Afternoon Session
615 Sheridan Street
Port Townsend, WA 98368
www.JeffersonCountyPublicHealth.org

September 25, 2023

JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA REQUEST

TO: **Board of County Commissioners**
Mark McCauley, County Administrator

FROM: **Pinky Mingo, Environmental Public Health and Water Quality Director**
Tami Pokorny, Natural Resources Program Coordinator

DATE: 10/2/2023

SUBJECT: **Agenda Request:** Authorization and Concurrence for the Piehl Property on the Big Quilcene River Floodplain

STATEMENT OF ISSUE:
Public Health requests approval of an Authorization and Concurrence document for the Piehl property on the Big Quilcene Floodplain.

ANALYSIS/STRATEGIC GOALS:
Approval of the Authorization and Concurrence document will allow Public Health, in partnership with Public Works, to initiate negotiations to purchase the 1.04-acre Piehl property south of the Big Quilcene River as part of the Lower Big Quilcene Floodplain Acquisitions project. The parcels, 991201002 and 0004, are located near the southside shoreline, adjacent to County-owned property at the corner of Linger Longer and Muncie in Quilcene. The Piehl property would be acquired fee-simple on a willing seller basis for inclusion in the restoration project led by Hood Canal Salmon Enhancement Group.

FISCAL IMPACT/COST BENEFIT ANALYSIS:
Acquisition of the Piehl property is funded by RCO #18-1227. Match has been provided by an MOU with the Hood Canal Salmon Enhancement Group as well as funds from the Big Quilcene Flood Account.

RECOMMENDATION:
Public Health management recommends approval of the Authorization and Concurrence document for the Piehl property on the Big Quilcene Floodplain.

REVIEWED BY:

Mark McCauley, County Administrator 9/26/23
Date

AUTHORIZATION TO PROCEED WITH
REAL PROPERTY ACQUISITION

Lower Big Quilcene Floodplain Acquisitions
Salmon Recovery Project

Piehl Property (RCO #18-1227)

Based on the review appraisal report of September 7, 2023 and the authority granted below, we hereby establish just compensation and authorize you to make the first offer on the following property:
:

Parcel Numbers	Just Compensation (Offer)
991201002 991201004	$45,000

Recommendation and Approval:

Monte Reinders P.E., Public Works Director/County Engineer

9·21·23
Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby establish just compensation as stated above. The Board does hereby indicate its concurrence and gives authorization for the Department of Public Works in partnership with the Department of Environmental Public Health to proceed with the offer, negotiation and acquisition of the above designated property in accordance with Right of Way Acquisition Procedures Resolution 05-11, approved February 7, 2011 and the policies of the Recreation and Conservation Office and the Washington Department of Ecology.

This authorization further directs the Departments to execute the documentation to close said transactions and coordinate with the approved funding sources to pay for acquisition expenses.

Approved By:

JEFFERSON COUNTY BOARD OF COMMISSIONERS

____

Greg Brotherton, Chair

____

Kate Dean, Member

____

Heidi Eisenhour, Member

SEAL:
ATTEST:

______________________________ ____________________

Carolyn Gallaway Date
Clerk of the Board

SH&H

VALUATION AND CONSULTING

APPRAISAL REVIEW

REVIEW OF THE APPRAISAL OF PIEHL PROPERTY

QUILCENE, JEFFERSON COUNTY, WA
JEFFERSON COUNTY ASSESSOR'S PARCELS
991201002 AND 991201004

PREPARED BY
RICHARD F. DUNCAN, MAI
AND ANTHONY DUNCAN, REGISTERED TRAINEE
RF DUNCAN AND ASSOCIATES, INC.

SH&H FILE 15931-23

SH&H

VALUATION AND CONSULTING

September 7, 2023

Tami Pokorny
Natural Resources Program Coordinator
Environmental Public Health
Jefferson County Public Health
615 Sheridan Street
Port Townsend, WA 98368

Re: Review of the appraisal of Piehl Property
Located 180± Ft. W. of Linger Longer Rd. & Muncie Ave.
Quilcene, Jefferson County, WA
Jefferson County Assessor's Parcels 991201002 & 991201004
Prepared by Richard F. Duncan, MAI, and Anthony Duncan, Registered Trainee
RF Duncan and Associates, Inc.
SH&H File 15931-23

Dear Ms. Pokorny:

I have reviewed the appraisal provided relevant to the above referenced property. The report was prepared by Richard F. Duncan, MAI, Certified General Appraiser, and Anthony Duncan, Registered Trainee, with RF Duncan and Associates, Inc. The appraisal is relevant to a proposed total fee simple acquisition. The effective date of value is August 29, 2023.

