Stanwood, WA 98292. The property consists of 209,524 square feet (4.81 acres) and is a mostly level pasture site improved with a driveway, partial fencing, a shop structure, an installed septic system approved for a 2-bedroom residence, and on-site water and power. The property sold for \$500,000 on December 23, 2024, reflecting a unit price of \$2.39 per square foot.



Strand Temporary Construction Easement Areas

Legend

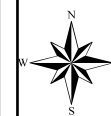
Type

- █ Cross Culvert; Driveway Culvert
- █ Streams
- streets

JURISD

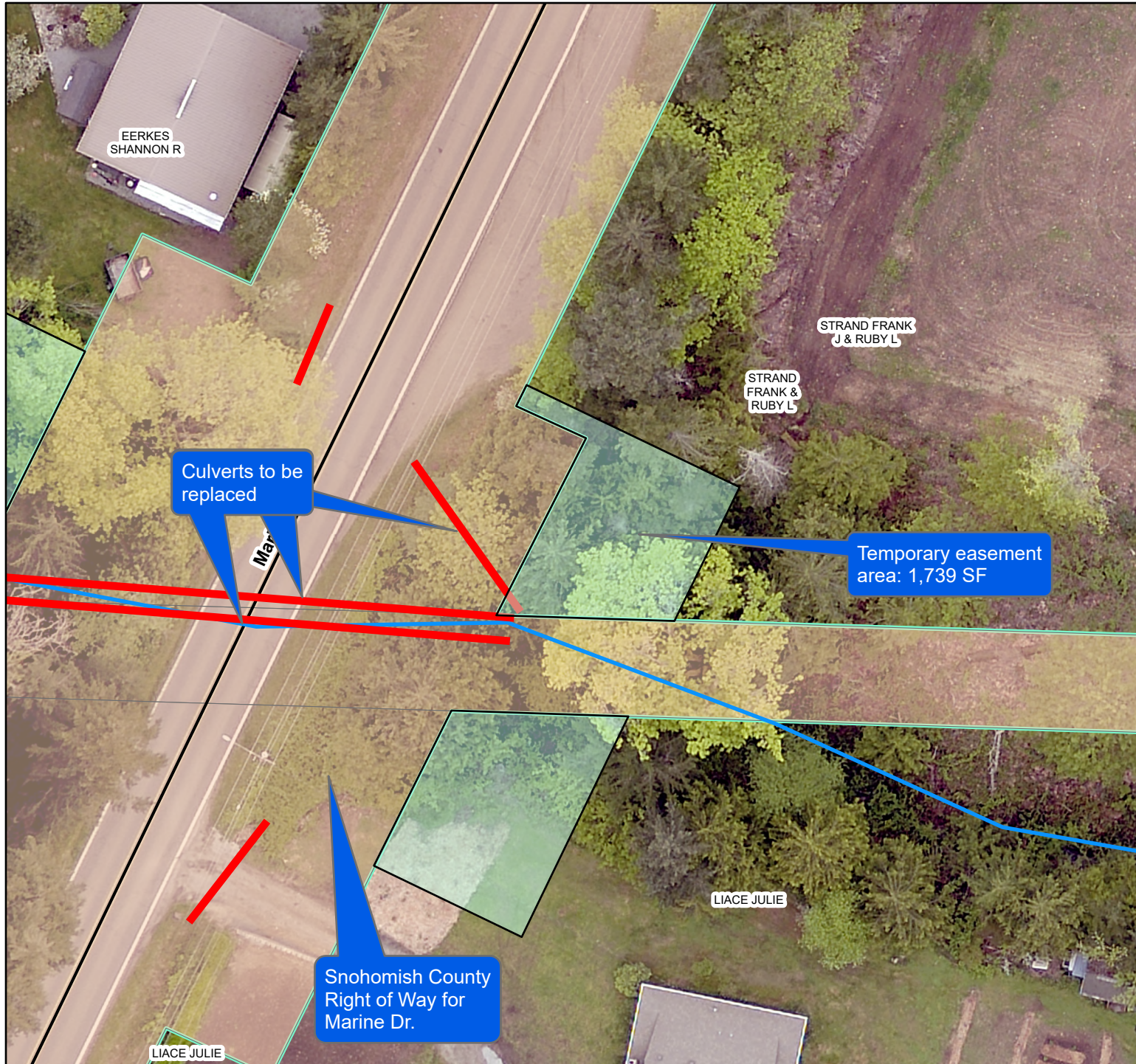
- 0
- 1
- 3
- 4
- 6
- 8
- <all other values>

