

(SKOOK)

DISPOSITION FORM

For use of this form, see AR 340-15, the proponent agency is TAGCEN.

REFERENCE OR OFFICE SYMBOL

SUBJECT

NPSRE-AP

Skagit Levee and Channel Development Project, WA

THRU Ch, Engrg Div

FROM Actg Ch, RE Div

DATE 6 October 1978 CMT 1

TO Ch, Reg Plng Sec *W7*

Wikstrom/cw/3560

Inclosed for your use is a copy of the Gross Appraisal on Skagit River Levee and Channel Improvement Project, Levee Sections 4, 5, 6, 8, 9, 10 and 11 (Burlington Area) Reconnaissance Studies.



BRYAN L. TURNER

1 Incl
as

P004696

GROSS APPRAISAL

SKAGIT RIVER LEVEE AND

CHANNEL IMPROVEMENT

PROJECT

LEVEE SECTIONS

4, 5, 6, 8, 9, 10, and 11

RECONNAISSANCE STUDIES

29 SEPTEMBER 1978

Prepared By

Jack Morris
Appraiser

Seattle District
U.S. Army Corps of Engineers

P004697

The following information is provided in response to memos dated 2 August 1977, 2 August 1978, 21 August 1978, 19 September 1978, and 21 September 1978. Copies of said memos may be found in addenda at pages A-4 through A-9.

The various levee sections are numbered and may be identified by examination of map in addenda at page A-1.

In order to estimate the unit value of the levee sections, approximately 100 land sales have been examined. Those considered most comparable are listed and may be found in addenda at page A-3.

Inquiries were also made of two Burlington realtors (Dean Kelly Realty and Lundquist Realty).

Based on this investigation, it is my opinion that land values for various use categories are as follows:

- A. Good level farm land inside the flood plain sells for \$2,500 to \$3,500 per acre.
- B. Building lots ready for construction sell for \$10,000 per site. Average sites contain 10,000 square feet.
- C. Commercial land sells for \$40,000 per acre or \$1.00 per square foot.
- D. Industrial land sells for \$20,000 per acre or \$.50 per square foot.
- E. Small acreage parcels sell at \$6,000 per acre.

F. Land is inflating at approximately one percent per month.

Using the information discovered, fee land values for the levee sections are estimated as follows:

Levee Section 4. Approximately 36% of area is used and zoned Residential. This area is estimated at \$5,000 per acre. The remaining 64% is used and zoned Agriculture and is estimated at \$3,000 per acre.

Levee Section 5. Approximately 50% is used and zoned Residential and is estimated at \$5,000 per acre. The remaining area is zoned Agriculture and estimated at \$3,000 per acre.

Levee Section 6 appears to be zoned Agriculture, and it is estimated at \$5,000 per acre.

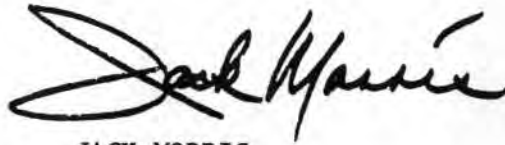
Levee Section 8. All this area is zoned Agriculture and is estimated at \$3,000 per acre.

Levee Section 9. Seventy-six percent of this area is Agriculture and is estimated at \$3,000 per acre. Ten percent is Industrial and is estimated at \$20,000 per acre. The remaining 14% is Commercial and is estimated at \$40,000 per acre.

Level Sections 10 and 11 are all agricultural lands and are estimated at \$3,000 per acre.

The ponding area in Section 12, Township 34 North, Range 3 East, is estimated at \$8,000 per acre.

Verbal information received and examination of levee alignment as drawn in aerial photos indicate there are no building relocations on these levee sections.



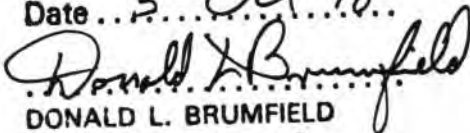
JACK MORRIS

APPRAISER

DATE: 2 October 1978

REVIEWED AND APPROVED:
(Office Review Only)

