



**Washington State  
Department of Transportation**

**Northwest Region**  
15700 Dayton Avenue North  
P.O. Box 330310  
Seattle, WA 98133-9710  
206-440-4000  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

April 8, 2025

Snohomish County  
Facilities Management  
Attn: Carl Jorgensen, Property Administrator  
3000 Rockefeller Ave.  
Everett, WA 98201

**Offer Letter**

SR 9 – 176th St SE to SR 96  
Federal Aid No.: NA  
WSDOT Parcel Number: 1-24118  
Assessor Parcel Numbers: 00403800014101; 00403800014102; 00403800015600  
Site Address: Unknown; 14806 Highway 9 SE, Snohomish, WA; Unknown

Dear Carl Jorgensen:

The State of Washington, acting by and through its Department of Transportation (WSDOT), plans to proceed with the above-titled public project.

To address increased congestion, WSDOT has widened SR 9 from two lanes to four from its southern starting point to Marsh Road, except for a 3-mile section in the middle from 176th Street Southeast to SR 96 where there is only one northbound lane and two southbound lanes. This project will add a second northbound lane to fill the gap and make several safety improvements.

The purpose of this letter is to notify you of a) WSDOT's interest in acquiring your property and/or property rights noted below for this project, b) WSDOT's determination of just compensation for your property, and c) the basic protections afforded to you by law.

WSDOT has established an amount it believes is just compensation based on the market value estimated for your property. WSDOT's offer is as follows:

Land Conveyed Fee: (includes access rights)	14,705 SF	\$52,100.00
<b>Total Amount</b>		<b>\$52,100.00*</b>

\*See enclosed Appraisal for details

Your property has been examined by qualified appraisers and appraisal reviewers who have carefully considered all the elements, which contribute to the market value of your property. You or your designated representative were entitled to accompany the appraiser

and appraisal reviewers on all their inspections of your property, either personally or through a designated representative. By law, the appraisers and appraisal reviewers must disregard any general increase or decrease in value caused by the project.

The Internal Revenue Service (IRS) requires that WSDOT obtain your correct taxpayer identification number (TIN) or social security number (SSN) to report income paid to you as a result of this real estate transaction. In addition to the IRS requirement, the Washington State Office of Financial Management (OFM) requires that all state agencies use a statewide vendor number (SWV) for all payments. Enclosed is a Statewide Payee Registration form that must be completed for each payee, prior to receiving payment from WSDOT. Please refer to the Statewide Payee Registration form for instructions on how to complete and return the form to OFM. You may complete these forms online at: <https://ofm.wa.gov/it-systems/accounting-systems/statewide-vendorpayee-services>.

Payment for your property and/or property rights will be made available to you within 45 days after you accept WSDOT's offer and sign applicable documents, provided that there are no delays in receipt of the statewide vendor number referenced above. The date on which payment is made available to you is called the "payment date". On that date, WSDOT becomes the owner of the property and/or property rights purchased and responsible for its control and management.

If you employ professional services to evaluate this offer, WSDOT will reimburse you up to \$750 of your evaluation costs. Claims for reimbursement will be paid at the time of final settlement upon submission of an invoice or paid receipt.

If we are unable to achieve a mutually agreeable settlement, WSDOT, acting in the public interest, will use its right of eminent domain to acquire your property for public use. In conformity with the Washington State Constitution and laws, the Attorney General's Office will file a condemnation action to obtain a "Court Order of Public Use and Necessity", and a trial will be arranged to determine the just compensation to be paid for your property. This action is taken to ensure your rights as an individual property owner are protected. If a condemnation action is filed, you should consider consulting with an attorney to ensure that you receive appropriate representation.

Enclosed please find the following:


- A. The necessary legal documents for the transferring of the property or property rights;
- B. A voucher setting forth the monetary details of this transaction;
- C. Title VI Real Estate Services Survey;
- D. Statewide Payee Registration (SWV) Form;
- E. A copy of the valuation of your property;
- F. A plan sheet showing the property rights;
- G. Transportation Needs and You (brochure explaining the Right-of-Way acquisition process).

We have attempted by this letter to provide a concise statement of our offer and summary of your rights. We hope the information will assist you in reaching a decision. Please feel free to contact me directly at (425) 210-6693, or at [Sherri.Clark@consultant.wsdot.wa.gov](mailto:Sherri.Clark@consultant.wsdot.wa.gov), to discuss the offer further or address additional questions you may have. Additional information about this road project can be found on our website at: <https://wsdot.wa.gov/construction-planning/search-projects/sr-9-176th-street-se-sr-96-widening> . Thank you for your time and consideration.

Sincerely,



Becky Jo Gilberg  
Property Acquisition & Relocation SnoKing Lead

By:   
\_\_\_\_\_  
Sherri Clark  
Property & Acquisition Specialist  
(425) 210-6693

Receipt of this letter is hereby acknowledged:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

(Signature above does not mean acceptance or rejection of offer.)

After recording return document to:

State of Washington  
Department of Transportation  
Real Estate Services Office  
P O Box 47338  
Olympia WA 98504-7338

**Document Title: Warranty Deed**  
**Reference Number of Related Document: NA**  
**Grantor: Snohomish County**  
**Grantee: State of Washington, Department of Transportation**  
**Legal Description: Ptns of Tracts 141 and 156, Cathcart Addition, Vol 9, Pages 39-42, Snohomish County**  
**Additional Legal Description is on Pages 4 and 5 of Document.**  
**Assessor's Tax Parcel Number: Ptns 00403800014101; 00403800014102; 00403800015600**

### **WARRANTY DEED**

State Route 9, 164th St SE to 148th St SE  
State Route 9, 148th St SE to SR 96

The Grantor, **SNOHOMISH COUNTY**, a political subdivision of the State of Washington, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby conveys and warrants to the **State of Washington, acting by and through its Department of Transportation**, Grantee, the following described real property situated in Snohomish County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional terms and conditions see attached Exhibit A, attached hereto and made a part hereof.

## WARRANTY DEED

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described TRACT "X", the liens of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Dated: \_\_\_\_\_, 2025

SNOHOMISH COUNTY, a political subdivision of the State of Washington

By: \_\_\_\_\_  
CARL JORGENSEN, Property Administrator,  
Snohomish County Department of  
Facilities and Fleet, Property Management Division

Approved as to Form:

By: \_\_\_\_\_  
Senior Deputy Prosecuting Attorney

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

By: \_\_\_\_\_  
Synthia Armstrong, Northwest Region  
Acting Real Estate Services Manager,  
Authorized Agent

Date: \_\_\_\_\_

## WARRANTY DEED

STATE OF WASHINGTON       )  
  : §  
County of Snohomish       )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared CARL JORGENSEN, to me known to be the Property Administrator of Snohomish County, Department of Facilities and Fleet, Property Management Division, a political subdivision of the State of Washington named in and which executed the within foregoing document, and stated on oath that he was authorized to execute the foregoing document on behalf of said political subdivision and signed the same as the free and voluntary act and deed of said political subdivision for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

This notarial act was completed:

- ☐ In Person  
☐ In Person Electronic  
☐ Remote Using Communication Technology

## **WARRANTY DEED**

### **EXHIBIT A**

All that portion of the hereinafter described TRACT "X" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 470+05± on the SR 9 line survey of SR 9, 164th St SE to 148th St SE and 70 feet northwesterly therefrom, said point being on the southerly line of said TRACT "X"; thence northerly to a point opposite HES 473+63.63 on said line survey and 90 feet westerly therefrom, said point also being shown as HES 473+93.20 on the SR 9 line survey of SR 9, 148th St SE to SR 96; thence northerly to a point opposite HES 475+93.47 on the SR 9 line survey of SR 9, 148th St SE to SR 96 and 90 feet westerly therefrom; thence westerly to a point opposite HES 475+95.90 on said line survey and 323 feet westerly therefrom; thence northerly parallel with said line survey to a point opposite HES 476+76± thereon, said point being on the northerly line of Government Lot 3, Section 1, Township 27 North, Range 5 East, W.M.; thence easterly along said northerly line to a point opposite HES 476+73± on said line survey and 90 feet westerly therefrom; thence easterly along said northerly line to a point opposite said HES and 85 feet westerly therefrom; thence easterly along said northerly line to HES 476+72.51 on said line survey; thence southerly along said line survey to HES 473+93.20, said point also being shown as HES 473+63.63 on the SR 9, line survey of SR 9, 164th St SE to 148th St SE; thence southerly and southwesterly along said line survey to HES 470+00; thence northwesterly to the point of beginning.

#### **TRACT "X"**

##### **Parcel A:**

Tract 141 of Cathcart Addition, EXCEPT the North 300 feet thereof, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 1-A; and

EXCEPT that portion conveyed to the State of Washington for SR 9 by deed recorded under Auditor's File No. 8107280065, records of Snohomish County, Washington.

##### **Parcel B:**

The North 300 feet of Tract 141, Cathcart Addition, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington.

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 1-A; and



## **WARRANTY DEED**

### **EXHIBIT A (continued)**

EXCEPT that portion thereof conveyed to the State of Washington for SR 9 by deed recorded under Auditor's File No. 8107280065, records of Snohomish County, Washington.

LESS right of way to Snohomish County per Statutory Warranty Deed recorded under Auditor's File No. 202309140380 and survey under Recording No. 202302035003.

Parcel C:

Tract 156, Cathcart Addition, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington.

LESS right of way to Snohomish County per Statutory Warranty Deed recorded under Auditor's File No. 202309140380 and survey under Recording No. 202302035003.

Situate in the County of Snohomish, State of Washington.

Also, the Grantor herein conveys and grants to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 9, 164th St SE to 148th St SE and SR 9, 148th St SE to SR 96 and the remainder of said TRACT "X".

EXCEPT that the Grantor does not convey any rights of ingress and egress (including all existing, future or potential easement of access, light, view and air) being conveyed westerly of HES 475+95.90 L/A on the SR 9 line survey of SR 9, 148th St SE to SR 96 and 323 feet westerly therefrom.

It is expressly intended that these easements, covenants, burdens and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

The lands described herein contain an area of 14,705 square feet, more or less, the specific details concerning all of which are to be found on sheet 6 of that certain plan entitled SR 9, 164th St SE to 148th St SE and sheet 2 of that certain plan entitled SR 9, 148th St SE to SR 96, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing dates of approval July 31, 2020, both revised August 15, 2024.

Grantor's Initials





# REAL PROPERTY VOUCHER

<b>DEPARTMENT OF TRANSPORTATION</b> Real Estate Services PO Box 47338 Olympia, WA 98504-7338		GRANTOR OR CLAIMANT (NAME & ADDRESS) Snohomish County - Property Mgmt DBA Snohomish County Facilities 3000 Rockefeller Avenue M/S 404 Everett, WA 98201		SWV NO.: SW00027941 0	
PROJECT NO. 100904B					
RW PLAN TITLE SR 9, 164th St SE to 148th St SE and SR 9, 148th St SE to SR 96					
FEDERAL AID NO. NA	PARCEL NO. 1-24118	WORK ORDER: RW5462	GROUP: 07	WORK OP: 0221	C.S.: 313200
		ORG NO.: 413001			
VOUCHER NO.:		I hereby certify under penalty of perjury that the items and amounts listed herein are proper charges against the State of Washington, that the same or any part thereof has not been paid, and that I am authorized to sign.			
		SIGNATURE IN INK FOR EACH CLAIMANT:		DATED	
LAND	AMOUNT: \$52,100.00				
IMPROVEMENTS	\$0.00				
DAMAGES:		Snohomish County, a political subdivision of the State of Washington			
COST TO CURE:	\$0.00			DATED	
PROXIMITY:	\$0.00				
OTHER:	\$0.00	By:			
SPECIAL BENEFITS	\$0.00	Carl Jorgensen, Property Administrator, Snohomish County			
REMAINDER	\$0.00	Department of Facilities and Fleet, Property Management Division			
DEDUCTIONS:					
AMOUNT PREVIOUSLY PAID	\$0.00				
PERFORMANCE BOND	\$0.00				
SALVAGE AMOUNT	\$0.00				
PRE-PAID RENT	\$0.00				
OTHER	\$0.00				
ADMINISTRATIVE SETTLEMENT	\$0.00				
STATUTORY EVALUATION ALLOWANCE	\$0.00	ACQUISITION AGENT:		DATE	
ESCROW FEE	\$0.00	BY: Sherri Clark			
REAL ESTATE EXCISE TAX	\$0.00	AUTHORIZED SIGNATORY FOR WSDOT:		DATE	
OTHER:	\$0.00	BY: Synthia Armstrong			
		TOTAL AMOUNT DUE:		\$52,100.00	

## Title VI Real Estate Services Survey

Title VI of the Civil Rights Act of 1964 requires the Washington State Department of Transportation (WSDOT) to be sure that everyone in the affected project areas has a chance to be heard and to respond to transportation programs and activities that may affect their community.

To help with that, we ask that you voluntarily provide us information about your race, ethnicity and/or gender. You are not required to disclose the information requested.

WSDOT's Real Estate Services Office and the Office of Equity and Civil Rights (OECR) will handle the information gathered as confidentially as possible.

Please respond to the following questions:

Name (please print)		Date
Project Name (Real Estate Office to Complete) SR 9 - 176th St SE to SR 96		Parcel Number (Real Estate Office to Complete) 1-24118
WSDOT's Impact to you: Property Relocation or Property Acquisition or BOTH - <i>(please enter appropriate impact)</i>		
Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Other <input type="checkbox"/> Prefer not to disclose	Disability: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Prefer not to disclose	Require Translation? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>General Ethnic Identification Categories (Check as many as apply):</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> Black or African American</div> <div style="width: 33%;"><input type="checkbox"/> Hispanic or Latino</div> <div style="width: 33%;"><input type="checkbox"/> Native Hawaiian/Pacific Islander</div> <div style="width: 33%;"><input type="checkbox"/> Asian</div> <div style="width: 33%;"><input type="checkbox"/> Caucasian</div> <div style="width: 33%;"><input type="checkbox"/> American Indian/Alaskan Native</div> <div style="width: 33%;"><input type="checkbox"/> Other</div> <div style="width: 33%;"><input type="checkbox"/> Prefer not to disclose</div> </div>		
<b>Country of Birth:</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> Canada</div> <div style="width: 33%;"><input type="checkbox"/> China</div> <div style="width: 33%;"><input type="checkbox"/> Korea</div> <div style="width: 33%;"><input type="checkbox"/> Germany</div> <div style="width: 33%;"><input type="checkbox"/> Japan</div> <div style="width: 33%;"><input type="checkbox"/> Philippines</div> <div style="width: 33%;"><input type="checkbox"/> Mexico</div> <div style="width: 33%;"><input type="checkbox"/> England</div> <div style="width: 33%;"><input type="checkbox"/> USA</div> <div style="width: 33%;"><input type="checkbox"/> Other</div> <div style="width: 33%;"><input type="checkbox"/> Prefer not to disclose</div> </div>		
<b>MWBE (Minority Women Business Enterprise)</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>DBE (Disadvantaged Business Enterprise)</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Language Spoken at Home (Check as many as apply):</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> English Only</div> <div style="width: 33%;"><input type="checkbox"/> Korean</div> <div style="width: 33%;"><input type="checkbox"/> German</div> <div style="width: 33%;"><input type="checkbox"/> Tagalog</div> <div style="width: 33%;"><input type="checkbox"/> Russian</div> <div style="width: 33%;"><input type="checkbox"/> Arabic</div> <div style="width: 33%;"><input type="checkbox"/> Spanish</div> <div style="width: 33%;"><input type="checkbox"/> Chinese</div> <div style="width: 33%;"><input type="checkbox"/> Vietnamese</div> <div style="width: 33%;"><input type="checkbox"/> Prefer not to disclose</div> <div style="width: 33%;"><input type="checkbox"/> Other</div> </div>		
<b>What is your Marital Status?</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> Single</div> <div style="width: 33%;"><input type="checkbox"/> Married</div> <div style="width: 33%;"><input type="checkbox"/> Divorced</div> <div style="width: 33%;"><input type="checkbox"/> Widowed</div> <div style="width: 33%;"><input type="checkbox"/> In a domestic partnership</div> <div style="width: 33%;"><input type="checkbox"/> Prefer not to disclose</div> </div>		

**Age:**☐ Under 18☐ 18-24☐ 25-34☐ 35-44☐ 45-54☐ 55-64☐ 65-79☐ 80+☐ Prefer not to disclose

After you have completed this form, please provide it to your property and acquisition specialist assigned to you, or you may mail it to the Real Estate Services Office at:

**WSDOT**  
Real Estate Services  
P.O. Box 47338  
Olympia, WA 98504-7338

***Thank you for your cooperation!***

## **English**

### **Title VI Notice to Public**

It is the Washington State Department of Transportation's (WSDOT) policy to assure that no person shall, on the grounds of race, color, national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with WSDOT's Office of Equity and Civil Rights (OECR). For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination obligations, please contact OECR's Title VI Coordinator at (360) 705-7090.

### **Americans with Disabilities Act (ADA) Information**

This material can be made available in an alternate format by emailing the Office of Equity and Civil Rights at [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) or by calling toll free, 855-362-4ADA(4232). Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

## **Español**

### **Notificación de Título VI al Público**

La política del Departamento de Transporte del Estado de Washington (Washington State Department of Transportation, WSDOT) es garantizar que ninguna persona, por motivos de raza, color u origen nacional, según lo dispuesto en el Título VI de la Ley de Derechos Civiles de 1964, sea excluida de la participación, se le nieguen los beneficios o se le discrimine de otro modo en cualquiera de sus programas y actividades. Cualquier persona que considere que se ha violado su protección del Título VI puede presentar una queja ante la Oficina de Equidad y Derechos Civiles (Office of Equity and Civil Rights, OECR) del WSDOT. Para obtener más información sobre los procedimientos de queja del Título VI o información sobre nuestras obligaciones contra la discriminación, comuníquese con el coordinador del Título VI de la OECR al (360) 705-7090.

### **Información de la Ley sobre Estadounidenses con Discapacidades (ADA, por sus siglas en inglés)**

Este material puede estar disponible en un formato alternativo al enviar un correo electrónico a la Oficina de Equidad y Derechos Civiles a [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) o llamando a la línea sin cargo 855-362-4ADA(4232). Personas sordas o con discapacidad auditiva pueden solicitar la misma información llamando al Washington State Relay al 711.

## 한국어-Korean

### 제6조 관련 공지사항

워싱턴 주 교통부(WSDOT)는 1964년 민권법 타이틀 VI 규정에 따라, 누구도 인종, 피부색 또는 출신 국가를 근거로 본 부서의 모든 프로그램 및 활동에 대한 참여가 배제되거나 혜택이 거부되거나, 또는 달리 차별받지 않도록 하는 것을 정책으로 하고 있습니다. 타이틀 VI에 따른 그/그녀에 대한 보호 조항이 위반되었다고 생각된다면 누구든지 WSDOT의 평등 및 민권 사무국(OECR)에 민원을 제기할 수 있습니다. 타이틀 VI에 따른 민원 처리 절차에 관한 보다 자세한 정보 및/또는 본 부서의 차별금지 의무에 관한 정보를 원하신다면, (360) 705-7090으로 OECR의 타이틀 VI 담당자에게 연락해주시시오.

## 미국 장애인법(ADA) 정보

본 자료는 또한 평등 및 민권 사무국에 이메일 [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) 을 보내시거나 무료 전화 855-362-4ADA(4232)로 연락하셔서 대체 형식으로 받아보실 수 있습니다. 청각장애인은 워싱턴주 중계 711로 전화하여 요청하실 수 있습니다.

## русский-Russian

### Раздел VI Общественное заявление

Политика Департамента транспорта штата Вашингтон (WSDOT) заключается в том, чтобы исключить любые случаи дискриминации по признаку расы, цвета кожи или национального происхождения, как это предусмотрено Разделом VI Закона о гражданских правах 1964 года, а также случаи недопущения участия, лишения льгот или другие формы дискриминации в рамках любой из своих программ и мероприятий. Любое лицо, которое считает, что его средства защиты в рамках раздела VI были нарушены, может подать жалобу в Ведомство по вопросам равенства и гражданских прав WSDOT (OECR). Для дополнительной информации о процедуре подачи жалобы на несоблюдение требований раздела VI, а также получения информации о наших обязательствах по борьбе с дискриминацией, пожалуйста, свяжитесь с координатором OECR по разделу VI по телефону (360) 705-7090.