Vicinity Map




Snohomish County
 Conservation &
 Natural Resources
 Surface Water Management
 425-388-3464

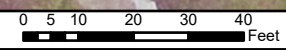
All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.



Culverts to be replaced

Temporary easement area: 1,739 SF

Snohomish County Right of Way for Marine Dr.





[Home](#)

[Other Property Data](#)

[Help](#)

[Property Search](#) > Property Summary

Property Account Summary

5/4/2026

Parcel Number	31041800301000	Property Address	19219 MARINE DR , STANWOOD, WA 98292-7872
---------------	----------------	------------------	---

Tax Balance

Pay Online

Visit our payment site to make an online payment.

PAY NOW

Pay By Mail

Make Check/Money Order to:
Snohomish County Treasurer

Send to:
Snohomish County Treasurer
 3000 Rockefeller Ave
 M/S 501
 Everett, WA 98201

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2026	2	10/31/2026	\$1,869.37	\$0.00	\$1,869.37	\$1,869.37

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#) Taxes, interest and penalty due on a specific future date.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
NORTH COUNTY REGIONAL FIRE AUTHORITY	1.96	\$868.61	\$205.01	\$663.60
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.30	\$134.45	\$0.00	\$134.45
SNOHOMISH COUNTY - ROAD	0.75	\$331.00	\$0.00	\$331.00
SNOHOMISH COUNTY-CNT	0.48	\$213.67	\$0.00	\$213.67
STANWOOD-CAMANO SCHOOL DIST NO 401	2.31	\$1,019.83	\$1,019.83	\$0.00
STATE	2.24	\$993.11	\$0.00	\$993.11
SNO COUNTY SURFACE WATER MANAGEMENT		\$143.99	\$0.00	\$143.99
SNOHOMISH CONSERVATION DISTRICT		\$10.57	\$0.00	\$10.57
STATE FOREST FIRE		\$23.50	\$0.00	\$23.50
TOTAL	8.05	\$3,738.73	\$1,224.84	\$2,513.89

Levy Rate History

Tax Year	Total Levy Rate
2025	7.934230
2024	7.986210
2023	7.564747

Real Property Structures**Receipts**

Date	Receipt No.	Amount Applied	Amount Due
04/21/2026 14:22:00	14345852	\$1,869.36	\$3,738.73
10/17/2025 14:16:00	14045833	\$1,454.88	\$1,454.88
04/09/2025 15:59:00	13747753	\$1,454.87	\$2,909.75
10/18/2024 17:53:00	13473404	\$1,394.84	\$1,394.84
04/05/2024 12:08:00	13170935	\$1,394.84	\$2,789.68
04/18/2023 00:00:00	12785712	\$2,808.85	\$2,808.85
10/19/2022 14:30:00	12346002	\$1,271.64	\$1,271.64
03/10/2022 11:05:00	12026600	\$1,271.63	\$2,543.27
10/19/2021 00:00:00	11783163	\$1,123.70	\$1,123.70
04/19/2021 00:00:00	11517367	\$1,123.69	\$2,247.39

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
03/08/2012	03/09/2012	03/08/2012		\$0.00	450338	QC	S	STRAND ARTHUR	STRAND FRANK & RUBY L	No

Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
2207000	31	04	18	SW	View parcel maps for this Township/Range/Section