The initial appraisal report provided had a report date of September 1, 2023. The initial copy of the appraisal report contained a few items that required clarification and/or corrections by the appraisers. Most items were minor and did not impact the analysis or valuation, but some resulted in the need for some corrections for the sake of consistency through the report (for example, in the valuation, the discussion of the adjustment process in the text, which was well supported, did not necessarily match up with how the adjustments were reflected in the adjustment chart). At the reviewer's request, the appraisers provided a revised appraisal report, with a revision date of September 5, 2023 (the effective date of value of August 29, 2023, remains unchanged). The September 5, 2023, copy of the appraisal is the subject of this review.

The subject property is comprised of a site inclusive of approximately 1.04 acres situated along the northerly side of Muncie Avenue in the community of Quilcene in Jefferson County. The site is comprised of two assessor's parcels and is unimproved. There is an older recreational vehicle on the site, but this is considered personal property and is not included in the valuation. Based on the reviewer's discussion with the owner's representative (Sandra Piehl, 206-369-1542), the property has historically been utilized for recreational purposes. The property is situated southerly of an undeveloped right of way under the ownership of Jefferson County. The Big Quilcene River crosses through this right of way. Thus, while the subject is not a riverfront site from a technical standpoint, the proximity of the river and the undeveloped nature of the right of way provides the subject site with riverfront attributes.

Jefferson County is proposing to acquire the subject property in support of their ongoing restoration of the Big Quilcene River. Based on a "Legal Lot of Record Determination for Development Eligibility," as prepared by the Jefferson County Department of Community Development (and replicated in the addenda of the appraisal), the subject property is not a legal lot of record. Thus, while the property can be conveyed/sold, the site is not eligible for development permit applications to Jefferson County and, thus, cannot be developed. This determination, along with the physical attributes of the property, essentially limits the site to recreational use.

The estimated market value indication relevant to the subject property in the report under review, as of August 29, 2023, is **$45,000**.

This field review assignment included an inspection of the subject site. The reviewer invited the property owner's representative, Sandra Piehl, to attend a joint inspection of the property. The owner declined this invitation, but did provide some property background and history to the reviewer. The property was physically inspected by the reviewer on September 6, 2023. Five total comparable sales are analyzed in the appraisal. Three of these comparables were previously viewed by the reviewer for earlier assignments. The remaining two comparables were visited by the reviewer on September 6, 2023.

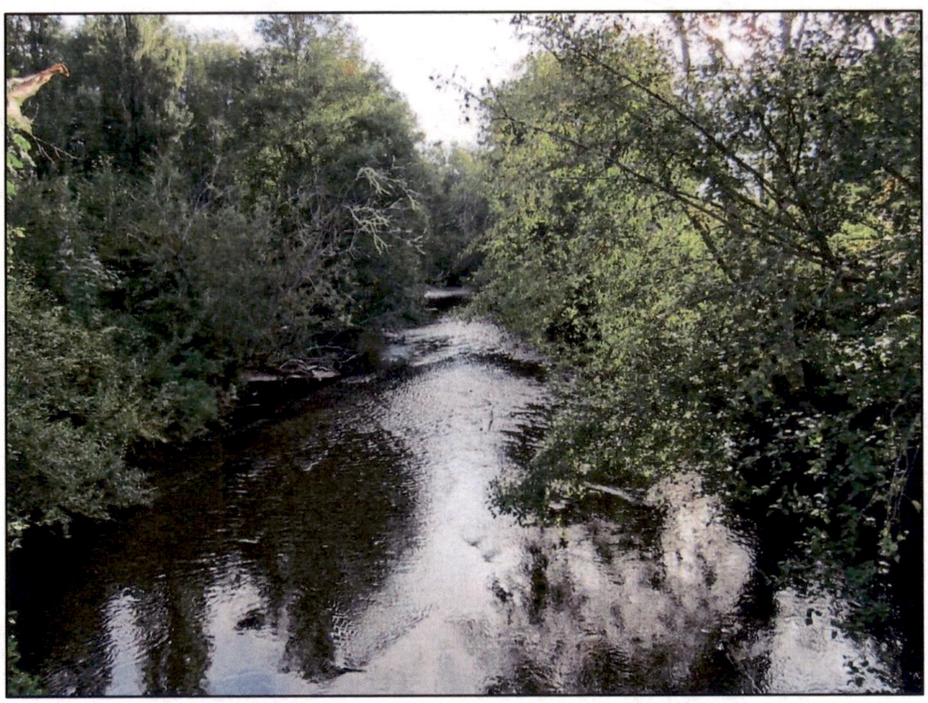
The appraisal report is reviewed generally in the order presented. If a section of the report is deemed acceptable, little or no discussion is presented. When issues arise, or the appraisal product requires additional clarification or comment, further discussion is provided by the reviewer.