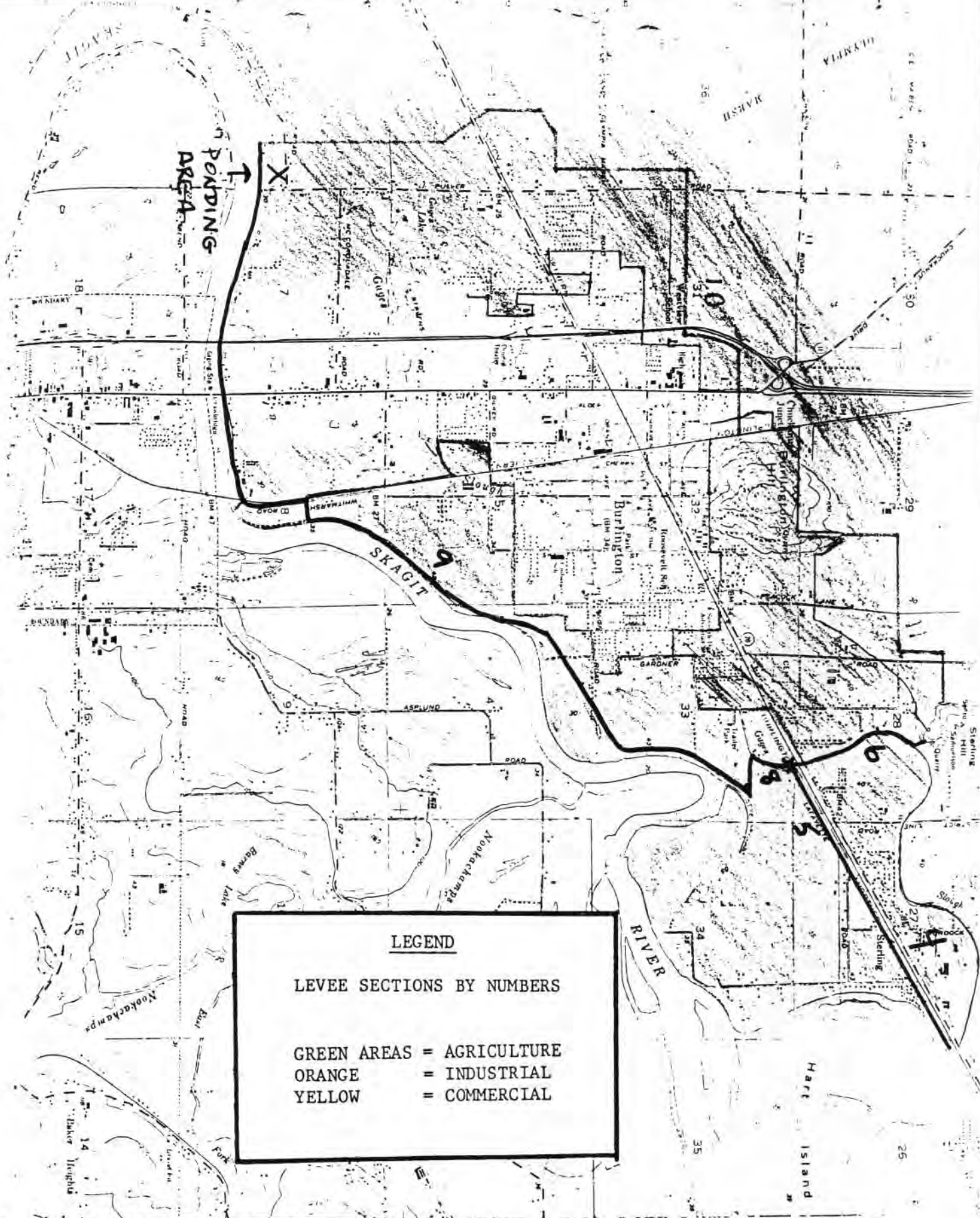
Date... 5 Oct 78



DONALD L. BRUMFIELD
Chief, Appraisal Branch
Seattle, District, COE

ADDENDA

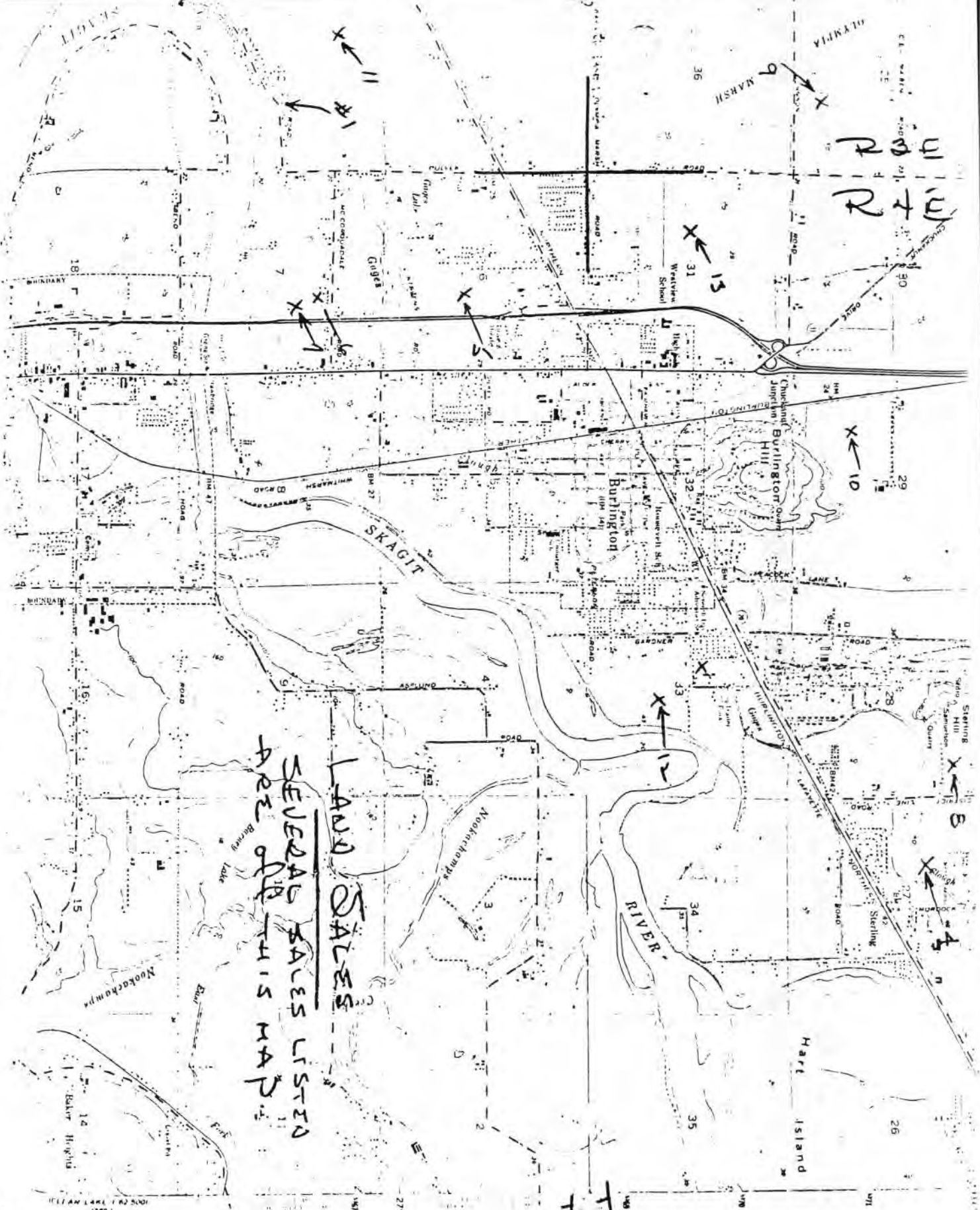
P004701



LEGEND

LEVEE SECTIONS BY NUMBERS

GREEN AREAS = AGRICULTURE
 ORANGE = INDUSTRIAL
 YELLOW = COMMERCIAL



W
N
E
T
E

LAND SALES
SEVERAL SALES LISTED
ARE ON THIS MAP.

T 352
T 342

A-2

P004703

NPSEN-PL-RP

General Design Memorandum Skagit River Levee and
Channel Improvements - Real Estate Data (SLCI-5)