General Information

Property Description	SEC 18 TWP 31 RGE 04BEG NE COR GOV LOT 3 TH S0*46 36W 1344.58FT TH N89*24 28W 420FT TO TPB TH CONT N89*24 28W 557.72FT TO INT OF E R/W LN OF CO RD TH N24*27 35E 41.88FT ALG SD R/W LN TH N65*32 25W 20FT ALGR/W LN TH N24*27 35E 200FT ALG R/W LN TH N65*32 35W 10FT TH N24*27 35E 317.43 FT ALG R/W LN TH N89*46 21E 360.77FT TH S0*13 39E 60FT TH S0*55 32W 468.79FT TO TPB REFER TO 183104-3-010-0100 FOR MH ONLY
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	01637

Property Characteristics

Use Code	118 Manufactured Home (Owned Site)
Unit of Measure	Acre(s)
Size (gross)	4.47

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	STRAND FRANK & RUBY L	19219 MARINE DR, STANWOOD, WA 98292 United States
Owner	100	STRAND FRANK & RUBY L	19219 MARINE DR, STANWOOD, WA 98292 United States

Property Values

Value Type	Tax Year 2026	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022
Taxable Value Regular	\$442,400	\$344,800	\$328,000	\$349,300	\$254,600
Exemption Amount Regular					
Market Total	\$442,400	\$344,800	\$328,000	\$349,300	\$254,600
Assessed Value	\$442,400	\$344,800	\$328,000	\$349,300	\$254,600
Market Land	\$422,500	\$323,900	\$310,900	\$331,900	\$236,700
Market Improvement	\$19,900	\$20,900	\$17,100	\$17,400	\$17,900
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
03/08/2012	03/27/2012 15:39:00	Owner Terminated	Property Transfer Filing No.: 450338 03/08/2012 by sassls
03/08/2012	03/27/2012 15:39:00	Owner Added	Property Transfer Filing No.: 450338 03/08/2012 by sassls
03/08/2012	03/09/2012 10:32:00	Taxpayer Changed	Property Transfer Filing No.: 450338 03/08/2012 by strbrl
03/08/2012	03/09/2012 10:32:00	Excise Processed	Property Transfer Filing No.: 450338, Quit Claim Deed 03/08/2012 by strbrl
06/23/2006	06/23/2006 13:45:00	Taxpayer Changed	Party/Property Relationship by strsjb

[Printable Version](#)

Developed by Aumentum Technologies.
©2005-2020 All rights reserved.
Version 4.0.3.0

After recording return document to:

Snohomish County Conservation and Natural Resources
Surface Water Management – Property Acquisition
3000 Rockefeller Ave, Admin E Bldg., M/S 303
Everett WA 98201-4046

TEMPORARY EASEMENT

Grantor: Frank Strand and Ruby L. Strand, husband and wife

Grantee: Snohomish County

Legal Description: Ptn of Ptn Govt Lot 3, Sec 18-T31N-R4E, in Snohomish County, WA

Assessor's Tax Parcel Number: Ptn of 310418-003-010-00 and 310418-003-010-01

In the matter of: **Sno. Co. Stanwood Culvert Replacement Near 19224 Marine Dr.**

Job Code: **WC8105 UPI #: 21-0012 RR48105**

The Grantor(s), **Frank Strand and Ruby L. Strand, husband and wife**, for and in of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, convey and grant unto **Snohomish County, a political subdivision of the State of Washington**, and its successors and assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, under, and across the hereinafter described lands for the purpose of ingress, egress and providing a work area for all adjacent culvert replacement activities, including clearing and grubbing of existing vegetation, and excavation of existing culvert. Excavation will use heavy equipment such as excavators, dump trucks, and cranes, as well as hand tools. At the end of construction, the disturbed areas will be mulched and planted with native vegetation. Planting will likely be performed by hand using shovels and rakes. Streambed restoration will include log placement.

Said lands being situated in Snohomish County, in the State of Washington, and described in Exhibit A, attached hereto, and made a part hereof.

The term of this Temporary Easement shall commence on March 1, 2027, and shall terminate on March 1, 2028, hereinafter the "Term".