REVIEWER'S SUBJECT PHOTOGRAPHS
(TAKEN BY CHAD JOHNSON ON SEPTEMBER 6, 2023)

**WESTERLY VIEW OF MUNCIE AVENUE,
SUBJECT SITE TO RIGHT**

NORTHWESTERLY VIEW OF SITE FROM MUNCIE AVENUE

NORTHEASTERLY VIEW OF WESTERLY AREA OF SITE



EASTERLY VIEW OF BIG QUILCENE RIVER FROM BRIDGE AT LINGER LONGER ROAD, SUBJECT TO RIGHT IN BACKGROUND

Client and Intended Users of this Review

The appraisal report (Page 13) indicates that the client relevant to this assignment is Jefferson County. In addition to the client, intended users of the report include the Washington State Recreation and Conservation Office (RCO). These are the same intended users of this appraisal review.

Appraisal Review Criteria

The review is intended to comply with the following standards:

Uniform Standards for Professional Appraisal Practice (USPAP, 2020-2021 Edition, Extended through December 31, 2023)

Appraisal Requirements of the Washington State Recreation and Conservation Office

Title Page

Appropriately presented.

Letter of Transmittal (Page I)

This section is appropriately presented. The letter of transmittal provides basic details about the assignment and the subject property, as follows:

> *"The subject consists of two adjacent undeveloped parcels consisting of approximately 1.04 acres. The agency proposes a total fee simple acquisition of the subject parcel."*

There are no identified extraordinary assumptions or hypothetical conditions relevant to the analysis indicated in the letter of transmittal of the appraisal report; however, on Page 3, it is identified that an extraordinary assumption has been invoked relevant to the appraisers' lack of access to a Phase One environmental site assessment. Lacking this, the appraisers indicate that they have "*assumed that the subject is free of environmental contamination...*" Given that making assumptions about the lack of environmental contamination is common practice when a formal environmental study is not available, the reviewer suggests that this particular assumption does not necessarily rise to the level of requiring it to be identified as an extraordinary assumption. Under either scenario (general assumption versus extraordinary assumption), this is a reasonable assumption on which to base the analysis and it does not impact the valuation process detailed in the appraisal.

The appraisers restate the value conclusion of $45,000 within the transmittal letter.

Table of Contents (Page II)

Appropriately presented.

Certification (Pages 1-2)

The certification is appropriately presented, including restating the effective appraisal date and the market value estimate relevant to the subject property.

Appraisal Problem/Preliminary Discussion (Page 3)

The appraisers utilize this section to provide further details about the proposed acquisition, the proposed acquisition and the subject property itself. The fact that the property has been determined by the Jefferson County Department of Community Development (DCD) to not constitute a legal lot of record is highlighted in this section. Due to the lack of legal status as a lot of record, the property is ineligible for development permit applications, although the property can be conveyed (sold). This plays a significant role in the analysis of the property and it is appropriate to reveal this information early in the appraisal report.