### Закон США о защите прав граждан с ограниченными возможностями (ADA)

Эту информацию можно получить в альтернативном формате, отправив электронное письмо в Ведомство по вопросам равенства и гражданских прав по адресу [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) или позвонив по бесплатному телефону 855-362-4ADA(4232). Глухие и слабослышащие лица могут сделать запрос, позвонив в специальную диспетчерскую службу штата Вашингтон по номеру 711.

## tiếng Việt-Vietnamese

### Thông báo Khoản VI dành cho công chúng

Chính sách của Sở Giao Thông Vận Tải Tiểu Bang Washington (WSDOT) là bảo đảm không để cho ai bị loại khỏi sự tham gia, bị từ khước quyền lợi, hoặc bị kỳ thị trong bất cứ chương trình hay hoạt động nào vì lý do chủng tộc, màu da, hoặc nguồn gốc quốc gia, theo như quy định trong Mục VI của Đạo Luật Dân Quyền năm 1964. Bất cứ ai tin rằng quyền bảo vệ trong Mục VI của họ bị vi phạm, đều có thể nộp đơn khiếu nại cho Văn Phòng Bảo Vệ Dân Quyền và Bình Đẳng (OECR) của WSDOT. Muốn biết thêm chi tiết liên quan đến thủ tục khiếu nại Mục VI và/hoặc chi tiết liên quan đến trách nhiệm không kỳ thị của chúng tôi, xin liên lạc với Phối Trí Viên Mục VI của OECR số (360) 705-7090.

### Thông tin về Đạo luật Người Mỹ tàn tật (Americans with Disabilities Act, ADA)

Tài liệu này có thể thực hiện bằng một hình thức khác bằng cách email cho Văn Phòng Bảo Vệ Dân Quyền và Bình Đẳng [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) hoặc gọi điện thoại miễn phí số, 855-362-4ADA(4232). Người điếc hoặc khiếm thính có thể yêu cầu bằng cách gọi cho Dịch vụ Tiếp âm Tiểu bang Washington theo số 711.

## العربية - Arabic

العنوان 6 إشعار للجمهور  
تتمثل سياسة وزارة النقل في ولاية واشنطن (WSDOT) في ضمان عدم استبعاد أي شخص، على أساس العرق أو اللون أو الأصل القومي من المشاركة في أي من برامجها وأنشطتها أو الحرمان من الفوائد المتاحة بموجبها أو التعرض للتمييز فيها بخلاف ذلك، كما هو منصوص عليه في الباب السادس من قانون الحقوق المدنية لعام 1964. ويمكن لأي شخص يعتقد أنه تم انتهاك حقوقه التي يكفلها الباب السادس تقديم شكوى إلى مكتب المساواة والحقوق المدنية (OECR) التابع لوزارة النقل في ولاية واشنطن. للحصول على معلومات إضافية بشأن إجراءات الشكاوى و/أو بشأن التزاماتنا بعدم التمييز بموجب الباب السادس، يرجى الاتصال بمنسق الباب السادس في مكتب المساواة والحقوق المدنية على الرقم 705-7090 (360).

### معلومات قانون الأمريكيين ذوي الإعاقة (ADA)

يمكن توفير هذه المواد في تنسيق بديل عن طريق إرسال رسالة بريد إلكتروني إلى مكتب المساواة والحقوق المدنية على [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) أو عن طريق الاتصال بالرقم المجاني: (4232) 855-362-4ADA. يمكن للأشخاص الصم أو ضعاف السمع تقديم طلب عن طريق الاتصال بخدمة Washington State Relay على الرقم 711.

## **中文 – Chinese**

### **《权利法案》 Title VI公告**

<華盛頓州交通部(WSDOT)政策規定，按照《1964 年民權法案》第六篇規定，確保無人因種族、膚色或國籍而被排除在WSDOT任何計畫和活動之外，被剝奪相關權益或以其他方式遭到歧視。如任何人認為其第六篇保護權益遭到侵犯，則可向WSDOT的公平和民權辦公室(OECR)提交投訴。如需關於第六篇投訴程式的更多資訊和/或關於我們非歧視義務的資訊，請聯絡OECR的第六篇協調員，電話 (360) 705-7090。

### **《美国残疾人法案》(ADA)信息**

可向公平和民權辦公室發送電子郵件[wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)或撥打免費電話 855-362-4ADA(4232)，以其他格式獲取此資料。听力丧失或听觉障碍人士可拨打711联系Washington州转接站。

## **Af-soomaaliga – Somali**

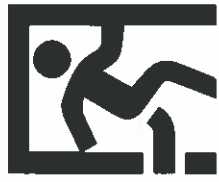
### **Ciwaanka VI Ogeysiiska Dadweynaha**

Waa siyaasada Waaxda Gaadiidka Gobolka Washington (WSDOT) in la xaqiijiyo in aan qofna, ayadoo la cuskanaayo sababo la xariira isir, midab, ama wadanku kasoo jeedo, sida ku qoran Title VI (Qodobka VI) ee Sharciga Xaquuqda Madaniga ah ah oo soo baxay 1964, laga saarin ka qaybgalka, loo diidin faa'iidooyinka, ama si kale loogu takoorin barnaamijyadeeda iyo shaqooyinkeeda. Qof kasta oo aaminsan in difaaciisa Title VI la jebiyay, ayaa cabasho u gudbin kara Xafiiska Sinaanta iyo Xaquuqda Madaniga ah (OECR) ee WSDOT. Si aad u hesho xog dheeraad ah oo ku saabsan hanaannada cabashada Title VI iyo/ama xogta la xariirta waajibaadkeena ka caagan takoorka, fadlan la xariir Iskuduwaha Title VI ee OECR oo aad ka wacayso (360) 705-7090.

### **Macluumaadka Xeerka Naafada Marykanka (ADA)**

Agabkaan ayaad ku heli kartaa qaab kale adoo iimeel u diraaya Xafiiska Sinaanta iyo Xaquuqda Madaniga ah oo aad ka helayso [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) ama adoo wacaaya laynka bilaashka ah, 855-362-4ADA(4232). Dadka naafada maqalka ama maqalku ku adag yahay waxay ku codsan karaan wicitaanka Adeega Gudbinta Gobolka Washington 711.





Exit



Hotel



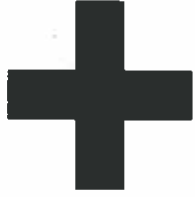
Fire



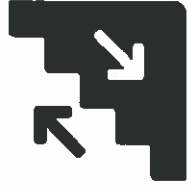
Gas



Toilet



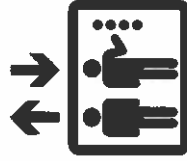
Medical



Stairs



Police



Elevator



Pen and Paper



# Language Identification and Emergency Services Card

Use this card information in face-to-face situations to determine which language a person speaks or to identify if emergency services are needed. Ask the person to put a check by the language they speak and/or circle the emergency symbol.

For 24/7 over-the-phone interpretation services

for **WSDOT** call **888-338-7394**. You will be

prompted to enter WSDOT's client account code:

**27092**. Next, you will be prompted to enter your

Division/Organization code before being

connected with an interpreter. Press 9 for

Customer Service.

If you have any issues with the above, please call

**360-705-7090** during regular business hours.

**Americans with Disabilities Act (ADA) Information:** This material can be made available in an alternate format by emailing the Office of Equal Opportunity at [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) or by calling toll free, 855-362-4ADA(4232). Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

**Title VI Notice to Public:** It is the Washington State Department of

Transportation's (WSDOT) policy to assure that no person shall, on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with WSDOT's Office of

Equal Opportunity (OEO). For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination

360-705-7090. Investigations, please contact OEO's Title VI Coordinator at 360-705-7090.

## □ ARABIC

ضع علامة في هذا المربع إذا كنت تقرأ أو تتحدث العربية.

## □ ARMENIAN

Խոսում ե՞ս օտար լեզու՞նք, արդե՞ս քանակապես, կամ՝ լեզունք՞նք։

## □ BENGALI

যদি আপনি বাংলা গড়ে বা বলেন তা হলে এই বাক্স দাগ দিন।

## □ CAMBODIAN

ល្អឬប្លាក់ក្នុងរូបឯនេះ បើអ្នកអាច ឬនិយាយភាសា ខ្មែរ ។

## □ CHAMORRO

Motka i kahhon ya yangin ñntõngnu' manaitai pat ñntõngnu' kumentos Chamorro.

## □ SIMPLIFIED CHINESE

如果你能读中文或讲中文，请选择此框。

## □ TRADITIONAL CHINESE

如果你能讀中文或講中文，請選擇此框。

## □ CROATIAN

Označite ovaj kvadratić ako čitate ili govorite hrvatski jezik.

## □ CZECH

Zaškrtněte tuto kolonku, pokud čtete a hovoříte česky.

## □ DUTCH

Kruis dit vakje aan als u Nederlands kunt lezen of spreken.

## □ ENGLISH

Mark this box if you read or speak English.

## □ FARSI

اگر خواندن و نوشتن فارسی بلد هستید، این مربع را علامت بزنید.

## □ FRENCH

Cocher ici si vous lisez ou parlez le français.

## □ GERMAN

Kreuzen Sie dieses Kästchen an, wenn Sie Deutsch lesen oder sprechen.

## □ GREEK

Σημειώστε αυτό το πλαίσιο αν διαβάζετε ή μιλάτε Ελληνικά.

## □ HAITIAN CREOLE

Make kazyè sa a si ou li oswa ou pale kreyòl ayisyen.

## □ HINDI

अगर आप हिन्दी बोलते या पढ़ सकते हैं तो इस बक्स पर चिह्न लगाएँ।

## □ HMONG

Kos lub voj no yog koj paub twm thiab hais lus Hmoob.

## □ HUNGARIAN

Jelölje meg ezt a kockát, ha megérti vagy beszéli a magyar nyelvet.

## □ ILOCANO

Markaam daytoy nga kahon no makabasa wenno makasaoka iti Ilocano.

## □ ITALIAN

Marchi questa casella se legge o parla italiano.

## □ JAPANESE

日本語を話んだり、話せる場合はここに印を付けてください。

## □ KOREAN

한국어를 읽거나 말할 수 있으면 이 칸에 표시하십시오.

## □ LAOTIAN

ໃຫ້ໝາຍໃສ່ຮ່ອງນີ້ ຖ້າທ່ານອ່ານຫຼືນິຍາມພາສາລາວ.

## □ POLISH

Prosimy o zaznaczenie tego kwadratu, jeżeli postuguje się Pan/Pani językiem polskim.

## □ PORTUGUESE

Assinale este quadrado se você lê ou fala português.

## □ ROMANIAN

Însemnați această căsuță dacă citiți sau vorbiți românește.

## □ RUSSIAN

Пометьте этот квадратик, если вы читаете или говорите по-русски.

## □ SERBIAN

Обележите овај квадратик уколико читате или говорите српски језик.

## □ SLOVAK

Označte tento štvorček, ak viete čítať alebo hovoriť po slovensky.

## □ SPANISH

Marque esta casilla si lee o habla español.

## □ TAGALOG

Markahan itong kuwadrado kung kayo ay manunong magbasa o magsalita ng Tagalog.

## □ THAI

ให้ทำเครื่องหมายลงในช่องด้านหน้าเพื่อพูดภาษาไทย.

## □ TONGAN

Maaka 'i he puha ni kapau 'oku ke lau pe lea fakatonga.

## □ UKRANIAN

Відмітьте цю клітинку, якщо ви читаете або говорите українською мовою.

## □ URDU

اگر آپ اردو پڑھتے یا بولتے ہیں تو اس خانے میں نشان لگائیں۔

## □ VIETNAMESE

Xin đánh dấu vào ô này nếu quý vị biết đọc và nói được Việt Ngữ.

## □ YIDDISH

מאצייכנט דעם קעסטל אויב איר לייענט אדער רעדט אידיש.



## Office of Financial Management

Better information. Better decisions. Better government. Better Washington.

# Vendor/Payee Registration Form

## Instructions For Completing the Vendor/Payee Registration Form

**The Registration Form should be used to perform the following:**

- Register for a new Washington Statewide Vendor Number.
- New legal name (ex: change of last name, change of company name).
- Changing your tax type (ex. changing from sole proprietor to partnership).

**Note:** If you are a foreign entity, please submit an IRS form W-8. You can find this form at the IRS website. You must have a US Taxpayer Identification Number (TIN) to register with Washington State.

### Part A – Contact Information:

- Mailing Address – Please indicate the address you wish to receive remittance and/or correspondence.
- Contact Name – The person named here will be contacted to approve any future changes to your registration including direct deposit. (If you are a business, a contact person's name **MUST** be provided).
- Telephone Number – The telephone number of the authorized contact person.
- Email Address – The Email address provided will be used as the primary contact method (you will be contacted via email with your Statewide Vendor Number).

### Part B – Registration (W-9):

- All numbered sections except section 4 are required.
- If you are a medical or legal/attorney entity and file with the IRS as a corporation or partnership, please indicate your entity type in box 4.
- You **MUST** provide your legal address in lines 5 and 6.
- You **MUST** provide your Social Security Number (SSN) or Employer Identification Number (EIN). Do **NOT** provide both.

### Direct Deposit Banking:

To set up direct deposit, complete and submit a Direct Deposit Authorization Form.

### Changes and Adding Additional Locations:

To make changes to an existing registration or to add/delete locations to an existing registration, please complete and submit a Change Form.

### Signature Block:

Please sign with a pen (a "wet signature"). Electronic, inserted or stamped signatures will not be accepted. This form is not considered valid unless it is signed.

### Submitting the Vendor/Payee Registration Form:

Please PRINT and SIGN the completed form

SCAN to PDF format and EMAIL to: [payeeforms@ofm.wa.gov](mailto:payeeforms@ofm.wa.gov)

FAX to: (360) 664-3363 OR

MAIL to: Statewide Payee Registration, PO Box 41450, Olympia, WA 98504-1450

For questions about the form, please contact the Payee Registration Unit at (360) 407-8180 ext. 5. For any other questions, please contact the agency you are expecting payment from.



## Office of Financial Management

Better information. Better decisions. Better government. Better Washington.

PLEASE DO NOT STAPLE

### Vendor/Payee Registration Form

#### PART A – Contact Details

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

#### PART B – Vendor/Payee Registration

##### Request for Taxpayer Identification Number and Certification – Substitute Form W-9

1. Legal Name (as shown on your income tax return): \_\_\_\_\_

2. Business Name, if different from Legal Name above – e.g., Doing Business As (DBA) Name: \_\_\_\_\_

3. Check ONLY ONE box:

SSN or EIN:

☐ Individual/Sole Proprietor (Including LLC-Sole Proprietor)

EIN only:

☐ Corporation (Including S-Corp, LLC S-Corp and LLC-Corp)

☐ Local Government

SSN only:

☐ Lived Experience - Class 1

☐ Partnership (Includes LLC)

☐ State Government

☐ Volunteer

☐ Non-Profit Organization

☐ Federal Government (including Tribal)

☐ Board/Committee member

☐ Tax Exempt Organization

☐ Trust/Estate

4. For Corporation or Partnership ONLY, check one box below if applicable:

☐ Medical

☐ Attorney/Legal

5. Legal Address (number street and apt or suite no) This should be the address on file with the IRS: \_\_\_\_\_

6. City, State, Zip: \_\_\_\_\_

7. Tax Identification Number (TIN) PLEASE CHECK ONE

☐ For individuals, this is your social security number (SSN)

☐ For other entities, this is your employer identification number (EIN)

Enter your EIN or SSN (do NOT enter both): \_\_\_\_\_

#### 8. Certification

- I. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- II. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- III. I am a U.S. person, including a U.S. resident alien (defined in the W-9 instructions to be found at [www.irs.gov](http://www.irs.gov)), and
- IV. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions:** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. Please note this form does not include a FATCA exemption code field, and therefore item 4 does not apply.

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

SIGNATURE OF U.S. PERSON (No electronic, stamped or inserted signatures) \_\_\_\_\_

Date: This form is valid for 90 days



## Office of Financial Management

Better information. Better decisions. Better government. Better Washington.

# Vendor/Payee Direct Deposit Authorization Form

## Instructions For Completing the Vendor/Payee Direct Deposit Authorization Form

**The Direct Deposit Authorization Form should be used to perform the following:**

Set-Up Direct Deposit Payment.

To change your bank account.

Cancel direct deposit and reinstate payments by check.

**Note:**

If writing instead of typing, please PRINT clearly in blue or black ink only. Forms will not be accepted if they have whiteout, have been crossed off, or have been written over.

**Part A – Identification Details:**

You MUST provide your Statewide Vendor Number unless this form accompanies a new registration.

If you do not know your Statewide Vendor Number use the [VENDOR LOOKUP](#) page.

You must provide your legal name as filed with the IRS.

You must provide your DBA if you have one.

You MUST provide your Social Security Number (SSN) OR Employer Identification Number (EIN).

**Part B – Payment Option:**

Check the box indicating your preferred method of payment.

**Part C – Direct Deposit Information and Signature:**

If you checked Direct Deposit in Part B, fill out all fields in Part C.

Your bank's name is required.

If the Account type is left blank, we will default to Checking account.

If the Payment type is left blank, we will default to Corporate/Business payment.

**Important:** After confirmation, it will take three– to– five business days for your direct deposit to activate.

**Signature Block:**

Please sign with a pen (a "wet signature").

Electronic, inserted or stamped signatures will not be accepted.

This form is not considered valid unless it is signed.

**Submitting the Vendor/Payee Direct Deposit Authorization Form:**

Please PRINT and SIGN the completed form

SCAN to PDF format and EMAIL to: [payeeforms@ofm.wa.gov](mailto:payeeforms@ofm.wa.gov)

FAX to: (360) 664-3363 OR

MAIL to: Statewide Payee Registration, PO Box 41450, Olympia, WA 98504-1450.

For questions about the form, please contact the Payee Registration Unit at (360) 407-8180 ext. 5. For any other questions, please contact the agency you are expecting payment from.



## Office of Financial Management

Better information. Better decisions. Better government. Better Washington.

PLEASE DO NOT STAPLE

### Vendor/Payee Direct Deposit Authorization Form

**Important:** For changes to existing banking arrangements, you will be contacted via email, telephone number, or physical mailing address on file to verify the change. Changes will not take effect until they are successfully verified with the contact person on file.

#### PART A: Enter Identification Details – ALL FIELDS REQUIRED (Except SWV on new registration)

New registration? ☐ Yes (you must submit a registration form) ☐ No

Statewide Vendor Number: **S W V** -

Legal Name: \_\_\_\_\_

DOING BUSINESS AS (DBA): \_\_\_\_\_

Taxpayer Identification Number: (SSN or EIN) \_\_\_\_\_

#### PART B: Select Payment Option

- ☐ Direct Deposit to bank (recommended).  
☐ Check in US mail (terminates any previous banking information on file).

#### PART C: For Direct Deposit, complete all fields below then print and sign

In addition to providing your banking information on this form, you may also attach a voided check.

Financial Institution Name – must be a US institution: \_\_\_\_\_

Financial Institution Telephone Number: \_\_\_\_\_

Routing number – see example at right: \_\_\_\_\_

Account Number – see example at right: \_\_\_\_\_

Account Type: ☐ Checking ☐ Savings

Payment Type: ☐ PPD (Personal) ☐ CCD (Corporate/Business)



#### Authorization for Direct Deposit

I hereby authorized and request the Office of Financial Management (OFM) and the Office of the State Treasurer (OST) to initiate credit entries for payee payments to the account indicated above, and the financial institution named above is authorized to credit such account. I agree to abide by the National Automated Clearing House Association (NACHA) rules with regard to these entries. Pursuant to the NACHA rules, OFM and OST may initiate a reversing entry to recall a duplicate or erroneous entry that they previously initiated. I understand that if a reversal action is required, OFM will notify this office of the error and the reason for the reversal. This authority will continue until such time OFM and OST have a reasonable opportunity to act upon written request to terminate or change the direct deposit service initiated herein.