XX THRU Ch, PIng Br
Ch, Engrg Div
TO Ch, Real Estate Div

Ch, Reg PIng Sec

2 August 1977
Alsop/emv/3612

1. Reference: Hand written note from Robert Frey (dtd 26 May 1977) subject: Skagit Levees, cost estimate for RE Division work (see inclosure 1).
2. Request Real Estate Division accomplish the following work as discussed between MM. Frey and Brooks on 26 May 1977.
3. Local cooperation: Provide assistance to Project Manager, Forest Brooks, to determine requirements of local cooperation including coordination with local sponsor and determinations of real estate requirements.
4. Rights-of-entry: Obtain rights-of-entry from owners of lands where surveys and explorations will occur as necessary. Coordination should be maintained with John Erlandson, Survey Branch and Ernest Sabo, F&M Branch regarding the needs, times and places for this work (expected to be in FY 77).
5. Estimate land values for property within the flood plain and comparable land outside the flood plain for the following types of land use: Industrial, agricultural, commercial, and residential. Coordination should be maintained with Don Thompson, Economic and Social Evaluation Section, in regard to this work item.
6. Estimate value of right-of-way (purchase or permanent easements) to be obtained by the local sponsor for levee embankment, floodwalls, and other structures. Coordination should be made with Bill McKinley, Regional Planning Section, in regards to work described in paragraphs 6, 7, and 8.
- ✓ 7. Estimate relocation costs for those buildings or properties which have to be moved due to construction.
- ✓ 8. Estimate costs for acquisition and resettlement of selected areas in the flood plain that will not be protected by levees if necessary.
9. Coordination meetings: Attend coordination meetings as required during levee design coordination and project analysis. Provide assistance at public meetings in response to general landowner questions and concerns.
10. Charges and Funding FY 77: During fiscal year 1977, Real Estate Division work shall be charged to BA 207 30 4L10 BJ00. Charges may be made in the amount of \$1,500 during fiscal year 1977 for the following items of work.

A-4

P004704

<u>PARAGRAPH</u>	<u>COMPLETION DATE</u>	<u>CHARGES</u>
3	30 Sep 77	\$ 900
4	30 Sep 77	600
		<u>\$1,500</u>

11. Charges and Funding FY 78: For fiscal year 1978 work, charge numbers will be issued when available. Charges are not to exceed \$3,500 for fiscal year 1978 Real Estate Division work. Completion dates are listed below for the following items of work.

<u>PARAGRAPH</u>	<u>COMPLETION DATE</u>	<u>CHARGES</u>
5	30 Nov 77	\$ 800
6	5 Aug 78	1,200
7	5 Aug 78	600
8	5 Aug 78	600
9	30 Nov 78	300
		<u>\$3,500</u>

SKRINDE

1 Incl
as

cc w/incl:
Ch, Reg Plan
Ch, Prog & Cost Sec
Ch, Survey
Ch, Feas
Ch, F&M
cook
Brooks
RP file

ALSO WRG
EB
BROOKS

SKRINDE /

HOGAN

SELLEVOLD

ED PL FILE

It is a District Real Estate responsibility to obtain local cooperation agreements from non-Federal sponsors, an action usually initiated during the advance engineering and design stage as soon as it appears the project is feasible. Furthermore, written expressions of intent are typically obtained from local sponsors at very early stages in the project when the non-Federal responsibilities for real estate acquisition, maintenance, and other requirements may not be sufficiently firm to form the basis for an agreement.

Coordination shall further extend to public meetings, and Real Estate Division should be in attendance at all such meetings to answer "general" landowner questions and concerns.

In its preliminary stages, Real Estate Division has a responsibility to obtain rights-of-entry from owners of lands where survey and exploration will occur. At this time coordination with the local sponsor(s) will reveal the scope of the acquisition program for such sponsor(s) and permit gross appraisals to be developed for the GDM, along with a narrative for the Real Estate Section of the report.

Grant Levels

6 1,500 FY 77

3,500 FY 78

per Bob Frey 26 May 1977

INCL. 1.

A-6

P004706

NPSEN-PL-RP

Bob
Skagit Levee and Channel Development Project -
Determination of Land Values and Relocation Costs

X THRU: Ch, Plng Br
Ch, Engrg Div
TO: Ch, Real Est Div

Ch, Reg Plng Sec

21 Aug 78
Farrar/hg/3604

1. References:

a. DF dated 2 August 1977, subject: General Design Memorandum Skagit River Levee and Channel Improvements - Real Estate Data (SLCI-5), from Chief, Regional Planning Section.

b. Discussions on 16 August 1978 between Messrs. Frey, Plymale, Brooks, McKinley, and Worthington regarding input from Real Estate covered in paragraphs 6, 7, and 8 of reference a.

c. Previously furnished maps showing levee alignments, possible relocations, and potential pumping/ponding areas.