Larger Parcel Analysis (Page 3)

While the inclusion of a Larger Parcel analysis is not required by USPAP, it is still an appropriate discussion to present within this type of appraisal report. The three tests of the Larger Parcel analysis are discussed, including unity of ownership, contiguity and unity of use. The subject property is comprised of assessor's two parcels. Both are smaller than the minimum lot size based on the current zoning and, based on the findings of Jefferson County DCD, neither are legally developable. Based on these characteristics, and the fact that the two assessor's parcels have a singular highest and best use (recreational use), the appraisers conclude that the two parcels (991201002 and 991201004) are representative of the Larger Parcel for valuation purposes. The reviewer concurs with this conclusion.

Summary of Salient Facts and Conclusions (Page 4)

Appropriately presented, including identifying and summarizing the property, parcel numbers, ownership, land size and zoning. The subject site is indicated as being undeveloped and containing 1.04 acres. The appraisers also restate the estimated market value conclusion, as of August 29, 2023, of $45,000.

Plat Map (Page 5), Aerial Photo (Page 6) and Subject Photos (Pages 7-9)

Appropriately presented. The appraisers provide a parcel map and an aerial view of the subject, accompanied by photographs of the property taken on August 29, 2023. This section is adequately presented.

Assumptions and Limiting Conditions (Pages 10-11)

Adequately presented and reasonable.

Acquisition Appraisal Salient Information (Pages 12-13)

Within this section, the appraisers identify the appraisal standards followed (USPAP and RCO), the intended use/users of the report, the property rights appraised (fee simple) and the purpose of the appraisal. They additionally provide the definition of Market Value applied within the appraisal analysis. A 10-year sales history is provided, along with a summary of the scope of appraisal, which summarizes the process completed to estimate the value of the property. Overall, this section is adequately presented.

Area/Neighborhood Description (Pages 14-17)

Adequately presented and provides the reviewer with a basic understanding of neighborhood characteristics, including utility availability, transportation linkages, general environmental issues impacting properties in the area, and recent development trends. The site is located in the community of Quilcene in Jefferson County. This section concludes by indicating that the subject neighborhood is primarily rural in nature with low density single family development being the most evident use.

Site Description (Pages 18-20)

The subject property is a rectangular-shaped site comprised of two assessor's parcels. The property includes primary access from Muncie Avenue, along the southerly side of the site. An undeveloped right of way is situated northerly of the property, with this area crossed by the Big Quilcene River. While the subject is not a "true" riverfront site, the fact that the adjacent right of way is undeveloped allows for pedestrian access from the subject site to the river. The entirety of the site is within a regulated flood plain or an identified floodway. Given the proximity of the Big Quilcene River, the subject falls under the requirements of the Shoreline Master Program, with the area of the river near the subject identified as a Conservancy environment. Available utilities include electricity and telephone service, although a recent decision by the Jefferson County Department of Community

Development indicates that the site does not constitute a "legal lot" and is not eligible for development permit applications (including the installation of a well or septic system).

Overall, the Site Description section provides the reviewer with a good understanding of the physical characteristics of the property.

Zoning and Taxes (Page 21)

Zoning/development criteria and the current real estate tax characteristics of the subject are summarized in these two sections. The subject is zoned Rural Residential (RR-5), with a maximum density of one homesite per five acres. Thus, as existing, the two assessor's parcels comprising the subject represent non-conforming sites. Further, as detailed previously in the appraisal, the findings of the Jefferson County DCD indicate that the property does not represent a legal lot and is not eligible for permit applications.

With respect to the current assessment and taxes, the total combined assessed value is $4,800, significantly lower than the appraised value. The reviewer notes that, relevant to the comparable sales utilized in the subsequent analysis, most exhibit assessed values that are well below their respective recent sale prices, suggesting that the subject is not unique in this respect. Overall, this section is adequately presented.

Highest and Best Use (Pages 23-25)

The appraisers go through the four components of the highest and best use analysis as though vacant (legally permissible, physically possible, financially feasible and maximally productive) and ultimately conclude that, due to the property's characteristics, the use that would provide the greatest value would be for recreational use. This conclusion is appropriate given the characteristics of the subject property.

Valuation – Sales Comparison Approach (Pages 26-30)

At the onset of this section of the report, the appraisers briefly introduce the three basic techniques for valuing real estate (Cost Approach, Income Approach and Sales Comparison Approach). As the property is undeveloped, the appraisers utilize the Sales Comparison Approach to value the property. The reviewer concurs that this is the most applicable approach for valuing the subject given its overall characteristics.

