

ADMINISTRATIVE OFFER SUMMARY No. 1

PROJECT: SR 532, Davis Slough Bridge Replacement – Dugalla Bay Mitigation Site

ISLAND COUNTY SUNDRY SITE PLANS: Dugalla Bay Preserve Wetlands Mitigation Area Sheet: 10

Plan Approval Date 05/19/2014 Revision Date N/A Worksheet Date 06/17/2014

OWNERS NAME: Doris Dykers & Lawrence H. Dykers

PROPERTY LOCATION: 429 Frostad Road, Oak Harbor, WA 98277 TAX ACCOUNT: R23317-407-0110 & R23317-409-0230 & R23317-425-0400

BEFORE AREA: 117,267 sf = 2.69± acre AFTER AREA: 117,267 sf = 2.69± acre

ACQUISITION AREA:

FEE: None EASEMENT: Flood Easement 23,285 sf = 0.53± acre
(area) (type) (area)

CURRENT USE: Single Family Residence ZONING: R; Rural (Island County)

HIGHEST & BEST USE; VACANT: Residential IMPROVED: Residential

EFFECTS OF ACQUISITION: This 3-tax parcel property is an irregular-shaped tract of land located at the northeast corner of Frostad and Dike Roads. The parcel is improved with a single family residence with additional outbuildings. The parcel features a downward sloping topography with mixed vegetation. It sits below the road grade of Frostad Road. However, the site is elevated above the abutting flood plain to the north and usable as a residential site.

A permanent Flood Easement is necessary for the north portion of the parcel. The Flood Easement rights will eventually be relinquished to the Whidbey Camano Land Trust. The fair market value of the subject parcel as an unimproved site, based on the comparable sales considered in this analysis, indicate a value of \$60,000 for calculation purposes. The flood easement rights to be acquired have been calculated at 25% of the estimated fee value, as this is less than the total ownership of rights.

SALES RELIED ON: 6, 7, 8, 9, 10, contained in Data Package for this project dated: 06/13/2014

Subject Sold within last 5 years? No If yes, is Sale included in Market Data Package? N/A

FEE:

LAND:

None \$ -0-

IMPROVEMENTS:

None \$ -0-

EASEMENT: Flood

23,285 sf x \$0.51/sf x 25% \$ 3,000 ®

DAMAGES:

None \$ -0-

TOTAL:

\$ 3,000

NWR - RECEIVED
JUN 18 2014
Real Estate Services

Prepared By: Philip L. Brodt

DB Date: 06/17/2014

1. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
2. My compensation is not contingent on an action or event resulting from this report.
3. I affirm that the valuation problem is uncomplicated. I concur in the value estimate herein. I authorize an Administrative Offer be made in said amount as Just Compensation.

[Signature]
(Region Appraisal Unit Manager)

06/18/2014
(Date)

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