\_\_\_\_\_  
Authorized Representative (Please Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
SIGNATURE of Authorized Representative

\_\_\_\_\_  
Date: This form is valid for 90 days



## Addenda

12/2/2024


**RES Appraisal**  
 Washington State  
 Department of Transportation

Parcel No.: 1-24118  
 Federal Aid No.:  
 Project Name: SR 9 Widening 176<sup>th</sup> Street to SR 96  
 R/W Plan Title: SR 9 164<sup>th</sup> Street to 148th St SE  
 SR 9 148<sup>th</sup> Street SE to SR 96  
 Plan Sheet: 6 of 6 & 2 of 8  
 Plan Approval Date: July 31, 2020  
 Date of Last Map Revision: August 15, 2024

## Certificate of Appraiser

We certify that, to the best of our knowledge and belief:

- ◆ The statements of fact contained in this appraisal are true and correct;
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are our personal, unbiased professional analyses, opinions, and conclusions;
- ◆ We have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ◆ We have no present or prospective interest in or bias toward the property that is the subject of this appraisal, and we have no personal interest or bias with respect to the parties involved;
- ◆ Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ◆ Our compensation is not contingent upon the development or reporting of a predetermined value or direction 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;
- ◆ Our analyses, opinions, and conclusions were developed, and this appraisal has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*, and appropriate State and Federal laws, regulations, policies and procedures applicable to the appraisal of right of way for such purposes;
- ◆ We made a personal inspection of the property that is the subject of this report. A personal inspection was made of the comparable sales contained in the report addenda;
- ◆ The property was jointly inspected with a representative of the owner on 10/25/2023;
- ◆ John C. Bryan, MAI provided significant professional assistance to the persons signing this report;
- ◆ We have disregarded any increase in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation. We have disregarded any decrease in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation, except physical deterioration within the reasonable control of the owner.

The property has been appraised for its fair market value as though owned in fee simple, or as encumbered only by the existing easements as described in the title report dated 7/9/2024.

The property was last inspected on 8/26/2024.

The **Date of Value** for the property that is the subject of this appraisal is 8/26/2024.

Per the definition of Fair Market Value contained in this report, the value conclusion for the property that is the subject of this appraisal on a cash basis is:

**Total Compensation**

Date of Assignment or Contract: 8/20/2024

Date Signed (Report Date): 12/2/2024

Washington State Appraisal License Number:

**\$52,100**

Signature:

Name:

David Coleman

1101543

Signature:

Name:

John Lutes

Date Signed: 12/2/2024

Washington State Appraisal Trinee License Number:

1002118

**DO NOT WRITE BELOW THIS LINE**

Headquarters Service Center Date Stamp

Region Date Stamp

RES-205	Revised by WSDOT NWR
10/2014	6/2022



## Addenda

## Table of Contents

<b>Abbreviated Format Summary .....</b>	<b>3</b>
<b>Subject Aerial .....</b>	<b>4</b>
<b>Subject Photographs .....</b>	<b>5</b>
<b>Description of Subject Property: .....</b>	<b>7</b>
Location of the Subject: .....	7
Current Owner and Delineation of Title for the Last Five Years: .....	7
Abbreviated Legal Description: .....	7
Scope of Work .....	7
Delineation of Larger Parcel: .....	8
Property Rights to be Acquired and Effects of Acquisition/Project: .....	8
Extraordinary Assumptions: .....	8
Hypothetical Conditions: .....	8
Land Area, Shape, and Slope: .....	8
Accessibility and Road Frontages: .....	8
Utilities: .....	8
Improvements: .....	8
Real Estate Taxes: .....	9
Current Use (as of the Effective Date of the Report): .....	9
Zoning: .....	9
Environmental Hazards: .....	10
<b>Highest and Best Use.....</b>	<b>10</b>
Highest and Best Use As Vacant.....	10
Physically Possible: .....	10
Legally permissible: .....	10
Financially Feasible and Maximally Productive: .....	11
Conclusion of the Highest and Best Use As Vacant: .....	12
<b>Highest and Best Use As Improved: .....</b>	<b>12</b>
<b>Value Analysis:.....</b>	<b>12</b>
Valuation Procedure Summary: .....	12
Sales Comparison Approach – Rural Residential Land: .....	13
Scope of Data Search: .....	13
General Discussion: .....	13
Comparative Analysis: Rural Residential Land Sales: .....	13
Description of Adjustments & Elements of Comparison: .....	13
Market Condition Adjustments: .....	13
Qualitative Analysis: .....	14
Sale Adjustment Grid: .....	14
Rural Residential Value Analysis and Conclusion: .....	15
Sales Comparison Approach – Moderate Density Residential Development Land: .....	15
Scope of Data Search: .....	15
General Discussion: .....	15
Sales Comparison Approach – Moderate Density Residential Land: .....	15
Description of Adjustments & Elements of Comparison: .....	16
Market Condition Adjustments: .....	16
Moderate Density Value Analysis and Conclusion: .....	16
Correlation and Conclusion .....	17
Value of the Fee Acquisition Area(s).....	17
<b>Right of Way Plan .....</b>	<b>19</b>
<b>Additional Exhibits.....</b>	<b>21</b>
Wetlands Exhibit.....	21
Easement Map.....	22
<b>Report of Contact with Owner.....</b>	<b>23</b>
<b>Market Data Package: .....</b>	<b>24</b>
Comparable Land Sales Map .....	24
Comparable Plat Sales Map .....	33
<b>Appraiser Qualifications.....</b>	<b>40</b>

# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Abbreviated Format Summary

Tax ID No(s): 00403800014102, 00403800014101, 00403800015600	
Owner's Nm(s): Snohomish County	
Property Loc.: 14806 SR 9 SE, Snohomish WA 98290	
Before Area: 677,358 SF	After Area: 682,653 SF
Acq. Area(s):	Fee: 14,705 sf Perm. Easement Area(s): NA Temp Easement(s): NA
Current Use: Vacant	Zoning: R-5 Rural 5 Acre Minimum Lot Size Snohomish County
H&BU: Vacant: SF Residential	H&BU: Improved: NA

<b>Problem Identification</b>	<b>Problem to be solved:</b> The Client, the Washington State Department of Transportation (WSDOT) has requested an appraisal to estimate the subjects Fair Market Value. WSDOT is proposing to acquire 14,705 square feet of land in fee simple interest along the eastern and a portion of the northern boundary of the subject property. WSDOT will also be imposing access restrictions on the northern boundary from SR 9 west a distance of 233 linear feet.
	<b>Client and Intended Users:</b> WSDOT is the client and intended user, Snohomish County Public Works is an additional intended user of this report.
	<b>Intended Use:</b> The intended use of this appraisal is to provide information to the client, the Washington State Department of Transportation, as a basis for acquiring the subject property needed for the proposed project. The use of this report is limited to the client and named intended users.
	<b>Type of Value:</b> Cash
	<b>Definition of Fair Market Value (WPI 160.08)</b> Fair market value means the amount in cash that a well-informed buyer, willing but not obligated to buy the property, would pay, and that a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted or may be reasonably adaptable.
<b>Definition of Larger Parcel:</b> In condemnation, the larger parcel is the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for consideration of severance damages. This is also known as the "parent parcel".	

Sales Relied On: 1-4 & 1-3	contained in Data Package for this project dated: 8/26/2024
Subject Sold Within Last 5 Years? N	If "Yes", is sale included in data package? NA
If no, explain why not:	

<b>Acquisition Compensation</b>	Type	Units	Unit Value	% of Fee	Adj. Unit Value	Mnths @ Rate	Sub Totals	Totals (R)
	Fee Land: Acquisition	14,705 SF	\$3.54/SF	100%	\$3.54/SF		\$52,056	\$52,100
	Perm. Easmt(s):							
	Temporary Easement 1							
	Temporary Easement 2							
	Improv.(s):							
	Damages / Limited Access						\$0	
	Cost to Cure /							\$0
	Other:							
	<b>Grand Total:</b>							

This form is prepared in conformance with Federal and State policy and procedures, under the Uniform Relocation Act. In the Acquisition Compensation section above, each property interest total in the rightmost column are rounded up to the nearest \$100 by WSDOT Northwest Region policy.

\*Just Compensation for Administrative Offers is a minimum of \$500 by WSDOT Northwest Region Policy, so if the calculated compensation in the acquisition compensation section is less than that, the total acquisition compensation will be set at \$500.



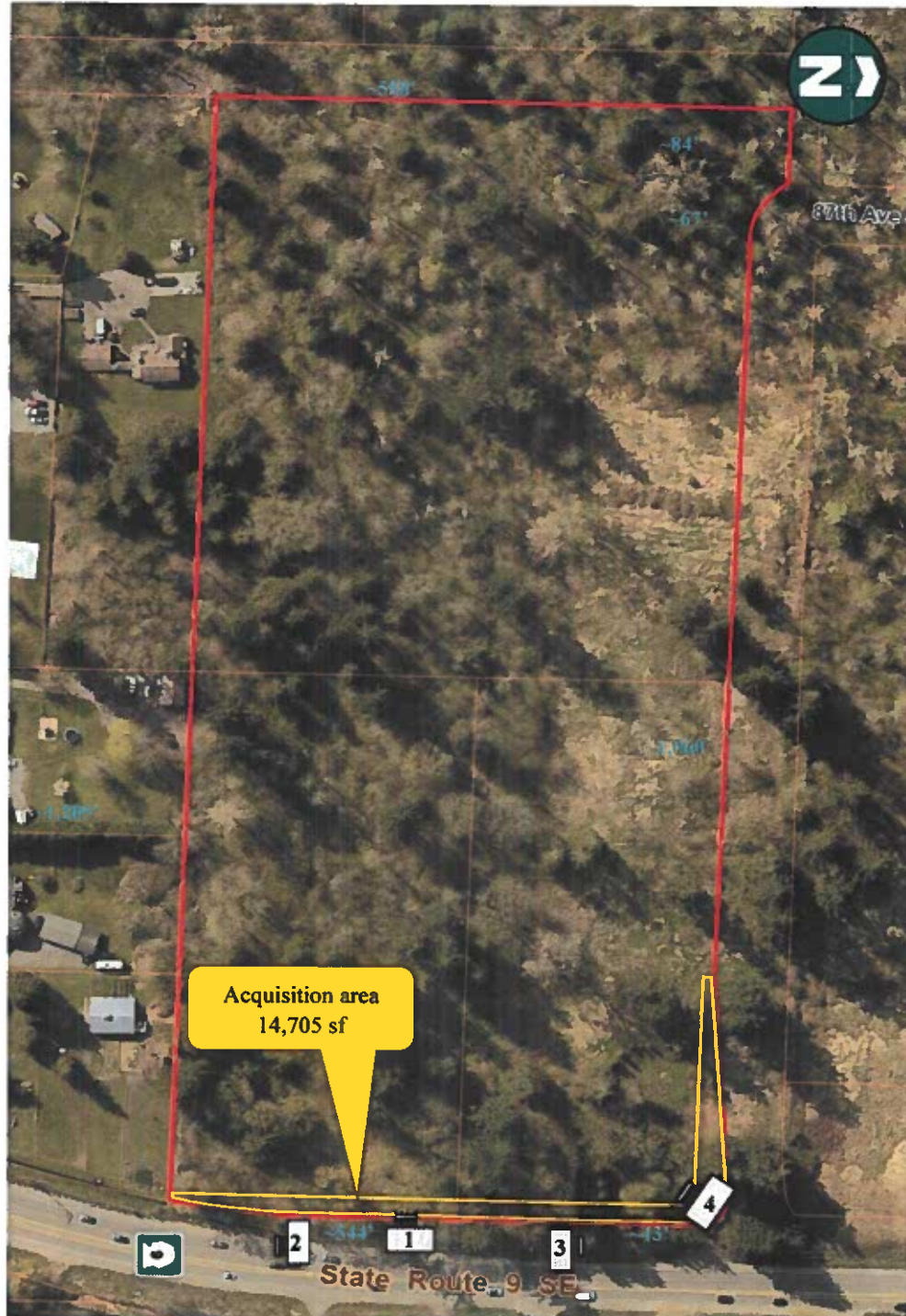
# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Subject Aerial

(Shows site dimensions, access frontages, improvement locations, acquisition area, dimensions, north arrow, camera location and direction of each attached photo)

Before Area: 677,358 sf	After Area: 662,653 sf	Fee Acquisition: 14,705
Permanent Easement Acquisition: None	Temporary Easement Acquisition: None	
Limited Access/Access Notes: 233 If		



Measurements approximate and not to scale.

Addenda

Subject Photographs

Date of Photos: August 26, 2024

Photographer: John Lutes



1. Looking west across the subject property.



2. Looking south along SR 9, subject frontage on the right.



Addenda



3. Looking north along SR 9 from the subject's NE corner.



4. Looking southwest across subject property.

Addenda

**Description of Subject Property:**

**Location of the Subject:**

The subject is located at 14806 State Route 9, in unincorporated Snohomish County. It is on the west side of SR 9, approximately 0.10 miles south of Cathcart Way. The property is further identified by Snohomish County Assessor's parcel numbers 00403800014101, 00403800014102 & 00403800015600.

**Current Owner and Delineation of Title for the Last Five Years:**

The owner of record is Snohomish County, per the Snohomish County Assessors website. There have been no sales or transfers of title for the subject property in the last five years.

**Abbreviated Legal Description:**

**PARCEL A:**

Tract 141 of Cathcart Addition, EXCEPT the North 300 feet thereof, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington;

EXCEPT that portion thereof conveyed to State of Washington for Secondary State Highway No. 1-A by Deeds recorded under Recording Numbers 639748 and 8107280065.

**PARCEL B:**

The North 300 feet of Tract 141, Cathcart Addition, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington.

EXCEPT that portion thereof conveyed to The State of Washington for Secondary State Highway No. 1-A by Deeds recorded under Recording Numbers 639748 and 8107280065.

**PARCEL C:**

Tract 156, Cathcart Addition, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

**Scope of Work**

The subject property was last inspected on 8/26/2024 and this is the effective date of value. Inspection of the property at this time was limited to a view from the street. The property was inspected prior, on 10/25/2023, the appraiser was accompanied by Snohomish County Property Officer, Carl Jorgensen and WSDOT Acquisition Agent consultant, Sherri Clark. This inspection included a view of the interior of the property. Since the time of this first inspection, construction has begun on a park and ride

John C. Bryan, MAI assisted with the development of the Highest and Best Use analysis.

Only the sales comparison approach is developed. As a vacant property with no leaseholds and in a market where this is not common the income approach is not developed. This cost approach is not applicable since the property is unimproved.

Because the primary improvements are not consistent with the concluded highest and best use in this appraisal and because they will not be impacted by the proposed acquisition, these improvements are concluded to be unaffected and therefore are not appraised.

The Northwest Multiple Listing Service, Commercial Brokers Association Website and WSDOT's internal sales database were used to research and select comparable sales.

All of the sales were verified with Assessor and/or Auditor records as well as other publicly available information services. To the greatest extent possible, details of the comparable sales in this appraisal have been confirmed with parties to the transactions.

## Addenda

**Delineation of Larger Parcel:**

In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a larger parcel determination are contiguity, proximity, or interdependence as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. (*Dictionary of Real Estate Appraisal, Sixth Edition*; Appraisal Institute, 2015)

There are three tax parcels that are the subject of this appraisal. They are identified by Snohomish County tax parcel numbers 00403800014101, 00403800014102 and 00403800015600. The three parcels share unity of ownership, contiguity and unity of use and are the larger parcel in this appraisal.

**Property Rights to be Acquired and Effects of Acquisition/Project:**

The purpose of this assignment is to provide the client (WSDOT) with an opinion of value for the property rights required for the proposed SR 9 project. WSDOT will be widening SR 9 to the south of the newly constructed 148<sup>th</sup> Street SE to create an acceleration lane for vehicles turning south onto SR 9 from 148<sup>th</sup> Street SE.

The project will acquire 14,705 sf of land along the eastern and a portion of the northern property boundary. WSDOT will also be restricting ingress/egress by acquiring access control along the entire frontage of SR 9 and the easternmost 233 linear feet of 148<sup>th</sup> Street SE.

**Extraordinary Assumptions:**

This report is based on the assumption that the project will be constructed as proposed on the exhibit map included in this appraisal.

The property is encumbered by wetlands and the associated buffers and setbacks. This appraisal is premised on the extraordinary assumption that there is a buildable area of 126,000 square feet, based on scaled measurements from a wetland exhibit map produced by Snohomish County.

These assumptions may have affected the assignment results.

**Hypothetical Conditions**

State and Federal standards require the appraiser to disregard any decrease or increase in the fair market value of the subject caused by the project. This is also a Jurisdictional Exception in compliance with RCW 8.26.180. and WAC 468-100-102 (2).

This analysis is based on the condition that the project has been completed based on the plans and exhibits provided in this Appraisal, as of the effective date of value.

These conditions may have affected the conclusions in this appraisal.

**Land Area, Shape, and Slope:**

The property contains a total of 15.55 acres or 677,358 sf. It is mostly rectangular in shape. The subject, overall, has a rolling topography and sits slightly above the grade of SR 9.

**Accessibility and Road Frontages:**

The subject property has approximately 544 linear feet of frontage along SR 9, this section of the highway is classified Managed Access Class 3. 148<sup>th</sup> Street SE runs the entire length of the property's northern boundary, approximately 1,200 linear feet. The easternmost 233 linear feet of frontage along 148<sup>th</sup> Street SE are proposed to be limited access.

**Utilities:**

The site is serviced by Snohomish County PUD for electricity and Cross Valley Water District for water. Public sewer is available to the development on the north side of 148<sup>th</sup> Street SE but it is unknown where the terminus for this extension is presently located.

**Improvements:**

The site is in the process of being improved with a park and ride as part of a development agreement with the owner of the property to the north, opposite 148<sup>th</sup> Street SE. As mentioned, these improvements will not be affected by the proposed acquisition and are therefore not appraised.



## Appraisal Report (Abbreviated Format) – NW Region

### Addenda

#### Real Estate Taxes:

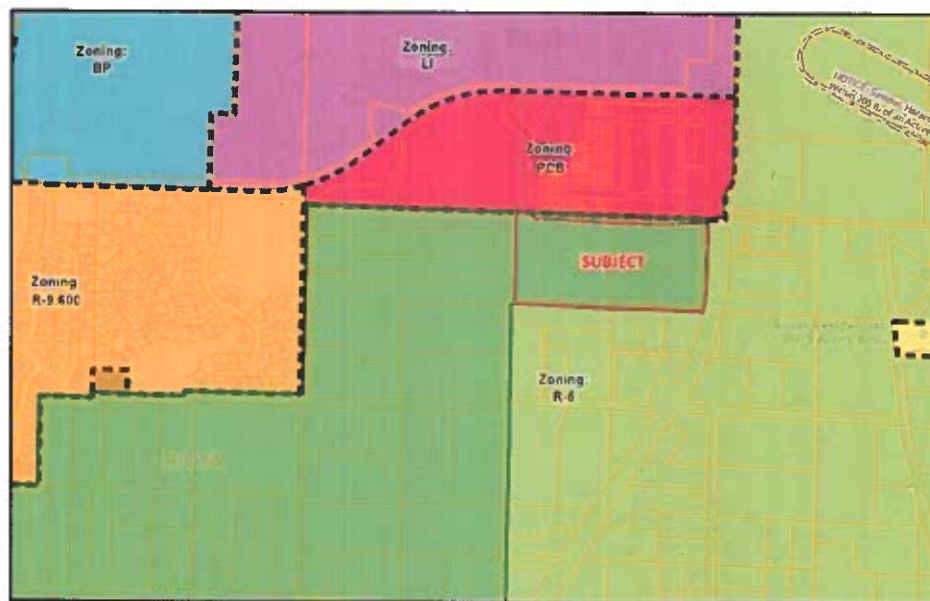
2024 Tax Year			
APN	Land	Size Acres	Improvements
00403800014101	\$501,100	3.90	\$0
00403800014102	\$537,800	3.56	\$0
00403800015600	\$712,100	8.09	\$0

As a municipally owned property, the subject is exempt from taxes. The current millage rate for the subject property is \$8.886072 per \$1,000 of assessed value.

#### Current Use (as of the Effective Date of the Report):

As of the effective date of this report, the site is being improved with a park and ride facility consisting of 154 parking stalls and four bus platforms. A conditional use permit was issued by Snohomish County and a temporary easement for the construction was granted to Pacific Ridge-DRH, LLCs beginning on July 1, 2022, and ending on December 31, 2025, which is documented by Snohomish County recording number 202207130277.

#### Zoning:



The previous map shows that the subject property is zoned R-5, Rural 5-Acre, by Snohomish County, within the Rural/Urban Transition Area (R/UTA).

The intent and function of the Rural-5 Acre zone is to maintain rural character in areas that lack urban services. The Rural category consists of zoning classifications applied to lands located outside of Urban Growth Areas (UGAs) that are not designated as agricultural or forest lands of long-term commercial significance. These lands have existing or planned rural services and facilities, and rural fire and police protection services. Rural zones may be used as holding zones for properties that are primarily in a transition area within UGAs on steep slopes adjacent to non-UGA lands designated rural or agriculture by the comprehensive plan.

The Rural/Urban transition area is for areas designated Rural Residential (RR) or Rural Residential-5 (RR-5) by the comprehensive plan and shown on the Future Land Use Map of the General Policy Plan (GPP) and on the official zoning maps. It is our understanding that the Comprehensive Plan can be amended once per year and properties located in transitional areas can be considered for upzoning with these amendments.