The appraisers describe the search for relevant sales to compare to the subject property for analysis purposes. The search included property sales dating back to January 1, 2020. Based on the reviewer's examination of the five comparables ultimately utilized in the appraisal, all have a similar highest and best use, that of recreational use. The comparables selected are analyzed utilizing an overall price per site as the unit of comparison, which is appropriate for the subject property given that it can feasibly only support recreational use on a small scale. Likewise, the comparables are all relatively small, bracketing the subject in size (ranging from 0.22 acres to 1.90 acres). A map and detailed property/sale descriptions are provided within the Addenda section of the report. A comparable sales summary chart is provided on Page 27, describing the five comparables, comprised of four closed sales and one current listing (Sale 2). A narrative summary of each sale, including descriptions of superior and inferior aspects as compared to the subject property, is provided on Page 28.

The adjustment process is illustrated in a grid provided on Page 29. The various elements of comparison that impact value, such as date of sale, location, size, topography, available utilities, and the presence or absence of waterfrontage, are considered within the adjustment chart. The upper end of the range (Sale 2 at $85,000) is comprised of a current listing, which is appropriately adjusted downward for its listing status, as well as superior river frontage (being directly on the Duckabush River). The lower end of the range (Sale 5 at $37,000) is a recent sale with no access to nearby waterfront amenities, suggesting a higher unit value for the subject. After offsetting factors, the appraisers conclude that a value estimate between the indications of Sale 4 ($50,000) and Sale 5 ($37,000) is appropriate. Ultimately, the appraisers conclude to a value estimate for the subject of $45,000. Based on the data presented and analyzed, the reviewer concludes that this is a reasonable value estimate for the subject property.

Report of Contact With Owner (Page 31)

Adequately presented.

Addenda (Page 32-58)

Within the addenda of the report, the appraisers provide a summary of their respective qualifications, maps and detailed data sheets for the comparable sales considered in the analysis, a copy of the Jefferson County Department of Community Development's "Legal Lot of Record Determination for Development Eligibility" document, and the title report relevant to the property. The addenda section is adequately presented.

Reviewer's Conclusions

The appraisal report under review appears to be well researched and presented. The data and analyses provided in the appraisal report led to a reasonable value conclusion for the subject property. The reviewer concludes that the appraisers' reconciled value conclusion is supported and reasonable. This conclusion, as of August 29, 2023, is **$45,000**.

Respectfully submitted,

Chad C. Johnson

Chad C. Johnson, MAI
State of Washington Certification 1101662

I, the review appraiser, certify to the best of my knowledge and believe, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with the assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
8. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
9. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
10. I have made a personal inspection of the subject of the work under review.
11. No one provided significant appraisal or appraisal review assistance to the person signing this certification.
12. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Washington State-Certified General Real
Estate Appraiser Certificate: 1101662

Signature Chad C. Johnson
Chad C. Johnson, MAI
September 7, 2023

APPRAISAL REVIEW
ASSUMPTIONS AND LIMITING CONDITIONS

1. The property descriptions supplied to the reviewer are assumed to be correct;

2. No surveys of the properties have been made by the reviewer and no responsibility is assumed in connection with such matters. Maps in the appraisals are included only to assist the reader in visualizing the properties. Property dimensions and sizes should be considered approximate;

3. No responsibility is assumed for matters of a legal nature affecting title to the properties, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable;

4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the reviewer;

5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified in review. The properties are assumed to be under responsible ownership and competent management;

6. It is assumed that there are no hidden or unapparent conditions of the properties, their subsoil, or their structures which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them;

7. Unless otherwise stated, the existence of hazardous material, which may or may not be present on the properties, was not observed by the reviewer. The reviewer has no knowledge of the existence of such materials on or in the properties. The reviewer, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties. The value estimates in this review are predicated on the assumption that there is no such material on or in the properties that would cause a loss in value. No responsibility is assumed for any such conditions, or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired;

8. Unless otherwise stated, no environmental impact studies were either requested or made in conjunction with this review, and the reviewer hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation;

9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this review;

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been specified, defined, and considered in this review;

11. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this review are based;

