

**PROPERTY INFORMATION- SQUIRES LAKE ACQUISITION PROPOSAL
JULY 13, 2021**

Location: Adjoining Squires Lake Park- Intersection of Nulle Road and Pacific Highway

Size: 5.9 Acres

Appraisal: 4/14/21 Gustafson & Associates

Appraised Value: \$90,000

Purchase Price: \$90,000

Zoning: Whatcom County R-5

Property Description: Steeply sloped undeveloped fully forested with unnamed seasonal stream (outfall from Squires Lake)

Proposed Use: Public park, buffer and overlook

Miscellaneous Information

Squires Lake Park: Acquired in 1995. The park is comprised of 84-acres focused around the 10-acre Squires Lake and an adjoining beaver flowage. Development consists of a small dam on the lake, 2.2 miles of hiking trails, fishing access to the lake and trailhead with parking. Park is owned by Whatcom County and jointly managed by Whatcom and Skagit County Parks & Recreation Departments.

Squires Lake Park Visitation: 2020 (35,455), 2019 (24,512), 2018 (23,281)

Summary of Important Facts and Conclusions

GENERAL

Subject: The property is unimproved; and therefore, has no established address.

Owner: Brian and Gail Estes

Date of Value: April 14, 2021

Intended Use: The intended use is for potential acquisition purposes.

Intended User(s): Michael McFarlane

Assessment: **Real Estate Assessment & Taxes**

Tax ID	Land	Impr.	Total	Taxes
370431-020057	\$11,000	\$0	\$11,000	\$117.47
370431-010045	\$5,000	\$0	\$5,000	\$47.64
370336-516113	\$35,000	\$0	\$35,000	\$373.78

Sale History: The subject has not sold in the last three years, according to public records.

Current Listing/Contract(s): The subject is not currently under contract or advertised for sale on the open market.

Land: **Land Summary**

Parcel ID	Gross Land Area (Acres)	Gross Land Area (SF)	Usable Land Area (Acres)	Usable Land Area (SF)	Topography
370431-020057	1.35	58,806	Minimal	Minimal	Severely Sloping
370431-010045	.55	23,958	Minimal	Minimal	Severely Sloping
370336-516113	4.0	174,240	Minimal	Minimal	Severely Sloping

Improvements: The subject property is unimproved.

Zoning: Rural 5 Acre – Whatcom County

Highest and Best Use of the Site: The property has severely sloping, and gully type topography. It is potentially possible to build on the site. It appears that there are only 2 areas that have a potential for construction of a dwelling on the site. The remainder of the land area is unusable from a physical standpoint. Still, the highest and best use is for rural residential homesite.

VALUE INDICATIONS

Land Value	\$90,000
Final Correlated Value	\$90,000