Directly across the street from the subject is zoned PCB, Planned Community Business, which is a fairly intense urban zone that allows for a wide range of multifamily residential and commercial components. A mixed-use project is underway that will reportedly include 286 townhouses, a self-storage facility and a fast food restaurant. Approximately 1,400 feet to the west are areas that are presently zoned R-9,600 that were developed 20 years ago with residential plats with a gross density of about 2.5 units per acre.

Given the location in an area denoted for future urban transition and located across the street from a moderately high density residential project, it is reasonable to assume that the property could be upzoned toward a more intense use within a reasonable timeframe. This will be discussed further in the Highest and Best Use section of this report.

## Addenda

**Environmental Hazards:**

A search of the Washington Department of Ecology website did not return any reports of contamination, and none were observed during the site visit. A report by the Snohomish County Hearing Examiner (file no: 21-113268 CUP) notes there are eight wetlands, and a type F stream are present on the site. Five of the wetlands are category III and three are category IV. A detailed wetlands map that was prepared for Snohomish County is included in the Addenda. The subject property, as shown on that map, is captioned below and shows the majority of the site encumbered by either wetlands or buffers. There is a long contiguous north-south area through the west central part of the site that is outside sensitive areas. Scaled measurements show this area containing approximately 126,000 square feet, or 2.89 acres.

**Highest and Best Use**

In appraisal practice the concept of Highest and Best Use represents the premise upon which value is based. The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, defines highest and best use as: “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.”

**Highest and Best Use As Vacant****Physically Possible:**

The subject site consists of 3 contiguous tax parcels totaling 15.55 acres, with good exposure and frontage on SR 9 and, upon completion of construction, will have access from 148<sup>th</sup> Street SE, which runs along the north side of the site. There are multiple wetlands and a stream on the property; however, it appears from the wetlands exhibit obtained from the county, there is at least an estimated 2.9 acres of usable area for development around the sensitive areas and associated buffer areas.

**Legally permissible:**

As discussed in the zoning section, the subject is presently zoned for rural residential with a base density of 1 unit per 5 acres but is also within the Rural Urban Transition Area (RUTA) that anticipates urban redevelopment. This type of redevelopment is underway immediately to the north of the subject property.

There is a binding agreement with Pacific Ridge-DRH, LLC (DR Horton) to develop a Park and Ride on a portion of the subject property, “for and in the sum of Mutual and Offsetting Benefits”. Snohomish county will still retain ownership and expects to contract with Community Transit for operation and maintenance of the park and ride facility over the long-term. As this is an uneconomic use for the subject property, this does not represent the highest and best use of the site.

## Addenda

Under the R-5 rural zoning, a variety of residential uses and accessory agricultural uses are permitted, as well as some limited commercial. The property is comprised of three parcels and the minimum lot size is 5 acres per residential unit, indicating the parcels could be reconfigured through a boundary line adjustment to create 3 buildable residential lots or the site could be developed as a Rural Cluster Subdivision (RCS). This is the minimum density that the subject could reasonably achieve, and no formal platting process should be required.

The RUTA location suggests that the property could be a candidate for a significant increase in allowable uses and density. Development trends in the immediate area suggest this could occur within a very short timeframe. However, the property is owned by Snohomish County and is part of a structured transaction with a national homebuilder to develop a park and ride on the subject while also building a townhouse development across the street from the property. Given the municipal ownership and the easement encumbrance, it is not surprising that there are no plans at present to change the subject's zoning although the location in the RUTA reportedly allows this to be done once per year as an amendment to the Comprehensive Plan.

Immediately to the north is Planned Community Business zoning but the site is being improved predominantly with residential units. The nearest tract of residentially upzoned land is 1,400 feet to the west and is zoned R-9600. Light Industrial and Business Park uses are located farther to the northwest and separated by other residential and commercial zones. Given market trends and the geographical layout of abutting zones, a rezone to moderate to high density residential development appears reasonable.

For purposes of this analysis, we assume that the property would most likely receive an upzone to an urban zone, most probably moderate to high density residential, were it available to developers in the market and not encumbered with the current development agreements. For reference, the temporary easement gives the Grantee (Pacific Ridge-DRH, LLC) the right, privilege and easement for ingress and egress for a work area to construct the Cathcart Crossing Park & Ride. The easement commenced July 1, 2022, and terminates on December 31, 2025.

**Financially Feasible and Maximally Productive:**

As a vacant site, financial feasibility is generally inferred from the price paid for sites with similar development potential that are vacant or could cost effectively be made vacant. A review of development patterns in the surrounding area can indicate the most likely uses a property would be put toward and presumes financial feasibility of these uses. In the subject's immediate area are low, moderate and high density residential developments. Since the subject is currently zoned low density residential with potential for upzoning to either moderate or high density, all three scenarios are considered here.

As rural residential land, with three potential units, we estimate the value of the site at \$382,000 per unit, or \$1,146,000 total.

For the higher density scenarios, the market would look to the number of residential units that could be developed and what densities offered the highest returns. We researched plat activity in the subject's wider market area and found these transactions that have occurred over the past several years.

Project Name	Location	Sale Date	Sale Price	Lots	Price per Lot	Land Size (SF)	Density		Typical Lot Size	Finished Home Pricing
							(Units/Acre)			
Brasswood	Lowell Larimer Road @ 81st Ave SE	5/28/2020	\$3,200,000	60	\$53,333	12.62	4.8		3,600 to 4,400 SF	\$1.04 to \$1.39 million
Village at Whiskey Ridge	Marysville - 85th Dr & 35th Pl	12/15/2020	\$1,550,000	51	\$30,392	4.76	10.7		1,700 to 2,500 SF	\$560k to \$625k
Woodberry Hills East	NE City of Snohomish	8/10/2021	\$8,100,000	94	\$84,894	22.25	4.2		2,800 to 3,600 SF	\$690k to \$820k
Juniper	NE of Mill Creek	11/18/2021	\$1,955,000	21	\$93,095	3.73	5.6		1,100 to 1,900 SF	\$745k to \$830k
Grayson Square	SE Everett, N of Silver Lake	2/1/2022	\$7,400,000	85	\$87,059	4.92	17.3		950 to 1,500 SF	\$550k to \$700k
21 Degrees	Marysville - Soper Hill Road @ 85th Dr NE	4/8/2022	\$1,100,000	49	\$22,449	3.99	12.3		TH Condominium	\$530k to \$605k
Edgewood Estates	SE Everett, SE/close to Silver Lake	4/28/2022	\$2,500,000	18	\$138,889	2.22	8.1		3,200 to 4,000 SF	\$670k to \$1.25 million
Alpine Estates	SE Everett, E of Silver Lake, close to valley	5/18/2022	\$13,000,000	96	\$135,417	40.00	2.4		3,400 to 4,200 SF	\$830k to \$1.20 million
Cathcart Crossing	Across street	7/13/2022	\$8,546,000	286	\$29,881	29.62	9.7		1,200 to 1,900 SF	\$650k to \$750k
Riverstone Estates	E of Cathcart Crossing	12/13/2022	\$4,200,000	26	\$161,538	88.05	0.3		1 acre	\$1.8 to \$2.0 million
Dalston Grove	E of Mill Creek	2/1/2023	\$1,500,000	7	\$214,286	1.00	7.0		3,500 to 5,500 SF	\$1.28 to \$1.46 million
*townhouse projects										

Due to the extensive wetlands on the subject, the achievable density would be lower than almost all of these except for Riverstone Estates, which is a rural cluster toward the low end of the range shown by most of these comparables. We look instead to the estimated developable area of 126,000 square feet that lays outside of the wetlands and buffers and consider 15 percent for internal streets (and assume that most open space requirements can be met with the extensive undisturbed sensitive areas) and an average lot size of 1,800 square feet for a high-density scenario and 4,200 square feet for a moderate density scenario. The density calculations are shown below:



## Addenda

<b>Usable Area Assumptions</b>			
Total Usable Area		126,000 SF	
Less Roads @	15%	-18,900 SF	
Net Developable Area		107,100 SF	
<b>Density Assumptions (SF/Unit)</b>			
High Density		1,800 SF =	59 lots
Moderate Density		4,200 SF =	25 lots

To determine productivity, a price per lot is estimated for each of the scenarios. Most of these sales are older and reflect terms that predate the dates of sale, typically by up to 2 years. The market has likely improved for sales that occurred after 2022 but sales that predate this likely saw substantial appreciation before prices peaked.

For the high density scenario, the comparables show a very wide range with three comparable sales indicating a price of about \$30,000 per unit and one indicating a price of close to \$90,000 per unit. The Cathcart Crossing sale took a long time to come together, included an estimated \$1.5 million for the construction of the park and ride and a commercial component that is not included in the density. For purposes of analysis, we estimate a value of \$60,000 per unit, emphasizing the subject's closer-in location.

For the moderate density scenario, a value of \$150,000 per potential unit appears to be a conservative estimate that is well-supported by the data.

Both scenarios are discounted for a period of 3 years at a rate of 9 percent to reflect the anticipated time that it would take to achieve a rezone of the properties and the associated risk, opportunity and holding costs. Further discussion of the basis for the selection of this rate is included later in the appraisal.

The productivity calculations are shown below:

Scenario	Unit Count	Price/ Unit	Prospective Value	Discounted Present Value
High Density	59	\$60,000	\$3,540,000	\$2,733,530
Moderate Density	25	\$150,000	\$3,750,000	\$2,895,688

The two scenarios show similar productivity and determining the most productive use would require a more extensive market analysis and detailed development costs. Either scenario, even after discounting for potentially protracted holding periods at speculative rates, indicates a more productive option than the indicated value as rural residential land that could be developed with three units. Therefore, the maximally productive use is to hold for future development of residential units when a higher density could be achieved.

#### Conclusion of the Highest and Best Use As Vacant:

There are no other uses evident that would be more productive than subdividing into multiple lots for moderate density residential development. This is concluded as the highest and best use.

#### Highest and Best Use As Improved:

The property is effectively vacant and the proposed and existing improvements will not be impacted by the proposed acquisition so a Highest and Best Use analysis As Improved is not developed for this valuation assignment.

#### Value Analysis:

##### Valuation Procedure Summary:

The concluded highest and best use of the property is to hold for future residential development at higher densities. In order to develop a value, we have valued the property both under a rural residential scenario and under a moderate density residential scenario. Then, after consideration of the indications from each of these scenarios, we reconcile those indications alongside the data discussed in the highest and best use section to determine a value for the subject property as land that would be accommodative to residential development.

Only the sales comparison approach is developed in the appraisal and there was adequate data available to develop a reliable indication of value for the subject property by this approach. As a vacant property, the Cost Approach is not applicable and is not developed. As vacant land that is free from any known leaseholds and/or is in a market where ground leases are not common for this

## Appraisal Report (Abbreviated Format) – NW Region

### Addenda

property type, the typical buyer or seller would not place any emphasis on the Income Approach this approach is therefore not developed.

#### Sales Comparison Approach – Rural Residential Land:

##### Scope of Data Search:

We focused our search single-family rural residential land sales with similar development potential that transacted in the last 3 years. An emphasis was placed on large lots with limited developable footprints due to environmental or topographical constraints. Initially, 10 transactions were selected. After preliminary review, 4 sales were concluded to best demonstrate the market for the subject property.

##### General Discussion:

Applicable units of comparison for land sales can include price per square foot, price per lot or price per acre. The subject is valued using a price per lot unit of comparison, since this is the relevant unit of comparison between the subject and the comparable sales. The minimum lot size under the R-5 zone is one unit per five acres which equals 3 potential lots (15.55 acres / 5 acres). This results in an average gross lot size of 225,786 square feet, or 5.18 acres, prior to any consideration of potential clustering.

The sales comparison approach compares the subject property's characteristics with those of comparable properties that have sold. The most comparable sales are selected, and each is comparatively adjusted to the subject for various transactional and physical characteristics. After an adjusted unit value is derived from the sales, each is weighted in the final analysis to provide an opinion of the best-supported value conclusion for the subject. Once the unit value of the subject is derived, it is then applied to the number of potential lots at the subject to arrive at an overall value indication for the site. This value is then converted to a price per square foot which can then be applied to provide a conclusion of value for the proposed acquisition area.

A summary of each sale appears in the Market Data section in the Addenda. Therefore, most of the discussion in this section pertains to the adjustments made.

The chart below summarizes the sales most indicative of the market in which the subject would compete:

##### Comparative Analysis: Rural Residential Land Sales:

Sale	Address	Date of Sale	Sale Price	Size (Lots)	Size (SF)	Zoning	Price/Lot
1	2923 132nd Ave SE. Snohomish, WA 98290, WA (Snohomish Co.)	4/10/2024	\$450,000	1	229,126	Rural 5	\$450,000.00
2	22500 NE Old Wodenville Duvall Rd Woodinville, WA 98077, WA (King Co.)	7/12/2023	\$310,000	1	129,852	RA-5P, King Co.	\$310,000.00
3	14308 127th Ave SE. Snohomish, WA 98290, WA (Snohomish Co.)	3/15/2022	\$425,000	1	207,781	Rural 5	\$425,000.00
4	14306 214th Place SE. Snohomish, WA 98296, WA (Snohomish Co.)	2/25/2022	\$330,000	1	103,237	Rural 5	\$330,000.00
Subject	14806 SR 9 SE, Snohomish, WA 98290, WA (Snohomish Co.)	8/26/24 (date of value)	NA	3	677,358	Rural 5	N/Ap.

The comparable sales summarized above are analyzed and compared with the subject to identify differences that impact value. Several elements of comparison are considered in our adjustment process, including property rights, financing terms, conditions of sale, expenditures after purchase, market conditions and other pertinent physical, legal and economic characteristics.

##### Description of Adjustments & Elements of Comparison:

The first category of adjustments considered are transactional adjustments, including property rights conveyed, financing terms, conditions of sale, and expenditures immediately after the sale. The comparable sales used for comparison with the subject conveyed fee simple interest, and the terms were all cash to the seller. Each of the sales appeared to have knowledgeable parties and consisted of arms-length transactions. Therefore, we applied no adjustments for transactional characteristics.

##### Market Condition Adjustments:

Our research revealed that sales of large unimproved residential lots do not occur in large enough volumes to provide any evidence of a market trend; therefore, we have relied on sales of single family homes on large lots in Snohomish county for support of any

## Addenda

market conditions adjustment. We conducted research and interviewed brokers during the verification process and determined that Snohomish County, like most markets in the Puget Sound Region, experienced strong appreciation in real estate values throughout most of the past decade, particularly in the wake of the Covid pandemic. This was driven primarily by work-from-home arrangements and historically low interest rates. As interest rates began to rise in May 2022, this trend leveled off and reversed. In May 2023 the market began appreciating again surpassing pre-pandemic levels into 2024. Sales 1 and 2 are adjusted up for market conditions. Due to the transaction dates of comparable sales 3 and 4, no market conditions adjustment is necessary.

## Qualitative Analysis:

Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. The sales comparison approach is not formulaic and does not always lend itself to detailed mathematical precision. It is often based as much on judgement and experience as on quantitative analysis. There are differences between the comparable sales and the subject which are discussed and adjusted below. To account for these differences in property characteristics, adjustments are derived from matched pair analysis. As it is not always feasible to find paired sales that isolate with complete accuracy only the characteristic being adjusted for, we relied on the matched pair analysis to guide the magnitude of our qualitative adjustments rather than extracting a definitive quantitative amount. If the element of comparison is superior, it requires a downward adjustment. Similarly, if an element of comparison is inferior, it requires an upward adjustment. The sales are described in detail in the Market Data Sheets provided in the Addenda to this report.

## Comparable Land Sale No. 1

This is an April 2024 sale of a 5.26 acre parcel that sold for \$450,000. It is adjusted down for the superior location and the lack of critical areas. After adjustments, this sale supports a value of \$380,400.

## Comparable Land Sale No. 2

This is a July 2023 sale of a 2.98-acre parcel that sold for \$310,000. It is adjusted upwards for the sloping topography, and smaller than average lot size and down for its superior location. After adjustments, this comparable sale indicates a value of \$380,500

## Comparable Land Sale No. 3

This is an April 2022 of a 4.77-acre lot that sold for \$425,000. It is adjusted down for the superior location. It is physically similar to the subject, so no further adjustments are necessary. After adjustments, this comparable sale indicates a value of \$382,500.

## Comparable Land Sale No. 4

This is a March 2022 sale of a 2.37-acre lot that sold for \$330,000. It is adjusted up for steep slopes relative to the subject and smaller than average lot size. It is adjusted downward for the superior view amenities. After adjustments, this sale this comparable sale indicates a value of \$379,500.

## Sale Adjustment Grid:

	Subject	Comparable Land Sale 1	Adj.	Comparable Land Sale 2	Adj.	Comparable Land Sale 3	Adj.	Comparable Land Sale 4	Adj.
Date of Sale	8/26/24 (date of value)	4/3/2024		7/12/2023		3/15/2022		2/25/2022	
Sale Price	NA	\$450,000		\$310,000		\$425,000		\$330,000	
Size (SF)	677,358	229,126		129,852		207,781		103,237	
Market Conditions Adjustment	N/Ap.	5 months	+	14 months	+++	2.5 years		2.5 years	
Trans & Mkt Adj Sale Price	N/Ap.	\$475,521		\$362,360		\$425,000		\$330,000	
Trans & Mkt Adj Price/SF	N/Ap.	\$2.08		\$2.79		\$2.05		\$3.20	
Location	Snohomish, WA 98290 (Snohomish Co.)	2923 132nd Ave SE Snohomish, WA 98290 Snohomish County	--	22500 NE Old Wodenville Duvall Rd Woodinville, WA 98077 King County	--	14308 127th Ave SE Snohomish, WA 98290 Snohomish County	--	14306 214th Place SE Snohomish, WA 98290 Snohomish County	
Zoning	Rural 5	Rural 5		RA-SP, King Co.		Rural 5		Rural 5	
Size - Lot Count	3	1		1		1		1	
Size - Average Lot Size	225,786	229,126		129,852	++	207,781		103,237	+++
View	None	Similar		Similar		Similar		Superior	--
Topography	Level	Rolling Slight Slope		Slope	+	Slight Slope		Steep Slope	++
Shape	Rectangular	Mostly Rectangular		Mostly Rectangular		Rectangular		Rectangular	
Other Cost Adjustments	Lot Count	Inferior		Inferior		Inferior		Inferior	
Access	Direct	Similar		Similar		Similar		Similar	
Sensitive Areas	Wetlands	None	--	Streams NW1		Stream NW1		Stream NW1	
Existing Improvements	None	None		None		0		0	
Septic Ready	Y	Similar		Similar		Similar		Similar	
Utilities	W E	Similar		Similar		Similar		Similar	
Net Other Adjustments			----		+		--		+++
Adj Price Per SF		\$1.66		\$2.93		\$1.84		\$3.68	
Adj Price Per Lot		\$380,400		\$380,500		\$382,500		\$379,500	

## Addenda

**Rural Residential Value Analysis and Conclusion:**

The sales indicate an unadjusted range from \$310,000 to \$450,000 per lot. After adjustments, the sales indicate a tight range of values, between about \$379,500 and \$382,500 per lot. All of the sales required adjusting; however, Sales 2 and 3 required the least overall adjustments and are given the most weight with additional support from Sale 1 and secondary support from Sale 4. On balance, we conclude a well-supported value for the subject property of \$382,000 per potential lot.

**Lot Value \$382,000 x 3 Potential Lots = \$1,146,000**

No deductions are applied for subdivision of the property because it is already three tax parcels.

**Sales Comparison Approach – Moderate Density Residential Development Land:**

As previously discussed, the subject parcel is zoned Rural 5 acre lot minimum with the Rural/Urban Transition Area overlay. Development patterns in the area are at a much higher density and it is reasonable to assume a buyer on the open market would purchase the property with the intention of pursuing a higher density through a zoning change. Our highest and best use analysis indicated Moderate and High-density zoning produced similar productivity for the land. For this assignment, we will be valuing the subject under the moderate density scenario.

**Scope of Data Search:**

We focused our search on recent land sales with similar development potential where the highest and best use was to subdivide the land for development with medium density residential housing. As with the rural residential sales search, an emphasis was placed on lots with limited developable footprints due to environmental or topographical constraints. We researched Northwest Multiple Listing Service, Commercial Brokers Association Multiple Listing Service and Costar for sales and listings of properties with these characteristics. Initially, 8 transactions were selected. After preliminary review and analysis, 3 sales were selected that best demonstrated the market for the subject property.