12. The reviewer will not be required to give testimony or appear in court because of having made this review unless arrangements have been previously made therefor;

13. Possession of this review or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the reviewer and in any event, only with properly written qualification and only in its entirety;

14. Neither all nor any part of the contents of this review, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the reviewer. Nor shall the reviewer, client, firm, or professional organization of which the reviewer is a member be identified without the written consent of the reviewer;

15. The liability of the reviewer, employees, and subcontractors is limited to the client only. There is no accountability, obligation, or liability to any third party. If this review is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The reviewer is in no way responsible for any cost incurred to discover or correct any deficiencies in the properties;

16. It is assumed that the public project which is the object of this review will be constructed in the manner proposed and in the foreseeable future;

17. Acceptance and/or use of this review constitutes acceptance of the foregoing assumptions and limiting conditions.

SALIENT INFORMATION

Property Rights

The property rights appraised constitute the fee simple interest.

Date of Value

The effective date of the value opinion for the property in this review is the effective date of the appraisal under review.

Competency of Reviewer

The reviewer has both the knowledge and experience required to competently perform this review.

Purpose of this Review

Review the report to determine if value estimate has been accurately established, and if the report is USPAP compliant and adheres to the appraisal guidelines of the Washington State Recreation and Conservation Office.

Scope of this Review

Those commonly recognized methods and techniques most appropriate for arriving at a market value indication relevant to the subject property were utilized in this review.

QUALIFICATIONS

CHAD C. JOHNSON, MAI

GENERAL EDUCATION

BA, Business Administration, Major in Real Estate, Washington State University

Relevant Coursework
- Real Estate Principles
- Real Estate Finance
- Real Estate Valuation
- Real Estate Investment
- Real Estate Law

CERTIFICATIONS

Washington State Certified General Real Estate Appraiser
Certification 1101662
Initial Issue Date: March 31, 2005

PROFESSIONAL DESIGNATION

MAI, Appraisal Institute

PROFESSIONAL EXPERIENCE

Real Estate Appraiser and Consultant
SH&H Valuation and Consulting (formerly Strickland, Heischman & Hoss, Inc.)
June 2001 to Present

APPRAISAL INSTITUTE COURSES & EXAMINATIONS COMPLETED

Course 310, Basic Income Capitalization (February 2002)
Course 320, General Applications (December 2004, online course)
Course 410, Standards of Professional Practice, Part A (September 2001)
Course 420, Standards of Professional Practice, Part B (September 2001)
Course 510, Advanced Income Capitalization (December 2002)
Course 520, Highest & Best Use and Market Analysis (September 2006)
Course 530, Advanced Sales Comparison and Cost Approaches (September 2008)
Course 540, Report Writing and Valuation Analysis (August 2003)
Course 550, Advanced Applications (January 2009)
Uniform Appraisal Standards for Federal Land Acquisitions – Practical Applications (May 2017)
Eminent Domain and Condemnation (August 2018)
Various Continuing Education Courses

APPRAISAL EXPERIENCE INCLUDES

Apartments
Agricultural Properties
Aquaculture Properties
Automobile Dealerships
Automobile Repair Facilities
Banks
Bowling Alleys
Business Parks
Cardlock Fueling Facilities
Carwashes
Churches
Commercial Land
Commercial Subdivisions
Condominium Developments
Conservation Easements
Daycare Centers
Food Processing Plants
Gas Station/Convenience Stores
Golf Courses
Health Clubs
Hotels/Motels
Industrial Properties
Industrial Subdivisions
Institutional Properties
Leasehold Interests
Manufacturing Facilities
Medical Offices
Mineral Extraction Operations
Mixed-Use Properties
Mobile Home Parks
Natatoriums
Nurseries
Private Schools
Professional Offices
Recreational Properties
Religious Retreats
Residential Land
Residential Subdivisions
Resource and Forest Land Properties
Restaurants
Retail Properties
Right-of-Way Acquisitions
Self-Storage Facilities
Shellfish Processing Plants
Single-Family Residences
Waterfront Properties

APPRAISAL EXPERIENCE IN THE FOLLOWING WASHINGTON COUNTIES

Benton County
Clallam County
Clark County
Cowlitz County
Franklin County
Grant County
Grays Harbor County
Island County
Jefferson County
King County
Kitsap County
Kittitas County
Lewis County
Mason County
Okanogan County
Pacific County
Pierce County
San Juan County
Skagit County
Snohomish County
Spokane County
Thurston County
Whatcom County
Yakima County