It is further understood and agreed that the Grantee shall defend, indemnify, and save the Grantor(s) harmless from any and all claims and causes of action of every kind and description which may accrue to, or be suffered by any person, persons or property by reason of, arising out of, or resulting from the Grantee's exercise of the rights herein granted; provided that Grantee shall not be responsible to Grantor for any damages resulting from injuries to any person or property caused in part or in whole by acts or omissions of Grantor.

TEMPORARY EASEMENT

It is understood and agreed that delivery of this Temporary Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon Snohomish County, unless and until accepted and approved hereon in writing for Snohomish County by its authorized agent.

Dated _____, 20

Frank Strand

Ruby L. Strand

Approval Rec'm

SNOHOMISH COUNTY
Department of Public Works

By: _____
Douglas W. McCormick, P.E.
County Engineer/Deputy Director

Date: _____

Checked By: _____

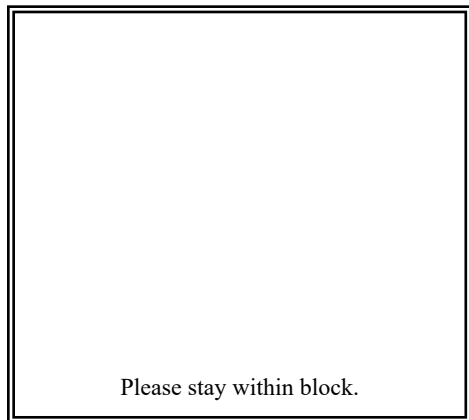
DOCUMENT TEMPLATE
REVIEWED AND APPROVED:
Gordon W. Sivley
Deputy Prosecuting Attorney
Date: 8/24/12

TEMPORARY EASEMENT

STATE OF WASHINGTON }
 }
COUNTY OF SNOHOMISH } ss.

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came _____
_____ to me known to be the individual described in and who executed the within instrument and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and seal the day and year first above written.



Notary (print name) _____
Notary Public in and for the State of Washington,
residing at _____
My Commission expires: _____

TEMPORARY EASEMENT

EXHIBIT "A"

Culvert replacement near 19224 Marine Dr
Survey 4868, RR48105, UPI 21-0012
(Strand, Frank & Ruby) -01
April 6, 2026

EXHIBIT 'A'

Temporary Construction Easement (see Exhibit 'B'):

That portion of Lot N, in Government Lot 3, Section 18, Township 31 North, Range 4 East, Willamette Meridian, as shown on that certain Record of Survey recorded at Auditor's file no. 2339965, records of Snohomish County, State of Washington, and described in that certain Quit Claim Deed recorded at Auditor's file no. 201203090562, records of said County, described as follows:

That portion of said parcel lying westerly of line parallel with and 95.00 feet easterly of the centerline of Marine Drive as shown on that certain right of way plan for a culvert replacement project near 19224 Marine Drive on file with the Snohomish County Engineer;

EXCEPT that portion lying northerly of the following described line:

COMMENCING at a cased 3" brass disc with "X" mark and stamped "SEC COR" set in 5-inch diameter concrete being the southwest section corner of said Section 18, from which a cased 3-inch square concrete monument with a tack set in lead being the westerly quarter section corner of said Section 18 bears North 0°49'50" East, 2,650.82 feet;

Thence from said POINT OF CEMMENCMENT, along the west line of said Section 18, North 0°49'50" East, 1,325.41 feet;

Thence leaving said west line South 88°25'28" East, 303.67 feet, to the centerline of the aforementioned Marine Dr, as shown on said right of way plan for a culvert replacement project near 19224 Marine Dr;

Thence along said centerline North 25°34'35" East, 78.46 feet;

Thence leaving said centerline, perpendicular thereto, South 64°25'25" East, 40.00 feet, to the easterly margin of said Marine Dr, said point being the POINT OF BEGINNING;

Thence continuing from said POINT OF BEGINNING South 64°25'25" East, 55.00 feet to a point on a line 95.00 feet parallel to, and distant from, said centerline and the TERMINUS of the herein described line.

Containing an area of 1,739 square feet, more or less.



Grantor's Initials

TEMPORARY EASEMENT

EXHIBIT "B"