**General Discussion:**

The subject is valued using a price per lot unit of comparison, since this is the most relevant unit of comparison, and the one used most frequently by market participants. Based on an average lot size of 4,200 sf, we estimate that the subject could support 25 residential lots on the estimated 126,000 sf buildable portion of the property, after deducting an estimated 15 percent for internal roads. This lot size is on the large end of the range for the sales used in the highest and best use analysis and on the low end of the range for the comparable sales analyzed.

The sales comparison approach compares the subject property's characteristics with those of comparable properties that have sold. The most comparable sales are selected, and each is comparatively adjusted to the subject for various transactional and physical characteristics. After an adjusted unit value is developed for the comparable sales, each is weighted in the final analysis to arrive at a value indication for the subject. That unit value is then applied to the number of potential lots at the subject to arrive at an overall value indication for the site.

A summary of each sale appears in the Market Data section in the Addenda. Therefore, most of the discussion in this section pertains to the adjustments made.

The chart below summarizes the sales most indicative of the market in which the subject would compete:

**Sales Comparison Approach – Moderate Density Residential Land:**

Sale	Address	Date of Sale	Sale Price	Size (SF Buildable)	Size - Average Lot Size	Zoning	Price/Lot
1	1705 99th Ave SE, Lake Stevens, WA 98258 (Snohomish Co.)	5/19/2023	\$2,100,000	130,000	7,222	R7200	\$116,308
2	12200 Machias Cutoff Road, Lake Stevens, WA, 98258 (Snohomish Co.)	6/2/2023	\$5,760,000	185,565	5,155	R8-12	\$160,000
3	5811 87th Ave NE Marysville, WA 98270 (Snohomish Co.)	12/28/2023	\$1,380,000	50,500	4,208	R6.5	\$115,000
Subject	14806 SR 9 SE, Snohomish, WA 98290 (Snohomish Co.)	8/26/24 (date of value)	NA	107,000	4,280	Rural 5	N/Ap.



# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Description of Adjustments & Elements of Comparison:

The first category of adjustments considered are transactional adjustments, including property rights conveyed, financing terms, conditions of sale, and expenditures immediately after the sale. The comparable sales used for comparison with the subject conveyed fee simple interest, and the terms were all cash to the seller. Sales 2 and 3 included preliminary plat plans so a downward adjustment was made for expenditures after the sale.

### Market Condition Adjustments:

All of the sales are within the last 18 months during a period of cooling interest rates and stabilizing construction and materials cost. This has led to strong appreciation in the market therefore all of the sales have an upward adjustment for market conditions.

#### Comparable Land Sale No. 1

This is the May 2023 sale of a 4.26 acre parcel that sold for \$2,100,000. The parcel has not been platted but, based on the density allowable by zoning it is estimated that they could achieve 18 residential lots with an average lot size of 7,200 sf. It is adjusted downward for the superior lot size and upward for the smaller number of buildable lots because our research shows that some builders will pay a premium for a larger number of lots. After adjustments this comparable sale indicates a value of \$148,900 per residential lot.

#### Comparable Land Sale No. 2

This is the June 2023 sale of an 11.22 acre parcel that sold for \$5,760,000. It is adjusted down for the superior lot count. An upward adjustment is made for the topography and irregular shape. After adjustments this comparable sale indicates a lot value of \$149,700 per residential lot.

#### Comparable Land Sale No. 3

This 4.65 acre parcel went pending in one day after being listed for \$1,380,000. It is adjusted up for the smaller lot count and inferior location. After adjustments, this comparable sale indicates a value of \$149,800 per residential lot.

	Subject	Comparable Land Sale 1	Adj.	Comparable Land Sale 2	Adj.	Comparable Land Sale 3	Adj.
Date of Sale	8/26/24 (date of value)	5/19/2023		6/2/2023		12/28/2023	
Sale Price	NA	\$2,100,000		\$5,760,000		\$1,380,000	
Size (Lots)	25	18		36		12	
Size (SF Buildable)	107,000	130,000		185,565		50,500	
Price/Lot	N/Ap.	\$116,308		\$160,000		\$115,000	
Market Conditions Adjustment	N/Ap.	15 months	++++	15 months	++++	8 months	---
Expenditures After Sale/Permits entitlements	0	\$0		\$0		\$0	
Trans & Mkt Adj Sale Price	N/Ap.	\$2,635,068		\$7,183,430		\$1,562,992	
Trans & Mkt Adj Price/Lot	N/Ap.	\$145,942		\$199,540		\$130,249	
Location	Snohomish, WA 98290 (Snohomish Co.)	Lake Stevens, WA 98258 (Snohomish Co.)		Lake Stevens, WA 98258 (Snohomish Co.)		Marysville, WA 98270 (Snohomish Co.)	---
Size - Lot Count	25	18	+	36	---	12	++
Size - Average Lot Size	4,280	7,222	-	5,155		4,208	
Topography	Level	Level		Sloped	+	Level	
Shape	Rectangular	Mostly Rectangular		Irregular	+	Rectangular	
Permits & Entitlements		None		Engineering approval	---	Preliminary Plat Plans	--
Net Other Adjustments			+		---		+++
Adj Price Per SF		\$0.00		\$0.00		\$0.00	
Adj Price Per Lot		\$148,900		\$149,700		\$149,800	

### Moderate Density Value Analysis and Conclusion:

The sales indicate an unadjusted range from \$115,000 to \$160,000 per residential lot. After adjusting for physical and transactional characteristics, the range narrows considerably from \$148,900 to \$149,800. Sale 3 required the most adjustments for physical characteristics, and it is also a pending sale and was therefore given secondary consideration. Sale 1 had the fewest adjustments and was given primary emphasis. Sale 2 required transactional adjustments and adjustments for physical characteristics, however it was the closest to the subject in size and was given equal primary emphasis.

On balance, we conclude a well-supported value for the subject property is \$149,500 per potential residential lot.

**Lot Value \$149,500 x 25 potential residential lots = \$3,737,500**

This lot value is based on the property being readily available for development at a higher density. Due to the time-value of money, a holding period and discount rate are applied to arrive at a present value.

## Appraisal Report (Abbreviated Format) – NW Region

### Addenda

For purposes of this analysis, we project a holding period of 3 years before the property could achieve a density increase commensurate with market expectations. This period appears reasonable given the fact that the property is in the Rural Urban Transition Area and could be considered for increased density by applying for an amendment to the Comprehensive Plan. Applications for amendments are accepted on an annual basis up until the last business day in October.

To account for this period, it is appropriate to apply a discount to the indicated value. RealtyRates reports discount rates for smaller scale detached single family residential projects that range from about 14 to 42 percent, with an average of about 29 percent but this rate includes the risk associated with infrastructure investments, debt service and profit. For suburban townhouse projects, the rates are lower, ranging from about 11 to 28 percent with an average of about 20 percent. This reflects typically lower infrastructure investment and lower risk than detached single family residential development, but other factors would be more or less consistent. A simple hold of the property would be much lower risk than either of these scenarios. To account for the opportunity cost of invested capital during this time and the relatively low risk, we have selected a rate of 9 percent. This rate considers a typical development loan of the prime lending rate (currently 7.75%) plus 2 points but also considers future anticipated rate cuts to occur between now and when the upzone would occur.

Discount Rate	Holding Period	Prospective Value	Discounted Present Value
9%	3 Years	\$3,737,500	\$2,886,036

### Correlation and Conclusion

Under the present R-5 zoning, the property could be developed with 3 single family residences. Under this scenario, a value of \$382,000 per lot is reasonable and well-supported by the data. This equates to a value of \$1,146,000. This value represents the low end of the range, and it is unlikely that a typical market participant would pursue this type of development given development patterns in the immediate area.

Under the presumption that the highest and best use is a moderate density residential development, the property value is \$2,890,000 (Rounded) when discounted to net present value with a holding period of 3 years at a discount rate of 9%. While these numbers are somewhat speculative, the market activity in the immediate area suggests this is the more probable use for the property if it were offered for sale on the open market.

Weighing the value of the property in its current state as low density residential land with the potential value to hold until it could be developed at a higher density, we conclude that a value toward the high end of the range of \$2,400,000 is well-supported based on the highest and best use analysis and the data from sales of moderate density development land. This equates to \$3.54/sf which is the value the acquisition will be based on.

$$\$2,400,000/677,358 = \$3.54\text{sf}$$

### Value of the Fee Acquisition Area(s)

$$14,705 \text{ Square Feet} \times \$3.54/\text{sf} = \$52,100 \text{ (Rounded)}$$

### Limited Access Value Estimate:

WSDOT will be acquiring limited access on the easternmost 233' of road frontage along the newly created 148<sup>th</sup> Street SE, as well as the entire frontage along SR 9 on the eastern border of the subject property. In the after condition, sufficient frontage will remain along 148<sup>th</sup> for access to the subject property; therefore, there is no evidence to support damages as a result of this access modification.

Addenda



Limited Access

Fee Acquisition \$52,100 + Limited Access \$0 = \$52,100



## Addenda





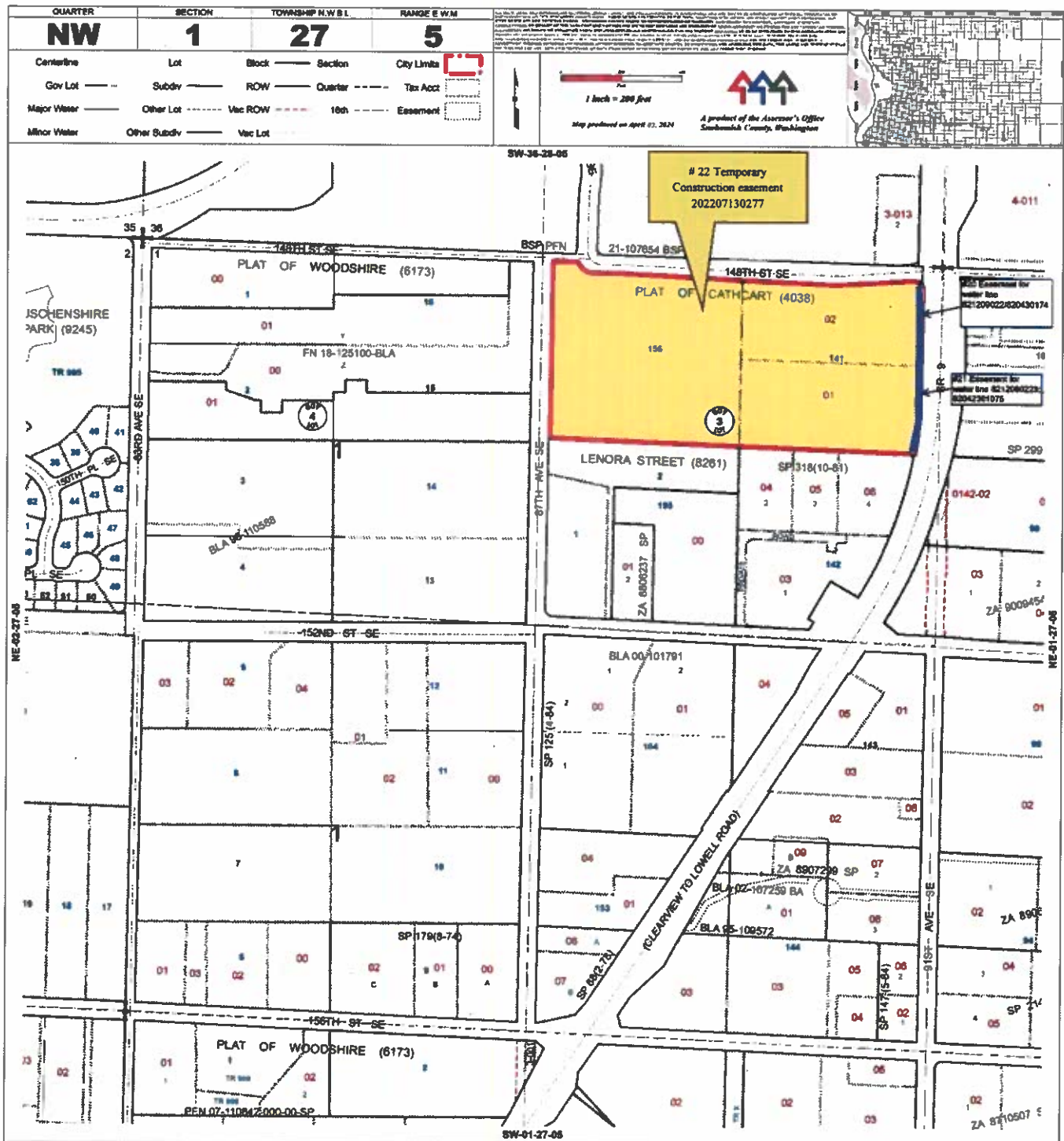
Addenda

Additional Exhibits

Wetlands Exhibit



**Addenda**  
**Easement Map**



**Appraisal Report (Abbreviated Format) – NW Region**

**Addenda**

**Report of Contact with Owner**

Person Contacted: Carl Jorgensen

Address: 14806 SR 9 Snohomish

Date of Contact: 10/17/2023

Relationship to Owner: Property Officer for Snohomish County

Date of Joint Inspection: 10/25/2023

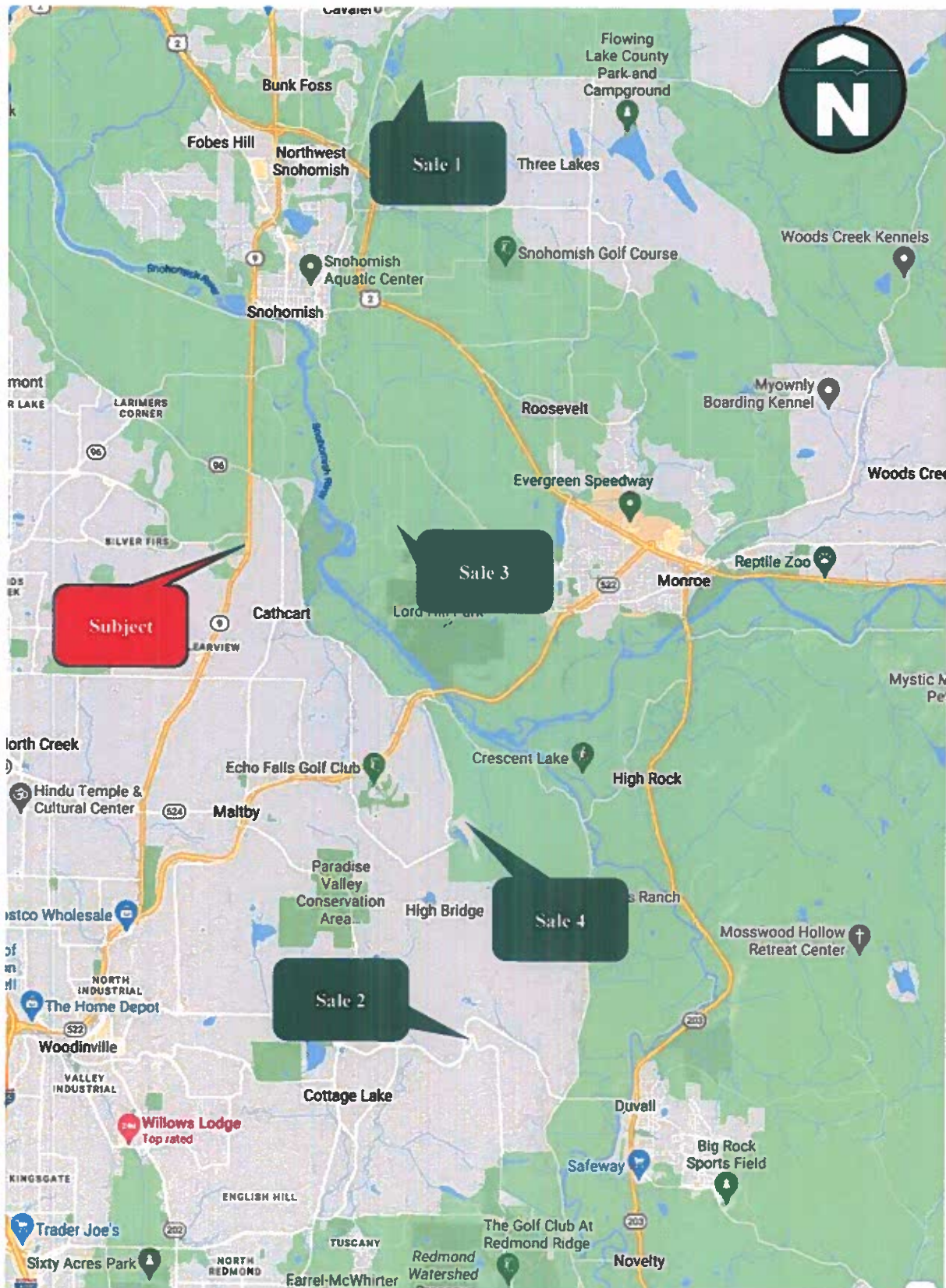
Phone: 425 388-3400

Met with Property Officer for Snohomish County, Carl Jorgensen, in attendance was John Lutes, Staff Appraiser for WSDOT and Sherri Clark, Consultant Acquisition Agent for WSDOT. Confirmed with Carl that a portion of the subject property is being improved with a park and ride by Pacific Ridge-DRH under a temporary construction easement, while Snohomish County will still retain ownership of the property. Reviewed the right of way plans and outlined the acquisition area and limited access. Explained the appraisal process and projected timeline. Carl did not have any questions.



Addenda

Market Data Package:  
Comparable Land Sales Map



# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Comparable Sale #1: Market Data Summary

1. Address or Location: 2923 132<sup>nd</sup> Ave SE, Snohomish, WA 98290

2. Sale Sketch & Photo are on the Following Page.

- |                                     |   |
|-------------------------------------|---|
| 3. a. Access: Direct                | j. Sale Date: 4/3/2024                        |
| b. Use at Sale: Vacant/Residential  | k. Price: \$450,000                           |
| c. H & B Use: Residential           | l. Seller: Howard Meecham & Victoria Henson   |
| d. Zoning: R5 Snohomish County      | m. Buyer: Shane & Cristy Green                |
| e. Dimensions: See attached exhibit | n. Confirmed With: Robin Price, Listing Agent |
| f. Area: 229,126 sf or 5.26 ac      | Phone/Email: 360 826-2388                     |
| g. Instrument Type: Warranty Deed   | o. Confirmed by: John Lutes                   |
| h. Terms: Cash Equivalent           | Date Confirmed: 8/29/2024                     |
| i. AF#: 202404057017                | p. Date Inspected: 8/26/2024                  |

4. Legal Description or Tax Parcel #: 29062800300300

5. Physical Characteristics (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This mostly rectangular parcel is in the Machias Ridge neighborhood of Snohomish county. It is at the grade of 132<sup>nd</sup> Ave SE and slopes gradually up to the west. Property is heavily wooded with a driveway roughed in. Electricity and water are available in the street.

b. Confirmation Data and Comments: Property listed for \$400,000 in February 2024 and went pending in 10 days with a final sale price of \$450,000. Broker said there were multiple offers due to the fact it is a very desirable area and large undeveloped lots do not come up for sale often. Buyer plans to construct a single family home. This was an arm's length fair market transaction with no concessions.

### 6. Allocation:

Item	Contribution Value	Market Unit
Land: 229,126 sf or 5.26 ac	\$	450,000/Lot
	\$	
Buildings:	\$	
	\$	
Other (Site, Yard, etc.):	\$	
	\$	
Total Sale Price	\$ 450,000	



Appraisal Report (Abbreviated Format) – NW Region

Addenda

Comparable Sale # 1: Sale Sketch & Photographs



Measurements Approximate

Date Taken: 8/26/2024

Photographer: John Lutes

## Addenda

## Comparable Sale #2: Market Data Summary

1. Address or Location: 22500 NE Old Woodinville Duvall Rd. Woodinville, WA 98077

2. Sale Sketch &amp; Photo are on the Following Page.

3. a. Access: Direct  
 b. Use at Sale: Vacant/Residential  
 c. H & B Use: Residential  
 d. Zoning: RA-5P, Rural 1 du/5 acres, King Co.  
 e. Dimensions: See attached exhibit  
 f. Area: 129,852 sf or 2.9810 ac  
 g. Instrument Type: Warranty Deed  
 h. Terms: Cash Equivalent  
 i. Ex#: 3245296
- j. Sale Date: 7/7/2023  
 k. Price: \$310,000  
 l. Seller: Monique & Louis August  
 m. Buyer: Paige Price  
 n. Confirmed With: Rich Whitehill, Listing Agent  
 Phone/Email: 425-260-4318  
 o. Confirmed by: John Lutes  
 Date Confirmed: 10/18/2023  
 p. Date Inspected: 10/19/2023

4. Legal Description or Tax Parcel #: 092606-9003, King County

5. Physical Characteristics (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: Mostly rectangular parcel located between NE Woodinville Duvall RD and NE Old Woodinville Duvall Rd. (NE170th Place), with frontage on both streets. It has a sloping topography and stream impacts, which limit the buildable area. There is public water and electricity available; however, a septic system is required for development and was not included at the time of sale.

b. Confirmation Data and Comments: Broker confirmed property was most recently listed at \$325,000 and closed at a final sale price of \$310,000. The parcel has been on and off the market since 2020 and had gone pending a feasibility study multiple times but failed to close. The buildable footprint on the lot is approximately 17,000 square feet due to streams and setbacks. Buyer is in the process of getting permits to construct a single family home. This was an arm's length fair market transaction with no concessions.