COMPLETED APPRAISAL ASSIGNMENTS FOR

Alaska USA Federal Credit Union
AmericanWest Bank
Anchor Savings Bank
Bank of America
Bank of the Pacific
Bank of the West
Banner Bank
Business Loan Center, Inc.
Capital Land Trust
Center for Natural Lands Management
Christian Community Credit Union
CIT Small Business Lending
City of Enumclaw
City of Kent
City of Tacoma Public Works
Coastal Community Bank
Colliers International
Colonial Bank, NA
Columbia Bank
Commencement Bank
Energy Northwest
FDIC
First Community Bank
First Federal
First Horizon Corporation
First Interstate Bank
Grays Harbor County
Great Peninsula Conservancy
Heritage Bank
Hood Canal Salmon Enhancement Group
Jefferson Land Trust
KeyBank National Association
Kitsap Bank
Kitsap Transit
Marquette Business Credit, Inc.
Mid Puget Sound Fisheries Enhancement
Native American Bank, NA
Nature Conservancy of Washington
Nisqually Land Trust
Northwest Farm Credit Services
Olympic Bank
One Pacific Coast Bank
Pacific International Bank
Pacific Northwest Bank
Peoples Bank
Pierce Commercial Bank
Quinault Maritime Resort
Quinault Nation Enterprise Board
Rainier Pacific Bank
Seacoast Commerce Bank
Seattle Savings Bank
Security State Bank
Sequim School District
Skagit State Bank
Sound Community Bank
South Sound Bank
Sportsmen's National Land Trust
Sterling Savings Bank
Sunwest Bank
Suquamish Tribe
Thurston First Bank
Timberland Bank
Trust for Public Land
Tukwila School District
U.S. Bancorp
U.S. Department of Interior
Umpqua Bank
UniBank
Union Bank
Valley Bank
Viking Bank
WA State Department of Fish & Wildlife
WA State Department of Natural Resources
WA State Department of Transportation
Washington First International Bank
Wells Fargo Bank
Whidbey Camano Land Trust
Yakima County Public Services
Zions First National Bank
Various Attorneys and Private Individuals

ADDENDA

615 Sheridan Street
Port Townsend, WA 98368

Public Health Purchase Order

Fiscal Year 2023 | Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, AND SHIPPING PAPERS.

Purchase Order Number	**22300310**
Purchase Order Date	**07/28/2023**
Department	**WATER QUALITY - JCPH**

Bill To
615 SHERIDAN STREET
PORT TOWNSEND, WA 98368

Ship To
615 SHERIDAN STREET
PORT TOWNSEND, WA 98368

Vendor 7086
SH&H VALUATION, LLC
DBA: SH&H VALUATUION AND CONSULTING
3609 MARKET PLACE WEST
SUITE 201
UNIVERSITY PLACE, WA 98466

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
		7086	12300340	Apple Martine	

NOTES

REVIEW APPRAISAL FOR PIEHL PROPERTY BIG QUIL-PIEHL

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	REVIEW APPRAISAL FOR PIEHL PROPERTY BIG QUILCENE - NOT TO EXCEED $2800.00 GL #: 12855310 - 410322 $2,800.00 Project # : E-12800378 .PROF SRV .LOWBIGQUIL.	1.0000	EACH	$2,800.0000	$2,800.00

This instrument has been audited in the manner required by local government regulations and laws. Your jurisdiction's specific legal text may be placed in this area.

Veronica Shaw - Public Health Deputy Director

Purchase Order Total **$2,800.00**

Purchasing Copy

STATE OF WASHINGTON

DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION

WASHINGTON STATE DEPARTMENT OF LICENSING

THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED GENERAL REAL ESTATE APPRAISER SUPERVISOR

CHAD CARTER JOHNSON
13712 117TH AVE E
PUYALLUP WA 98374-4730

1101662	**03/31/2005**	**12/15/2024**
License Number	**Issue Date**	**Expiration Date**

Teresa Berntsen

Teresa Berntsen, Director

SH&H
VALUATION AND CONSULTING

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JEFFERSON COUNTY ASSESSOR PARCEL MAP

This sketch is provided, without a charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Referenced should be made to an accurate survey for further information.

