



COMPARATIVE MARKET ANALYSIS – CAMP 2 ROAD VACATION PETITION

PETITIONER: Karen Atkinson, et. al.
PROPERTY LOCATION: Portion of Camp 2 Road
OWNER NAME: Whatcom County
CURRENT USE: Vacant (right-of-way)
AREA ZONING: Rural-1 Unit/5 Acres (R5A)

BACKGROUND:

Pursuant to Whatcom County Ordinance No. 1-72, dated February 14, 1972, Karen Atkinson, et. al. are petitioning the County to vacate an area of approximately 1,662 square feet, more or less, consisting of unopened right-of-way (ROW) a portion of Camp 2 Road.

SALES RELIED ON:

Six comparable land sales were used to prepare this market evaluation of the subject property and they sold between June 2022 to October 2022. Sale prices ranged from \$1.44 to \$5.15 per square foot.

Comparable #1 is located on Ridgeway Place, Sedro Woolley, approximately 2,600 feet northerly of the subject property. It is approximately 0.17 acres and is vacant land. It sold on August 24, 2022 for \$38,000 or \$5.15 per square foot. The property is zoned "R2A".

Comparable #2 is located at 3041 Pine Lane, Sedro Woolley, approximately 5,500 feet northerly of the subject property. It is approximately 0.19 acres and is vacant land. It sold on August 16, 2022 for \$38,000 or \$4.66 per square foot. The property is zoned "R2A".

Comparable #3 is located at 3019 Hemlock Way, Sedro Woolley, approximately 4,600 feet northerly of the subject property. It is approximately 0.17 acres and is vacant land. It sold on September 26, 2022 for \$33,000 or \$4.41 per square foot. The property is zoned "R2A".

Comparable #4 is located at 487 Hilltop Drive, Sedro Woolley, approximately 4,500 feet northerly of the subject property. It is approximately 0.17 acres and is vacant land. It sold on June 28, 2022 for \$30,000 or \$4.04 per square foot. The property is zoned "R2A".


Comparable #5 is located at 688 Rainbow Drive, Sedro Woolley, approximately 7,000 feet northerly of the subject property. It is approximately 0.20 acres and is vacant land. It sold on October 3, 2022 for \$22,000 or \$2.53 per square foot. The property is zoned "R2A".



Comparable #6 is located on Rainbow Drive, Sedro Woolley, approximately 7,500 feet northerly of the subject property. It is approximately 0.19 acres and is vacant land. It sold on July 28, 2022 for \$12,000 or \$1.44 per square foot. The property is zoned "R2A".

While the six comparable sales are not recent they are all vacant and of similar condition and zoning as the subject property. Averaging those six sales together arrives at a price per square foot of \$3.71 and is relied on most heavily for the Fair Market Value.

RECOMMENDED COMPENSATION TO COUNTY for 1,662 square feet X \$3.71 per square foot = **\$6,166.00 (rounded)**

Prepared By: 
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Whatcom County Public Works

Date: 10-21-24

This market analysis does not constitute an appraisal as defined by USPAP.