## 6. Allocation:

Item	Contribution Value		Market Unit
Land: 129,852 sf or 2.98 ac	\$		310,000/Lot
	\$		
Buildings:	\$		
	\$		
Other (Site, Yard, etc.):	\$		
	\$		
Total Sale Price	\$	310,000	

Addenda

Comparable Sale # 2: Sale Sketch & Photographs



Measurements Approximate

Date Taken: 10/19/2023

Photographer: John Lutes

# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Comparable Sale #3: Market Data Summary

1. Address or Location: 14308 127<sup>th</sup> Ave SE, Snohomish, WA 98290

2. Sale Sketch & Photo are on the Following Page.

- |  |  |
|--|--|
| 3. a. Access: Direct                                 | j. Sale Date: 3/15/2022                            |
| b. Use at Sale: Vacant/Residential                   | k. Price: \$425,000                                |
| c. H & B Use: Residential                            | l. Seller: Victoria & Mark Smith                   |
| d. Zoning: R-5, Rural 1 du/5 acres, Snohomish County | m. Buyer: Anatoliy, Ivan & Vasiliy Tsaruk          |
| e. Dimensions: See attached exhibit                  | n. Confirmed With: Mark Worthington, Listing Agent |
| f. Area: 207,781 sf or 4.77 ac                       | Phone/Email: 425-985-7867                          |
| g. Instrument Type: Warranty Deed                    | o. Confirmed by: John Lutes                        |
| h. Terms: Cash Equivalent                            | Date Confirmed: 10/23/2023                         |
| i. AF#: 202203177056                                 | p. Date Inspected: 10/19/2023                      |

4. Legal Description or Tax Parcel #: 28063200403200, Snohomish County

5. Physical Characteristics (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This rectangular-shaped lot is located in the Lord Hill area of Snohomish County. It is heavily treed and slopes down to the northwest from the grade of 127<sup>th</sup> Ave SE. There is a stream across the western portion of the parcel. Water and electricity are available; however, sanitary sewer was not at the time of sale.

b. Confirmation Data and Comments: Property was listed in March of 2022 for \$325,000 and went pending in 2 days, closing at a sale price of \$425,000. Broker explained there were 4 or 5 interested parties and the property received several offers above \$400,000. The seller accepted an offer that was not the highest since there were no contingencies or requests to complete a feasibility study. This was an arm's-length fair market transaction with no concessions. A permit to construct a 4-bedroom single family house was applied for in April of 2023.

### 6. Allocation:

Item	Contribution Value		Market Unit
Land: 207,781 sf or 4.77 ac	\$		425,000/Lot
	\$		
Buildings:	\$		
	\$		
Other (Site, Yard, etc.):	\$		
	\$		
Total Sale Price	\$	425,000	



Addenda

Comparable Sale # 3: Sale Sketch & Photographs



Measurements Approximate

Date Taken: 10/19/2023

Photographer: John Lutes



**Addenda**

**Comparable Sale #4: Market Data Summary**

**1. Address or Location: 14306 214<sup>th</sup> Place SE. Snohomish, WA 98296**

**2. Sale Sketch & Photo are on the Following Page.**

- |   |   |
|---|---|
| <p><b>3.</b></p> <ul style="list-style-type: none"> <li>a. Access: Access Easement</li> <li>b. Use at Sale: Vacant/Residential</li> <li>c. H &amp; B Use: Residential</li> <li>d. Zoning: R-5, Rural 1 du/5 acres, Snohomish County</li> <li>e. Dimensions: See attached exhibit</li> <li>f. Area: 103,237 sf or 2.37 ac</li> <li>g. Instrument Type: Warranty Deed</li> <li>h. Terms: Cash Equivalent</li> <li>i. AF#: 202203087076</li> </ul> | <ul style="list-style-type: none"> <li>j. Sale Date: 2/25/2022</li> <li>k. Price: \$330,000</li> <li>l. Seller: David Skold</li> <li>m. Buyer: Joyce &amp; Robert Lee</li> <li>n. Confirmed With: David Knight, Listing Agent<br/>Phone/Email: 253-631-9545</li> <li>o. Confirmed by: John Lutes<br/>Date Confirmed: 10/18/2023</li> <li>p. Date Inspected: 10/19/2023</li> </ul> |
|---|---|

**4. Legal Description or Tax Parcel #: 27062800101200, Snohomish County**

**5. Physical Characteristics** (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This square shaped parcel is located in the Echo Lake community of Snohomish. It slopes steeply to the southeast with a level buildable area in the northwest corner. There is municipal water available from Cross Valley water district and electricity, but no sanitary sewer.

b. Confirmation Data and Comments: Broker confirmed property listed for \$339,950 and sold in about 6 months at a final price of \$330,000. This was an arm's length fair market transaction with no concessions. He stated the property had a limited buildable footprint due to the topography (which affected the final sales price); however, that was partially offset by the view potential. Permits for a single family home were issued in February 2023.

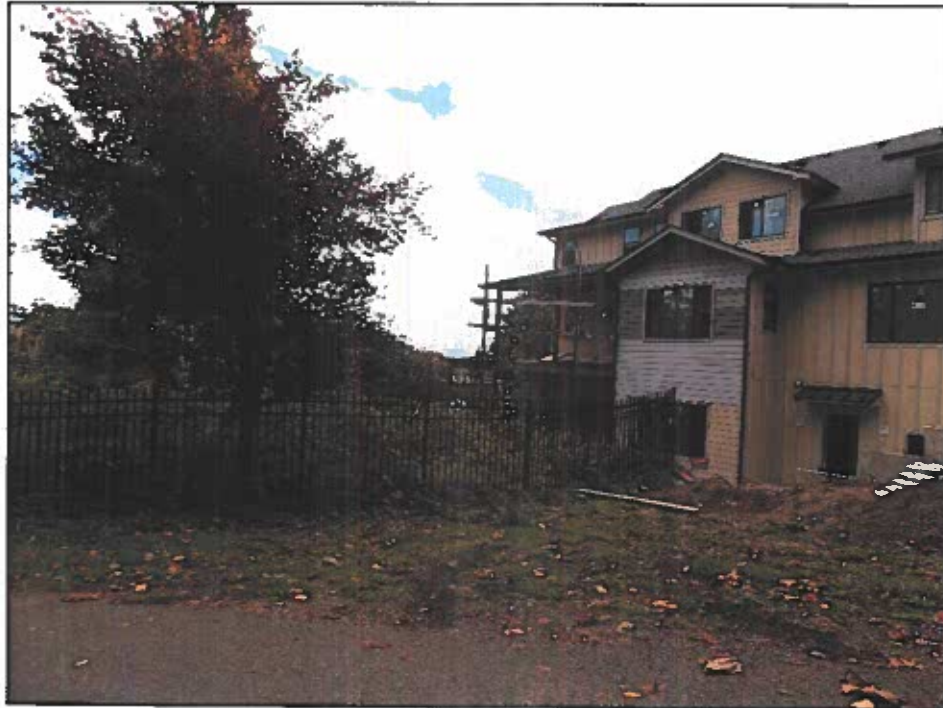
**6. Allocation:**

Item	Contribution Value		Market Unit
Land: 103,237 sf or 2.37 ac	\$		330,000/Lot
	\$		
Buildings:	\$		
	\$		
Other (Site, Yard, etc.):	\$		
	\$		
<b>Total Sale Price</b>	\$	<b>330,000</b>	

**Appraisal Report (Abbreviated Format) – NW Region**

**Addenda**

**Comparable Sale # 4: Sale Sketch & Photographs**



Measurements Approximate

Date Taken: 10/19/2023

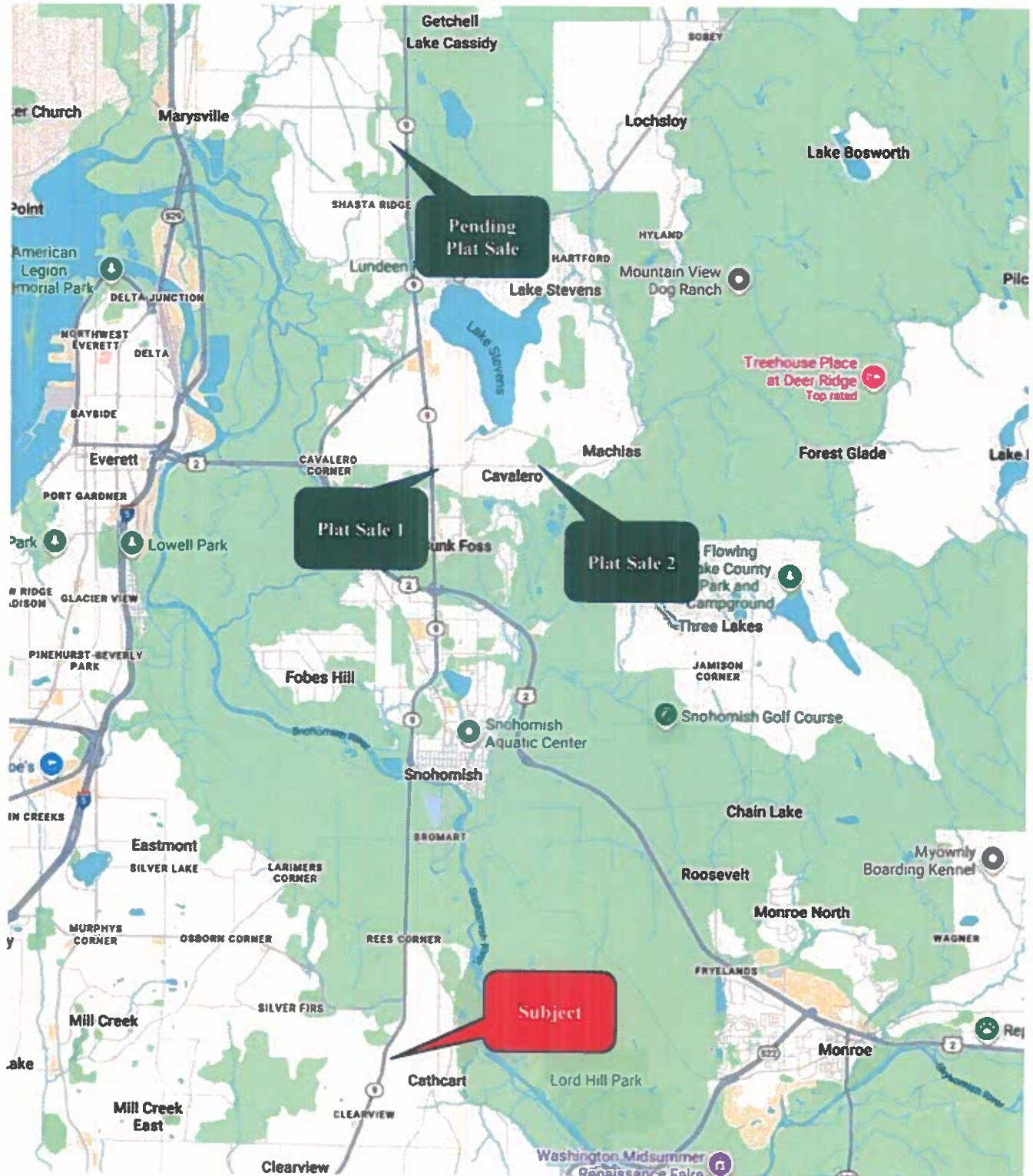
Photographer: John Lutes

RES-205	Revised by WSDOT NWR
10/2014	6/2022

Appraisal Report (Abbreviated Format) – NW Region

Addenda

Comparable Plat Sales Map





## Addenda

## Comparable Plat Sale #1: Market Data Summary

1. Address or Location: 1705 99<sup>th</sup> Ave SE, Lake Stevens, WA 98258

2. Sale Sketch & Photo are on the Following Page.

- |   |   |
|---|---|
| <p>3. a. Access: Direct<br/> b. Use at Sale: Vacant/Residential<br/> c. H &amp; B Use: Residential<br/> d. Zoning: R-7200 Lake Stevens<br/> e. Dimensions: See attached exhibit<br/> f. Area: 185,565 sf or 4.26 ac<br/> g. Instrument Type: Warranty Deed<br/> h. Terms: Cash Equivalent<br/> i. AF#: 202305097055</p> | <p>j. Sale Date: 5/08/2023<br/> k. Price: \$2,100,000<br/> l. Seller: Teresa Johnson, Kevin &amp; Jerry Ripperger<br/> m. Buyer: KNA Holdings<br/> n. Confirmed With: Morgan Jones, Buyers Agent<br/> Phone/Email: morgan.jones@mjgrouprealty.com<br/> o. Confirmed by: John Lutes<br/> Date Confirmed: 10/8/2024<br/> p. Date Inspected: 9/26/2024</p> |
|---|---|

4. Legal Description or Tax Parcel #: 290619-003-015-00, 290619-003-002-00

5. Physical Characteristics (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This flagged shaped property is 2 tax parcels totaling 4.26 acres. It is mostly level and slopes slightly down to the east from the grade of 99<sup>th</sup> Ave SE. At the time of sale there was a single family home that had no contributory value. There is public water and electricity at the site and sanitary sewer is available in the street.

b. Confirmation Data and Comments: Property listed for \$2,500,000 in February 2023 and went pending in 4 days. It closed in May after a feasibility study for a final sale price of \$2,100,000. Broker confirmed the buyer is assembling lots to subdivide for single family housing. There were no permits or plans on file, but we estimate that the property could be developed into 18 lots based on density allowed by zoning and scaled measurements. This was an arm's length cash equivalent transaction with no concessions.

## 6. Allocation:

Item	Contribution Value		Market Unit	
18 Potential lots	\$	2,100,000	\$	116,666/Lot
Land: 185,565 sf or 4.26 ac	\$		\$	
Buildings: SF Residence	\$		\$	
	\$		\$	
Other (Site, Yard, etc.):	\$		\$	
	\$			
Total Sale Price	\$	2,100,000		



**Appraisal Report (Abbreviated Format) – NW Region**

**Addenda**

**Comparable Plat Sale # 1: Sale Sketch & Photographs**



Measurements Approximate

Date Taken: 9/26/2024

Photographer: John Lutes

RES-205	Revised by WSDOT NWR
10/2014	6/2022

**Appraisal Report (Abbreviated Format) – NW Region**

**Addenda**

**Comparable Plat Sale #2: Market Data Summary**

**1. Address or Location: 12200 Machias Cutoff Road, Lake Stevens, WA 98258**

**2. Sale Sketch & Photo are on the Following Page.**

- |           |  |                                 |
|-----------|--|---------------------------------|
| <b>3.</b> | a. Access: Direct                          | j. Sale Date: 5/30/2023         |
|           | b. Use at Sale: Vacant                     | k. Price: \$5,760,000           |
|           | c. H & B Use: Residential                  | l. Seller: JMI Holdings LLC     |
|           | d. Zoning: R 8-12 DU per acre Lake Stevens | m. Buyer: KBHPNW LLC            |
|           | e. Dimensions: See attached exhibit        | n. Confirmed With: Confidential |
|           | f. Area: 488,743 sf or 11.22 ac            | Phone/Email:                    |
|           | g. Instrument Type: Bargain and Sale Deed  | o. Confirmed by: John Bryan     |
|           | h. Terms: Cash Equivalent                  | Date Confirmed: 10/30/2024      |
|           | i. AF#: 202306027004                       | p. Date Inspected: 9/26/2024    |

**4. Legal Description or Tax Parcel #: 29062000305400**

**5. Physical Characteristics** (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This irregular shaped parcel is 11.22 acres and slopes up from the grade of Machias Cutoff Road.

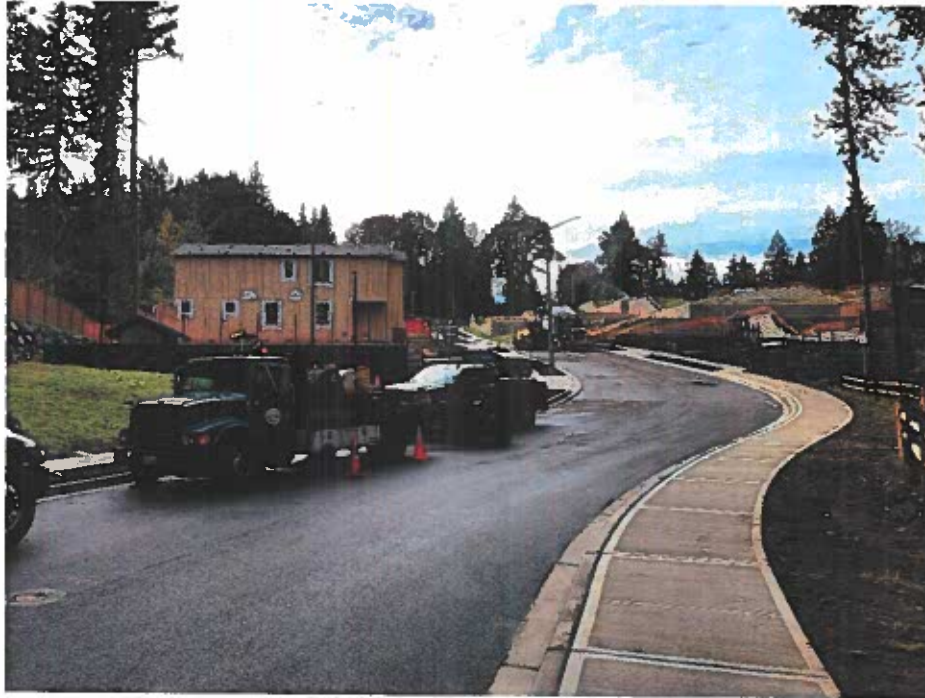
b. Confirmation Data and Comments: Property sold in May of 2023 for \$5,760,000. It is currently being developed with a 36 unit single family home subdivision with an average lot size of 5,155 sf.

**6. Allocation:**

Item	Contribution Value		Market Unit	
36 lots	\$	5,760,000	\$	160,000/Lot
Land: 488,743 sf or 11.22	\$		\$	
Buildings:	\$		\$	
	\$		\$	
Other (Site, Yard, etc.):	\$		\$	
	\$		\$	
Total Sale Price	\$	5,760,000		

Addenda

Comparable Plat Sale # 2: Sale Sketch & Photographs



Measurements Approximate

Date Taken: 9/26/2024

Photographer: John Lutes



# Appraisal Report (Abbreviated Format) – NW Region

## Addenda

### Comparable Plat Sale #3: Market Data Summary

1. Address or Location: 5811 87<sup>th</sup> Ave NE, Marysville, WA 98270

2. Sale Sketch & Photo are on the Following Page.

- |  |   |
|--|---|
| 3. a. Access: Direct   | j. Sale Date: Pending 12/28/2023              |
| b. Use at Sale: Vacant   | k. Price: \$1,380,000                         |
| c. H & B Use: Residential                                      | l. Seller: John Gamlan                        |
| d. Zoning: R-6.5 Single Family High Density City of Marysville | m. Buyer: Not Disclosed                       |
| e. Dimensions: See attached exhibit                            | n. Confirmed With: John Gamlan, Listing Agent |
| f. Area: 212,137 sf or 4.87 ac                                 | Phone/Email: 425 778-1390                     |
| g. Instrument Type: NA   | o. Confirmed by: John Lutes                   |
| h. Terms: Cash Equivalent                                      | Date Confirmed: 10/14/2024                    |
| i. AF#: NA   | p. Date Inspected: 9/26/2024                  |

4. Legal Description or Tax Parcel #: 00590700001900

5. Physical Characteristics (confirmation information, property description at sale, changes since sale, etc.):

a. Property Description: This rectangular parcel is 4.87 acres per Snohomish County records. It is at the grade of 87<sup>th</sup> Ave NE, with some gradual sloping to the northeast. There is a vacant derelict house on the property. Full utilities including electricity, sanitary sewer and water are available in the street.

b. Confirmation Data and Comments: This pending sale listed for \$1,380,000 and went pending in 1 day. There is a preliminary plan approved to subdivide into 12 lots for single family homes reserving 2+ acres for an open space greenbelt. Seller confirmed buyer is a small home builder who will develop the property. The buyer is paying \$7,500 per month to extend closing while they secure financing. Seller is considering relisting the property for \$1,440,000 if sale does not close by November 2024 as he has multiple parties interested. Access will be from 88<sup>th</sup> Ave NE.