The Assessor does not in any way guarantee the accuracy of the acreage and parcel boundaries depicted on these maps.

Parcel size and location is based on information available, including recorded surveys, legal descriptions, aerial photographs, and various government sources.

Where this information is insufficient, parcel boundary locations are estimated.

Parcel maps are updated frequently. Please check with the Assessor for the latest revision.

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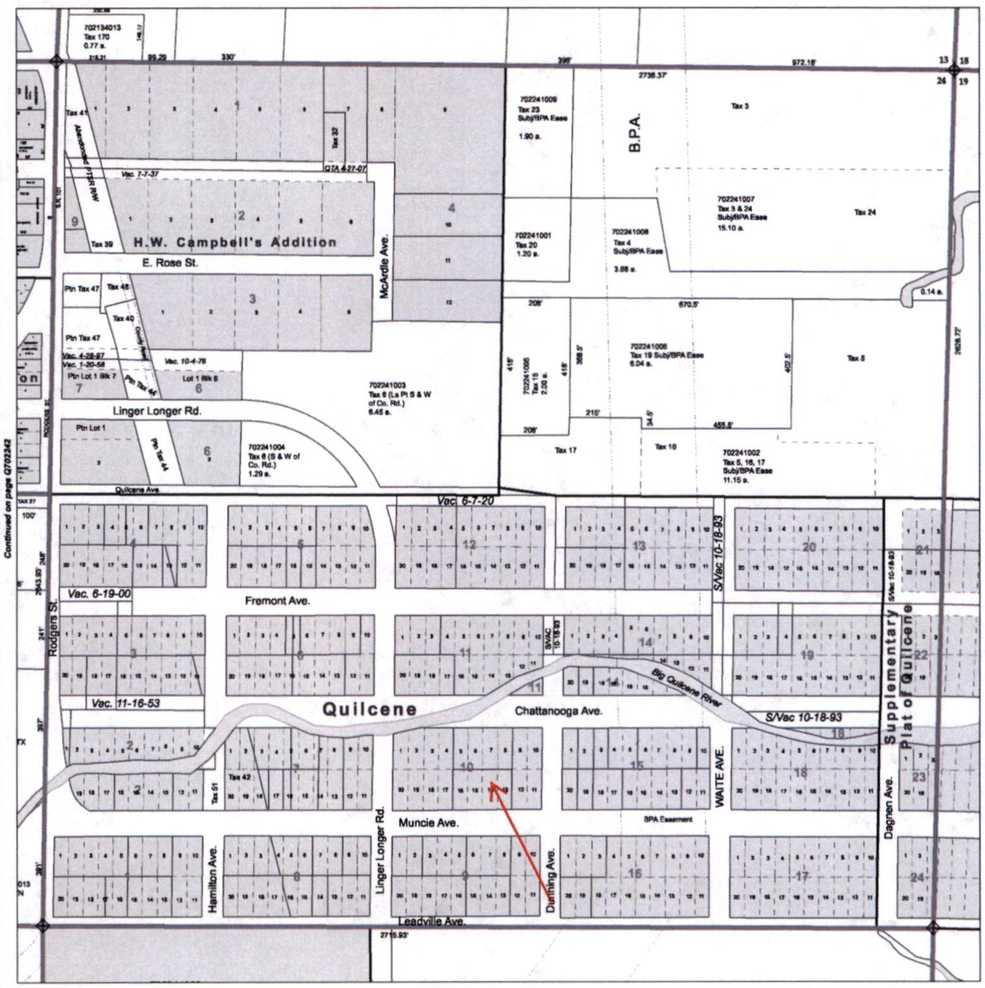

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Jefferson County Assessor

For more information:
Jefferson County
Assessor's Office
1820 Jefferson St
Port Townsend, WA 98368
www.co.jefferson.wa.us

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0 100 200 Feet

Tax Parcels	Lot
Subdivision	Park
Condominium	Tidelands
Government Lot	Easements

Map Page
Q702241
Revised:
1/17/2018

NE
SEC 24
TWP 27N
RGE 2W