### 6. Allocation:

Item	Contribution Value	Market Unit
12 Lots	\$ 1,380,000	\$ 115,000/Lot
Land: 212,137 sf or 4.87 ac	\$	\$
Buildings: SF Residence Uninhabited	\$	\$
	\$	\$
Other (Site, Yard, etc.):	\$	\$
	\$	
<b>Total Sale Price</b>	<b>\$ 1,380,000</b>	



**Appraisal Report (Abbreviated Format) – NW Region**

**Addenda**

**Comparable Plat Sale # 3: Sale Sketch & Photographs**



Measurements Approximate

Date Taken: 9/26/2024

Photographer: John Lutes

Addenda

Appraiser Qualifications

**John Lutes**

**Education:**

Bachelor of Science 1991, Northern Arizona University.  
Successfully completed the following real estate courses:

- Real Estate Fundamentals
- Real Estate Practice
- Principals of Appraising
- Appraisal Practice
- USPSP 15 and 7 hour
- Supervising the Trainee Appraiser
- General Appraisal Sales Comparison Approach
- General Appraisal Market Analysis Highest and Best Use
- General Appraisal Report Writing and Case Studies
- General Appraisal Site Valuation and Cost Approach
- Statistics, Modeling and Finance
- NHI 141045 Real Estate Acquisition under the Uniform Act
- NHI 141054 Practical Applications in Federal-Aid Program Appraisals
- IRWA 200 Principles of Real Estate Negotiation
- IRWA 421 The Valuation of Partial Acquisitions
- IRWA 900 Principles of Real Estate Engineering

**Appraisal Experience:**

Accrued over 2,500 of the 3,000 experienced hours needed for a Certified General Appraiser License.  
Experienced in the Valuation of:

- Residential
- Commercial
- Industrial
- Mixed-use
- Agricultural
- Vacant land
- Partial acquisitions
- Temporary and Permanent Easements
- Project Funding Estimates
- Feasibility Studies

**Professional Affiliations:**

- Appraisal Trainee WA License 1002118

## Addenda

**Qualifications of David Coleman**

State-Certified General Appraiser (2003–Current)

Washington State Certified General Appraiser License # 1101543

International Right-of-Way Association (IRWA), Member (2024)

**Education**

Bachelor of Arts in Economic/Urban Geography with a focus in Real Estate Development &amp; Location Theory (Project Development Financial Feasibility Analysis), University of Washington, 1995

**Professional Education**

- Valuation of Partial Acquisitions (IRWA C-421, 2024)
- Reviewing Appraisals in Eminent Domain (IRWA C-410, 2024)
- Income Approach in Partial Acquisitions (IRWA C-402, 2024)
- Principles of RE Appraisal (IRWA C-400, 2024)
- 7-Hr. Uniform Standards of Professional Appraisal Practice (USPAP) (Appraisal Institute, 2024)
- WA Real Estate Law (August 2022)
- Advanced Contract Law (August 2022)
- WA Advanced Real Estate Practices (August 2022)
- Residential Property Inspection for Appraisers (2021)
- Supporting your Adjustments: Methods for Residential Assignments (2021)
- Land & Site Valuation (2021)
- The Sales Comparison Approach (2021)
- Supervisor-Trainee Course for WA (2021)
- Evaluations, Desktops & other Limited Scope Appraisals (2021)
- Appraisal of REO & Foreclosed Properties (2019)
- Complex Properties: The odd side of Appraisal (2019)
- Appraisal of Self-storage facilities (2019)
- Defensible Appraising (2019)
- Subdivision Valuation (Appraisal Institute, 2017)
- **Financial Analysis for Commercial Investment Real Estate (CCIM Institute, 2014)**
- Small Motel/Hotel Valuation (Appraisal Institute, 2011)
- **Advanced Sales Comparison & Cost Approaches (Appraisal Institute, 2008)**
- **Highest & Best Use and Market Analysis (Appraisal Institute, 2006)**
- Business Practices & Ethics (Appraisal Institute, 2005)
- **Report Writing & Valuation Analysis (Appraisal Institute, 2003)**
- **Income Capitalization (Appraisal Institute, 2000)**
- Foundations of RE Appraisal (N. Seattle Community College, 2000)
- Real Estate Appraisal Procedures (Bellevue Community College, 1999)









REAL ESTATE SERVICES OFFICE

# TRANSPORTATION PROPERTY NEEDS AND YOU

QUESTIONS AND ANSWERS

JUNE 2024



## TRANSPORTATION PROPERTY NEEDS AND YOU

This brochure is being provided to you because your property may be affected by a transportation project. The State of Washington Department of Transportation (WSDOT) Office of Real Estate Services (RES) prepared this brochure. It explains your rights as an owner of property required for construction of a WSDOT project. We hope it will also help to answer your questions about the property acquisition process.

### Language Assistance Services

If you have difficulty understanding English, you may, free of charge, request language assistance services by calling (360) 705-7090 or email us at: TitleVI@WSDOT.WA.GOV.

---

### ESPAÑOL – SPANISH

#### Servicios de traducción

Aviso a personas con dominio limitado del idioma inglés: Si usted tiene alguna dificultad en entender el idioma inglés, puede, sin costo alguno, solicitar asistencia lingüística con respecto a esta información llamando al (360) 705-7090, o envíe un mensaje de correo electrónico a: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)

---

### 한국어 – KOREAN

#### 번역 서비스

영어로 소통하는 것이 불편하시다면 (360) 705-7090, 으로 전화하시거나 다음 이메일로 연락하셔서 무료 언어 지원 서비스를 요청하실 수 있습니다: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)

---

### русский – RUSSIAN

#### Услуги перевода

Если вам трудно понимать английский язык, вы можете запросить бесплатные языковые

услуги, позвонив по телефону (360) 705-7090, или написав нам на электронную почту: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)

---

### tiếng Việt – VIETNAMESE

#### các dịch vụ dịch thuật

Nếu quý vị không hiểu tiếng Anh, quý vị có thể yêu cầu dịch vụ trợ giúp ngôn ngữ, miễn phí,

bằng cách gọi số (360) 705-7090, hoặc email cho chúng tôi tại: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)

## TRANSPORTATION PROPERTY NEEDS AND YOU

### ARABIC – أَرَبِيّ

#### خدمات الترجمة

بنا كنت تجد صعوبة في فهم اللغة الإنجليزية، فيمكنك مجاً لنا طلب خدمات المساعدة اللغوية عن طريق الاتصال بالرقم (360) 705-7090 أو مراسلتنا عبر البريد الإلكتروني: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)

---

### 中文 – CHINESE

#### 翻译服务

如果您难以理解英文，则请致电：(360) 705-7090，或给我们发送电子邮件：[wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)，请求获取免费语言援助服务。

---

### Af-soomaaliga – SOMALI

#### Adeegyada Turjumaada

Haddii ay kugu adag tahay inaad fahamtid Ingiriisida, waxaad, bilaash, ku codsan kartaa adeegyada caawimada luuqada adoo wacaaya (360) 705-7090 ama iimayl noogu soo dir: [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)



## **TRANSPORTATION PROPERTY NEEDS AND YOU**

### **Contents**

<b>Transportation Projects and Private Property .....</b>	<b>1</b>
Why are transportation projects needed? .....	1
Why is private property needed for these projects? .....	1
How much of my property is needed? .....	1
Where can I get more information about the project? .....	2
Can I prevent WSDOT from acquiring my property? .....	2
 <b>The Basic Steps When a Transportation Project Requires Private Property .....</b>	 <b>3</b>
 <b>Property Valuation .....</b>	 <b>4</b>
How does WSDOT determine what my property is worth? .....	4
How do I know the amount determined by WSDOT is fair? .....	5
 <b>Negotiations and Property Purchase .....</b>	 <b>6</b>
How long do I have to consider the offer? .....	6
What if I feel the offer is too low? .....	6
 <b>Settlement/Closing .....</b>	 <b>8</b>
What happens if I accept WSDOT's offer? .....	8
Will I have to move? .....	8
 <b>Condemnation and Court Actions .....</b>	 <b>9</b>
What happens if I don't accept WSDOT's offer? .....	9
What happens if I go to court? .....	9
 <b>Contact Us .....</b>	 <b>11</b>
WSDOT Real Estate Services Offices .....	11

## **Transportation Projects and Private Property**

### **Why are transportation projects needed?**

- To accommodate Washington's growing population.
- To correct or prevent unsafe conditions on existing highways.
- To promote environmental stewardship.

### **Why is private property needed for these projects?**

Transportation projects require numerous studies and many years of planning. Project engineers take care to consider all options in designing and locating projects and include private property only when necessary. Brand new highways and associated facilities, such as stormwater ponds and retaining walls, almost always require private property. Whenever possible, projects to reconfigure existing highways and associated facilities will be designed without the need for additional property.

### **How much of my property is needed?**

You will receive an offer letter that explains what is needed for the project. Every property and property owner's situation is unique. In general, one or more of the following will apply:

- A temporary right of entry on your property
- A temporary easement on your property
- A permanent easement on your property
- A restriction of access to the highway from your property
- A portion of your property
- All of your property

For the remainder of this brochure, every instance of "your property" refers to whatever amount of property, type of property right, or both, is required for the project.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### Where can I get more information about the project?

Information about a project and its impacts may spread quickly but not always accurately. Get the facts about a project from:

- Your region Real Estate Services office.
- Open houses
- Web pages (<https://wsdot.wa.gov/construction-planning/search-projects>)
- Press releases

### Can I prevent WSDOT from acquiring my property?

The Washington State Constitution authorizes the government to acquire private property through **eminent domain**.

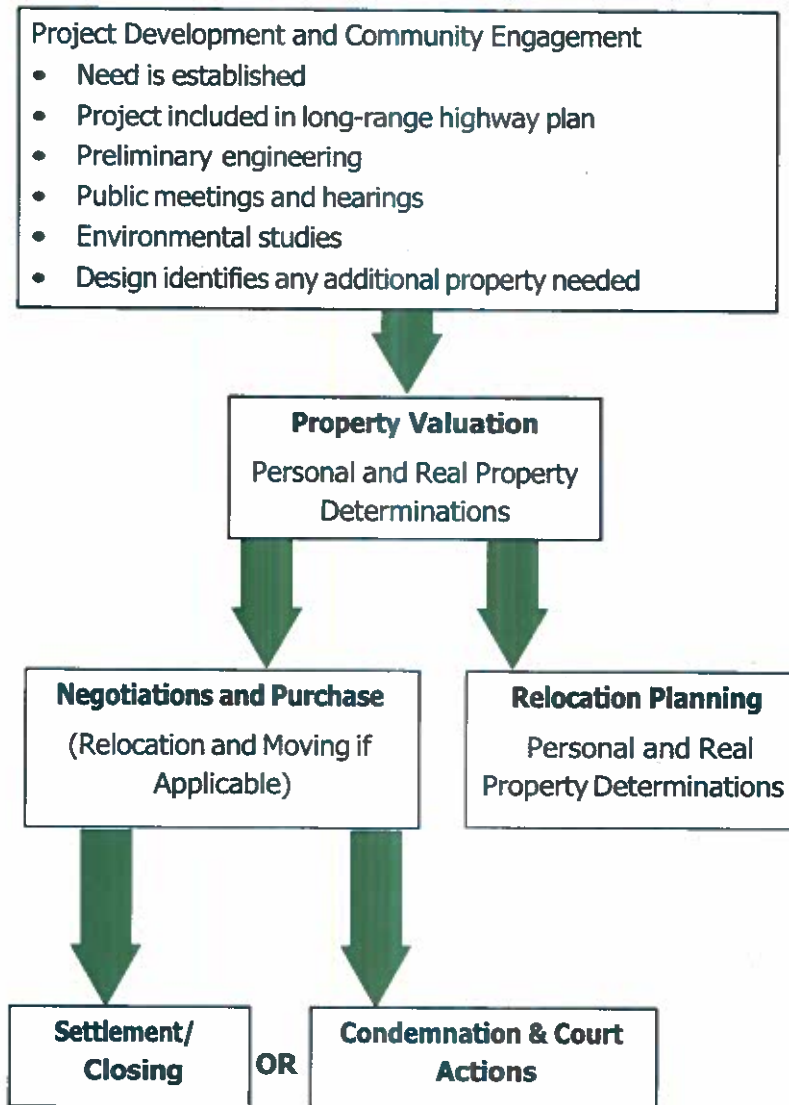
**Eminent Domain:** The right of a government to acquire private property for public purpose following payment of just compensation to the property owner.

The question of what qualifies as a genuine public purpose is a judicial one. To prevent WSDOT from acquiring your property, you would need to convince a court of law that WSDOT's proposed use of your property is not truly needed for the public interest.

Your rights and the rights of the state are well defined by the state's eminent domain laws. These laws are designed to:

- Safeguard you from receiving less than what you are entitled to be paid for your property.
- Prohibit the state from acquiring private property unnecessarily.
- Ensure proper use of taxpayer funds by preventing excessive payments for property rights needed for highway projects.

## The Basic Steps When a Transportation Project Requires Private Property





## Property Valuation

### How does WSDOT determine what my property is worth?

The Washington State Constitution requires the government to pay **just compensation** before acquiring private property for public use.

**Just Compensation:** An estimate of the compensation due for the property based on the **fair market value** of the property.

**Fair Market Value:** The price a well-informed, willing buyer would pay, and a well-informed, willing seller would accept, in an arm's length transaction where neither is under any obligation to buy or sell.

WSDOT will prepare and give you a report that provides an estimate of the fair market value of your property. The report of value you receive is based on either an **appraisal waiver** or an **appraisal**.

**Appraisal Waiver:** The valuation process used when the valuation is uncomplicated, and the property interest being acquired is estimated at \$35,000 or less. This simplified valuation of your property is completed by a real estate professional. If the estimated value of the property being acquired is between \$15,000 and \$35,000, you have the option of having WSDOT complete an appraisal.

**Appraisal:** The valuation process used when the property being acquired is valued at more than \$35,000; an appraisal will also be prepared if the valuation is considered complex, regardless of the estimated fair market value. An appraisal is a detailed analysis prepared by a licensed appraiser.

If an appraisal is prepared, federal regulations give you the right to a joint inspection of your property with the appraiser. The appraiser will ask to personally inspect your property and make an effort to accommodate your schedule for the joint inspection. It is to your benefit to accompany the appraiser on the inspection. During the inspection you will have the opportunity to point out any features of the property that you believe may be relevant to its valuation. Appraisers are trained to know what to look for, but without your input, it is possible to overlook an important item. You may appoint a representative to attend the appraisal inspection in your place if you are unable or do not wish to be present.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### **How do I know the amount determined by WSDOT is fair?**

The report you receive is based on standard valuation principles to ensure that just compensation is arrived at objectively and impartially. Every appraisal is subjected to an intensive review by a Review Appraiser – selected for experience, special training, and ability. The Review Appraiser will review the appraisal report to ensure that all applicable appraisal standards and requirements are met. Only when the reviewer is satisfied that the appraiser's conclusion of value is sound and adequately supported will he or she approve the appraisal. Just compensation is set based on this approved fair market value determination.

## **Negotiations and Property Purchase**

### **How long do I have to consider the offer?**

You will receive a written offer of just compensation from a property acquisition specialist as soon as possible after the valuation is completed.

The specialist will:

- Meet with you in person, when possible, to present and review the offer.
- or
- Mail your offer and present and review it with you verbally – typically via phone call or video conference.

The specialist's job is to walk you through the property acquisition process and to answer or find answers to any questions you may have about the process, the project, or both. The specialist will also try to minimize, to the extent possible, any inconveniences associated with WSDOT's acquisition of your property.

You will be given a minimum of 30 days to consider WSDOT's offer. Many real estate transactions, including ones between WSDOT and property owners, are the result of discussions. These discussions are called negotiations and are essential in reaching an agreement satisfactory to both parties. The property acquisition specialist will continue negotiating as long as negotiations are done in good faith and appear to be headed toward an agreement.

Depending on the circumstances, relocation benefits may be available to you. If applicable, these benefits will be offered to you by a relocation specialist, and you will be provided with another brochure explaining relocation benefits in detail.

### **What if I feel the offer is too low?**

You are encouraged to seek professional advice to assist you in evaluating WSDOT's offer from one or more of the following:

- An appraiser
- An attorney
- Other real estate professional as appropriate to the circumstances

The actual cost for obtaining such advice, up to \$750, will be reimbursed by WSDOT upon presentation of a bill or a receipt proving payment.

## TRANSPORTATION PROPERTY NEEDS AND YOU

If you conclude the offer is too low or are otherwise not prepared to accept the offer as presented,

The specialist will:

- Listen and attempt to address your concerns.
- Consider any new information you provide.
- Ask you to provide a counteroffer.
- Make every attempt to negotiate a settlement acceptable to both parties.

If negotiations are prolonged, the specialist may request you enter into a negotiated possession and use agreement.

**Negotiated Possession and Use Agreement:** A negotiated instrument in which WSDOT and the property owner agree that, upon payment of a certain amount to the property owner, WSDOT is entitled to immediate (or dated) possession and use of the property prior to agreement on compensation.

The specialist will not try to coerce you into accepting WSDOT's offer under any circumstances.



## **Settlement/Closing**

### **What happens if I accept WSDOT's offer?**

If you decide to accept the offer – either as presented or as negotiated with the specialist – the state becomes owner of the property once:

- You sign the documents necessary to transfer the property to WSDOT as provided by the specialist and escrow officer, if applicable.

and

- You receive payment for the property.

The specialist will handle all the details of the sale. All closing costs, including escrow fees, if applicable, will be paid by WSDOT. If the transaction closes in escrow, you will receive payment from the escrow company. Otherwise, your payment will be processed by WSDOT. You can expect to receive it approximately four to six weeks after signing documents.

We recommend that you check with a tax professional or the IRS regarding any questions you have about the tax implications on the sale of your property to WSDOT.

### **Will I have to move?**

A relocation specialist will contact you if WSDOT's acquisition of your property requires you to move. The relocation specialist will provide you with detailed information on your rights and any benefits that are available to you.

If you are required to move because of WSDOT's acquisition, you may be able to rent the property back from WSDOT for an agreed-upon time. At your request, the property acquisition and relocation specialists will work with you to determine if circumstances will allow for this.

## Condemnation and Court Actions

### What happens if I don't accept WSDOT's offer?

WSDOT recognizes that some property owners would prefer not to sell their property but hopes that when negotiations are complete, you can say you have been treated courteously and fairly. If negotiations ultimately fail to reach an agreed upon value, WSDOT will refer the acquisition to the Office of the Attorney General for the State of Washington. Once this happens, WSDOT's original offer and any counteroffers are withdrawn.

An attorney working for the state will file a **condemnation action** in superior court in the county where the property is located.

**Condemnation Action:** A lawsuit where a government is exercising eminent domain to acquire private property for public use.

### What happens if I go to court?

WSDOT recommends you hire a competent attorney to represent you. In addition, you may employ one or more appraisers and any other witnesses your attorney may recommend testify in support of your case. You may be entitled to payment of their associated fees by WSDOT. You should discuss questions of eligibility for recovery of fees with your counsel.

A condemnation action requires WSDOT to demonstrate to the court that your property is needed for a public purpose. After the state's attorney files the action, he or she will ask the court for an **order adjudicating public use and necessity**.

**Order Adjudicating Public Use and Necessity:** An order from the court establishing that the property sought by the government is necessary for use by and for the benefit of the public.

In addition, the state's attorney will typically request an **order of immediate possession and use** from the court – unless you have already been asked for and agreed to a negotiated possession and use agreement.

**Order of Immediate Possession and Use:** An order from the court confirming an agreement between the state and the property owner that the state will pay a specific amount of money into the registry of the court for the benefit of the property owner in exchange for possession and use of the property in advance of the determination of compensation.

You are entitled to a trial by jury, but a settlement may be negotiated between attorneys without going to trial.

## TRANSPORTATION PROPERTY NEEDS AND YOU

The case is closed when a **Judgment and Decree of Appropriation** is awarded by the court after the judge or jury renders a verdict or when a settlement is reached before trial.

**Judgment and Decree of Appropriation:** A court order awarding title to the property to WSDOT.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### Contact Us

We hope this information has helped give you a better understanding of how private property is acquired for transportation projects. Please contact your property acquisition specialist for answers to any questions you may have after reading this brochure or reach out to the nearest Real Estate Services Office as shown below for more information.

### WSDOT Real Estate Services Offices



#### **Northwest Region**

(Seattle/Everett/  
Bellingham) 15700  
Dayton Avenue N Seattle,  
WA 98133-9710  
Mailing Address:  
PO Box 330310  
Seattle, WA  
98133-9710  
206-440-4000

#### **North Central Region** (Wenatchee/Moses Lake/ Okanogan)

2830 Euclid Avenue  
Wenatchee, WA  
98801-5916  
509-667-3000

#### **Olympic Region**

(Tacoma/Olympia/Port  
Angeles/ Aberdeen)  
7407 31st Ave NE Lacey  
WA 98516 Mailing  
Address PO Box 47440  
Olympia, WA  
98504-7440  
360-357-2600

#### **Southwest Region**

(Vancouver/Raymond/  
Chehalis/ Goldendale)  
11018 NE 51st Circle  
Vancouver, WA  
98682-6686  
360-905-2000

#### **South Central Region** (Yakima/Ellensburg/Tri- Cities/ Clarkston)

2809 Rudkin Road  
Union Gap, WA  
98903-1648  
509-577-1600

#### **Eastern Region**

(Spokane/Colville/  
Ritzville/ Pullman/  
Republic)  
2714 N Mayfair Street  
Spokane, WA  
99207-2090  
509-324-6000

#### **HQ. Headquarters and Mega Projects**

7345 Linderson Way SW  
Tumwater, WA 98501  
Mailing Address:  
PO Box 47338  
Olympia, WA  
98504-7338  
360-705-7000



## TRANSPORTATION PROPERTY NEEDS AND YOU

### ENGLISH

#### Title VI Notice to Public

It is the Washington State Department of Transportation's (WSDOT) policy to assure that no person shall, on the grounds of race, color, national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with WSDOT's Office of Equity and Civil Rights (OECR). For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination obligations, please contact OECR's Title VI Coordinator at (360) 705-7090.

#### Americans with Disabilities Act (ADA) Information

This material can be made available in an alternate format by emailing the Office of Equity and Civil Rights at [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) or by calling toll free, 855-362-4ADA(4232). Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

---

### ESPAÑOL

#### Notificación de Título VI al Público

La política del Departamento de Transporte del Estado de Washington (Washington State Department of Transportation, WSDOT) es garantizar que ninguna persona, por motivos de raza, color u origen nacional, según lo dispuesto en el Título VI de la Ley de Derechos Civiles de 1964, sea excluida de la participación, se le nieguen los beneficios o se le discrimine de otro modo en cualquiera de sus programas y actividades. Cualquier persona que considere que se ha violado su protección del Título VI puede presentar una queja ante la Oficina de Equidad y Derechos Civiles (Office of Equity and Civil Rights, OECR) del WSDOT. Para obtener más información sobre los procedimientos de queja del Título VI o información sobre nuestras obligaciones contra la discriminación, comuníquese con el coordinador del Título VI de la OECR al (360) 705-7090.

#### Información de la Ley sobre Estadounidenses con Discapacidades (ADA, por sus siglas en Inglés)

Este material puede estar disponible en un formato alternativo al enviar un correo electrónico a la Oficina de Equidad y Derechos Civiles a [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) o llamando a la línea sin cargo 855-362-4ADA(4232). Personas sordas o con discapacidad auditiva pueden solicitar la misma información llamando al Washington State Relay al 711.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### 한국어 – KOREAN

#### 제6조 관련 공지사항

워싱턴 주 교통부(WSDOT)는 1964년 민권법 타이틀 VI 규정에 따라, 누구도 인종, 피부색 또는 출신 국가를 근거로 본 부서의 모든 프로그램 및 활동에 대한 참여가 배제되거나 혜택이 거부되거나, 또는 달리 차별받지 않도록 하는 것을 정책으로 하고 있습니다. 타이틀 VI에 따른 그/그녀에 대한 보호 조항이 위반되었다고 생각된다면 누구든지 WSDOT의 평등 및 민권 사무국(OECR)에 민원을 제기할 수 있습니다. 타이틀 VI에 따른 민원 처리 절차에 관한 보다 자세한 정보 및/또는 본 부서의 차별금지 의무에 관한 정보를 원하신다면, (360) 705-7090 으로 OECR의 타이틀 VI 담당자에게 연락해주시시오.

#### 미국 장애인법(ADA) 정보

본 자료는 또한 평등 및 민권 사무국에 이메일 [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) 을 보내시거나 무료 전화 855-362-4ADA(4232)로 연락하셔서 대체 형식으로 받아보실 수 있습니다. 청각 장애인은 워싱턴주 중계 711로 전화하여 요청하실 수 있습니다.

---

### русский – RUSSIAN

#### Раздел VI Общественное заявление

Политика Департамента транспорта штата Вашингтон (WSDOT) заключается в том, чтобы исключить любые случаи дискриминации по признаку расы, цвета кожи или национального происхождения, как это предусмотрено Разделом VI Закона о гражданских правах 1964 года, а также случаи недопущения участия, лишения льгот или другие формы дискриминации в рамках любой из своих программ и мероприятий. Любое лицо, которое считает, что его средства защиты в рамках раздела VI были нарушены, может подать жалобу в Ведомство по вопросам равенства и гражданских прав WSDOT (OECR). Для дополнительной информации о процедуре подачи жалобы на несоблюдение требований раздела VI, а также получения информации о наших обязательствах по борьбе с дискриминацией, пожалуйста, свяжитесь с координатором OECR по разделу VI по телефону (360) 705-7090.

#### Закон США о защите прав граждан с ограниченными возможностями (ADA)

Эту информацию можно получить в альтернативном формате, отправив электронное письмо в Ведомство по вопросам равенства и гражданских прав по адресу [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) или позвонив по бесплатному телефону 855-362-4ADA(4232). Глухие и слабослышащие лица могут сделать запрос, позвонив в специальную диспетчерскую службу штата Вашингтон по номеру 711.(4232). Глухие и слабослышащие лица могут сделать запрос, позвонив в специальную диспетчерскую службу штата Вашингтон по номеру 711.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### tiếng Việt – VIETNAMESE

#### Thông báo Khoản VI dành cho công chúng

Chính sách của Sở Giao Thông Vận Tải Tiểu Bang Washington (WSDOT) là bảo đảm không để cho ai bị loại khỏi sự tham gia, bị từ khước quyền lợi, hoặc bị kỳ thị trong bất cứ chương trình hay hoạt động nào vì lý do chủng tộc, màu da, hoặc nguồn gốc quốc gia, theo như quy định trong Mục VI của Đạo Luật Dân Quyền năm 1964. Bất cứ ai tin rằng quyền bảo vệ trong Mục VI của họ bị vi phạm, đều có thể nộp đơn khiếu nại cho Văn Phòng Bảo Vệ Dân Quyền và Bình Đẳng (OECR) của WSDOT. Muốn biết thêm chi tiết liên quan đến thủ tục khiếu nại Mục VI và/hoặc chi tiết liên quan đến trách nhiệm không kỳ thị của chúng tôi, xin liên lạc với Phái Trại Viên Mục VI của OECR số (360) 705-7090.

#### Thông tin về Đạo luật Người Mỹ tàn tật (Americans with Disabilities Act, ADA)

Tài liệu này có thể thực hiện bằng một hình thức khác bằng cách email cho Văn Phòng Bảo Vệ Dân Quyền và Bình Đẳng [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) hoặc gọi điện thoại miễn phí số, 855-362-4ADA(4232). Người điếc hoặc khiếm thính có thể yêu cầu bằng cách gọi cho Dịch vụ Tiếp âm Tiểu bang Washington theo số 711.

### ARABIC – ل ج ر ب دة

#### إشعار للجمهور

في ضمان عدم استبعاد أي شخص، على أساس العرق أو اللون أو الأصل (WSDOT) تتماشى سياسة وزارة النقل في الولاية واشنطن القومي من المشاركة في أي من برامجها وأنشطتها أو للحرمان من الفوائد المتاحة بموجبها أو كنت عرض للتمييز فيها بخلاف ذلك، كما هو منصوص عليه في الباب السادس من قانون الحقوق المدنية لعام 1964.

ويمكن لأي شخص يعتقد أنه قد انتهك حقوقه التي يكتفها الباب السادس تقديم شكوى إلى مكتب المساواة والحقوق المدنية (OECR)

التابع لوزارة النقل في الولاية واشنطن. للحصول على معلومات إضافية بشأن إجراءات الشكاوى و/أو بشأن التزاماتنا بعدم التمييز بموجب الباب السادس، يرجى الاتصال بمنسق الباب (360) 709-705 السادس في مكتب المساواة والحقوق المدنية على الرقم

#### معلومات قانون الأمريكيين ذوي الإعاقة (ADA)

يمكن توفير هذه المواد في تنسيق بديل عن طريق إرسال رسالة بريد إلكتروني إلى مكتب المساواة والحقوق المدنية على 855- يمكن للأشخاص [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) أو عن طريق الاتصال بالرقم المجاني (4232) ADA 4-362 على الرقم Washington State Relay الصم أو ضعاف السمع تقديم طلب عن طريق الاتصال بخدمة 711.

## TRANSPORTATION PROPERTY NEEDS AND YOU

### 中文 – CHINESE

#### 《权利法案》Title VI公告

<華盛頓州交通部(WSDOT)政策規定, 按照《1964年民權法案》第六篇規定, 確保無人因種族、膚色或國籍而被排除在WSDOT任何計畫和活動之外, 被剝奪相關權益或以其他方式遭到歧視。如任何人認為其第六篇保護權益遭到侵犯, 則可向WSDOT的公平和民權辦公室(OECR)提交投訴。如需關於第六篇投訴程式的更多資訊和/或關於我們非歧視義務的資訊, 請聯絡OECR的第六篇協調員, 電話 (360) 705-7090。

#### 《美国残疾人法案》(ADA)信息

可向公平和民權辦公室發送電子郵件[wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov)或撥打免費電話 855-362-4ADA(4232), 以其他格式獲取此資料。听力丧失或听觉障碍人士可拨打711联系Washington州转接站。

---

### Af-soomaaliga – SOMALI

#### Chiwaanka VI Ogeysliska Dadweynaha

Waa siyaasada Waaxda Gaadiidka Gobolka Washington (WSDOT) in la xaqiijiyo in aan qofna, ayadoo la cuskanaayo sababo la xariira isir, midab, ama wadanku kasoo jeedo, sida ku qoran Title VI (Qodobka VI) ee Sharciga Xaquuqda Madaniga ah ah oo soo baxay 1964, laga saarin ka qaybgalka, loo diidin faa'iidooyinka, ama si kale loogu takoorin barnaamijyadeeda iyo shaqooyinkeeda. Qof kasta oo aaminsan in difaaciisa Title VI la jebiyay, ayaa cabasho u gudbin kara Xafiiska Sinaanta iyo Xaquuqda Madaniga ah (OECR) ee WSDOT. Si aad u hesho xog dheeraad ah oo ku saabsan hanaannada cabashada Title VI iyo/ama xogta la xariirta waajibadaadkeena ka caagan takoorka, fadlan la xariir Iskuduwaha Title VI ee OECR oo aad ka wacayso (360) 705-7090.

#### Macluumaadka Xeerka Naafada Marykanka (ADA)

Agabkaan ayaad ku heli kartaa qaab kale adoo iimeel u diraaqa Xafiiska Sinaanta iyo Xaquuqda Madaniga ah oo aad ka helayso [wsdotada@wsdot.wa.gov](mailto:wsdotada@wsdot.wa.gov) ama adoo wacaaya laynka bilaashka ah, 855-362-4ADA(4232). Dadka naafada maqalka ama maqalku ku adag yahay waxay ku codsan karaan wicitaanka Adeega Gudbinta Gobolka Washington 711.

# Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after April 1, 2025.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

## 1 Seller/Grantor

Name Snohomish County, a political subdivision of the  
State of Washington

Mailing address 3000 Rockefeller Avenue, MS 404

City/state/zip Everett, WA 98201

Phone (including area code) (425) 388-3400

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name Snohomish County

Mailing address 3000 Rockefeller Avenue, MS 404

City/state/zip Everett, WA 98201

4 Street address of property See attached sheet

This property is located in Snohomish County (for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See attached sheet

## 5 Select land use code(s)

Enter any additional codes 910

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☐ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

### (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☐ does not qualify for continuance.

Deputy assessor signature \_\_\_\_\_

Date \_\_\_\_\_

### (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

## 2 Buyer/Grantee

Name State of Washington, acting by and through its

Department of Transportation

Mailing address P.O. Box 330310 MS 118

City/state/zip Seattle, WA 98133-9710

Phone (including area code) (206) 440-4160

List all real and personal property tax parcel account numbers

Personal property?

Assessed value(s)

See attached sheet

☐ \$ 0.00

Levy Code (see attached sheet)

☐ \$ 0.00

☐ \$ 0.00

## 7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, enter exemption code and reason for exemption. \*See dor.wa.gov/REET for exemption codes\*

Exemption No. (sec/sub) 458-61A-206(1)

Reason for exemption

Condemnation proceedings - eminent domain

Type of document Warranty Deed

Date of document \_\_\_\_\_

Gross selling price 52,100.00

\*Personal property (deduct) 0.00

Exemption claimed (deduct) 52,100.00

Taxable selling price 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% 0.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0050 Local 0.00

\*Delinquent interest: state 0.00

Local 0.00

\*Delinquent penalty 0.00

Subtotal 0.00

\*State technology fee 5.00

Affidavit processing fee 5.00



**EXCISE TAX AFFIDAVIT ATTACHMENT (PARTIAL FEE)  
SNOHOMISH COUNTY/WSDOT**

<b>Property Tax Parcel Account Numbers</b>	<b>Assessed Value</b>	<b>Levy Code</b>
00403800014101	\$513,800.00	03669
00403800014102	\$556,700.00	03669
00403800015600	\$758,100.00	03669

**Street Address of Property**

00403800014101	Unknown
00403800014102	14806 Highway 9 SE, Snohomish, WA 98290
00403800015600	Unknown

**Legal Description**

All that portion of the hereinafter described TRACT "X" lying within a tract of land beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 470+05± on the SR 9 line survey of SR 9, 164th St SE to 148th St SE and 70 feet northwesterly therefrom, said point being on the southerly line of said TRACT "X"; thence northerly to a point opposite HES 473+63.63 on said line survey and 90 feet westerly therefrom, said point also being shown as HES 473+93.20 on the SR 9 line survey of SR 9, 148th St SE to SR 96; thence northerly to a point opposite HES 475+93.47 on the SR 9 line survey of SR 9, 148th St SE to SR 96 and 90 feet westerly therefrom; thence westerly to a point opposite HES 475+95.90 on said line survey and 323 feet westerly therefrom; thence northerly parallel with said line survey to a point opposite HES 476+76± thereon, said point being on the northerly line of Government Lot 3, Section 1, Township 27 North, Range 5 East, W.M.; thence easterly along said northerly line to a point opposite HES 476+73± on said line survey and 90 feet westerly therefrom; thence easterly along said northerly line to a point opposite said HES and 85 feet westerly therefrom; thence easterly along said northerly line to HES 476+72.51 on said line survey; thence southerly along said line survey to HES 473+93.20, said point also being shown as HES 473+63.63 on the SR 9, line survey of SR 9, 164th St SE to 148th St SE; thence southerly and southwesterly along said line survey to HES 470+00; thence northwesterly to the point of beginning.

**TRACT "X"**

**Parcel A:**

Tract 141 of Cathcart Addition, EXCEPT the North 300 feet thereof, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 1-A; and

EXCEPT that portion conveyed to the State of Washington for SR 9 by deed recorded under Auditor's File No. 8107280065, records of Snohomish County, Washington.

**Parcel B:**

The North 300 feet of Tract 141, Cathcart Addition, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington.

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway No. 1-A; and

EXCEPT that portion thereof conveyed to the State of Washington for SR 9 by deed recorded under Auditor's File No. 8107280065, records of Snohomish County, Washington.

LESS right of way to Snohomish County per Statutory Warranty Deed recorded under Auditor's File No. 202309140380 and survey under Recording No. 202302035003.

**Parcel C:**

Tract 156, Cathcart Addition, according to the Plat thereof recorded in Volume 9 of Plats, pages 39 through 42, inclusive, records of Snohomish County, Washington.

LESS right of way to Snohomish County per Statutory Warranty Deed recorded under Auditor's File No. 202309140380 and survey under Recording No. 202302035003.

Situate in the County of Snohomish, State of Washington.

Also, the Grantor herein conveys and grants to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 9, 164th St SE to 148th St SE and SR 9, 148th St SE to SR 96 and the remainder of said TRACT "X".

EXCEPT that the Grantor does not convey any rights of ingress and egress (including all existing, future or potential easement of access, light, view and air) being conveyed westerly of HES 475+95.90 L/A on the SR 9 line survey of SR 9, 148th St SE to SR 96 and 323 feet westerly therefrom.

It is expressly intended that these easements, covenants, burdens and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

The lands described herein contain an area of 14,705 square feet, more or less, the specific details concerning all of which are to be found on sheet 6 of that certain plan entitled SR 9, 164th St SE to 148th St SE and sheet 2 of that certain plan entitled SR 9, 148th St SE to SR 96, now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing dates of approval July 31, 2020, both revised August 15, 2024.

## SELLER'S AFFIDAVIT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I, Carl Jorgensen, being duly sworn under oath hereby depose and say as follows:

1. I am the Property Administrator of the corporation, partnership or trust acting as the seller (Seller) of an interest in real property (Property) described as the insured land under title insurance commitment no. 824389RT (Commitment) issued by or on behalf of Rainier Title (Title Company), and have full and proper authority to make this affidavit. Furthermore, I have personal knowledge of the facts asserted herein, or I have acquired such knowledge by due and diligent investigation of all relevant records and inquiry of persons who I deem reliable who have such personal knowledge.

2. **There are no leases, tenancies, options or rights of first refusal to purchase the Property, or any part thereof or interest therein that are not now shown on the Commitment, except:**

**(please attach leases, if any)**

If none, please initial here: \_\_\_\_\_

3. **There are no options or rights of first refusal to purchase the Property, or any part thereof or interest therein that are not now shown on the Commitment, except:**

If none, please initial here: \_\_\_\_\_

4. **There are no unrecorded easements, contracts, deeds, mortgages or security interests affecting the Property, or any part thereof or interest therein, that are not now shown on the Commitment, except:**

5.

If none, please initial here: \_\_\_\_\_

5. **There are no recently executed deeds, contracts, leases, easements, mortgages or other security interests affecting the Property, or any part thereof or interest therein, whether or not recorded, that are not now shown on the Commitment, except:**

If none, please initial here: \_\_\_\_\_

6. **No labor or materials have been furnished to the Property for improvements within the last 120 days, nor have any contracts been entered into for such improvements, except:**

If none, please initial here: \_\_\_\_\_

7. Other than items to be paid at the closing, there are no taxes or assessments which are due or about to become due, or which have attached, or about to become attached, as a lien affecting the Property, that are not now shown on the Commitment, except:

If none, please initial here: \_\_\_\_\_

8. There are no Judgments against the Seller that could claim any lien upon the Property, or legal actions now proceeding in which the Seller is a party in any State or Federal Court that could affect any interest in the Property, or claim any objection to the proposed sale of the Property, that are not now shown on the Commitment, except:

If none, please initial here: \_\_\_\_\_

9. The partnership or corporation that is the Seller is in good standing under applicable laws, there are no actions for bankruptcy, receivership or insolvency pending in any State or Federal Court affecting the Seller, and the contemplated sale of the Property by said entity is pursuant to proper authority.

10. All service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal, or other utilities which are due or which accrue before the day of closing of the sale will be paid by Seller directly either at the closing or upon subsequent notification by the purchaser.

I make this affidavit under penalties of perjury and for the purpose of inducing the Title Company to issue a title insurance policy on the day of closing in conformance with the Commitment, free and clear of any general exceptions for parties in possession or unrecorded mechanic's lien claims. The Seller agrees to hold the Title Company harmless from loss or claims based on title insurance policies issued in reliance upon this affidavit and arising from inaccuracy in these assurances.

Dated: \_\_\_\_\_

Snohomish County

Carl Jorgensen, Property Administrator, Snohomish County  
Department of Facilities and Fleet, Property Management Division

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
[Print or type name]  
Notary Public in and for the State of Washington  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_