2. Request Real Estate accomplish work listed in paragraphs 6, 7, and 8 of reference a. The location of the levee alignments under consideration is shown in reference c, along with the location of potential pumphouses/ponding areas. We have also provided a set of orthophoto plan sheets marked to show locations of structures that may have to be removed and/or relocated. The estimate of right-of-way land value should be provided in appropriate units (i.e., for agricultural land, in per acre, etc.) for specific segments along the levee alignment (identify by levee stations). Estimates of relocation costs should be determined using most likely course of action (i.e., demolition and removal, relocation, etc.) in each particular case. Coordination should be maintained with Mr. Bill McKinley, Regional Planning Section, in regards to this work.

3. As specified in reference a, direct charges not to exceed \$2,400 (\$3,400 direct plus indirect) may be made to charge number BA207 30 4LI 0 BS00 to accomplish work described in paragraph 2. If any work is contracted out, please request a separate charge number for the contract amount and contract SR&A.

WALTER L. FARRAR

FARRAR /

cc:
Cook
Plymale
Frey
Blanchette
Brooks
McKinley
RP Sec File

ED-PL FI

A-1

P004707

Actg Ch, Real Estate Div

Civil Coordinator

19 Sept 1978
VERT/ds/3666

1. On 15 September 1978, there was a meeting to review the project schedule. Real Estate Division was not shown on the schedule. I called the omission of real estate activities to the attention of Vern Cook and Walt Farrar. These activities then were written in the margin of the schedule.
2. Real Estate actions and schedules are as follows for GDM input:
 - ✓ a. Furnish estimate of flood plain land values by 22 September 1978.
 - b. Furnish estimate of land values of right-of-way for levee and other structures by 1 October 1978.
 - c. Furnish estimate of relocation costs under PL91-646 by 1 October 1978.
 - d. Furnish estimate of costs to acquire and resettle selected areas in lieu of levee protection by 1 October 1978.
 - e. Prepare real estate narrative for GDM by 10 October 1978.
3. Don Brumfield and Jack Morris agreed to meet above scheduled dates. Mr. Morris will accompany the project A/E on field trip 19 September 1978 to view the area and levee alignment.
4. This project has been designated high priority. A briefing of project progress will be scheduled for the Colonel later this month.

LINDA B. VERT

A-8

P004708

21 September 1978

MEMO FOR: RECORD

SUBJECT: Skagit Levee and Channel Improvement Project - Project Meeting
To Discuss Real Estate Input

1. The subject meeting was held on 21 September 1978 in the Real Estate Division Conference Room. The following were in attendance:

Don Brumfield	Chief, Appraisal Branch
Linda Vert	Real Estate Div
Jack Morris	Real Estate Appraiser
Dom Thompson	Economics and Social Evaluation Section
Rich Worthington	Regional Planning Section

2. The purpose of the meeting was to review real estate input required for cost estimating and economic evaluation purposes. It was clarified that land values would be provided on a cost per acre basis for different classes of land (agricultural, commercial, residential, etc.) by levee segment. Relocations costs will be estimated for the specific structures to be relocated through coordination with the Regional Planning Section.

3. The following priorities were established for the work. Priorities a & b are scheduled for completion by 29 September 1978.

- ✓ a. Levee segments around Burlington.
- ✓ b. Land values in and out of the floodplain for various land uses.
- c. Levee segments around Mt Vernon.
- d. Downstream agricultural levees.
- ~~e.~~ Levee segments from Burlington to Sedro Woolley.

Rich Worthington
WORTHINGTON

cc:

ATTENDEES

Ch, ERS

Ch, E&SE

Ch, FPMS

Ch, F&M

Ch, H&H

Ch, Des Br

Ch, Real Estate Div

Ch, Plng Br
Cook, Des Br
Worthington
RP file

A-9

P004709

LAND SALES - BURLINGTON AREA

SMALL TRACTS - RESIDENTIAL

SALE NO.	LOCATION	PRICE	AREA	UNIT VAL.	SALE DATE	OUT IN	USE
1	12-34-3	\$ 12,000	1.44 ac	\$ 8,333	4-77	IN	RES
2	19-35-4	1,250	0.17	7,352	10-76	IN	AG
3	19-35-4	1,000	0.16	6,250	10-77	IN	AG
4	24-35-4	2,500	0.51	4,900	9-77	IN	RES

COMMERCIAL ACREAGE

5	6-34-4	\$ 75,000	3.21 ac	\$23,364	8-76	IN	COMM
6	7-34-4	80,000	4.00	20,000	10-76	IN	COMM
7	7-34-4	40,000	2.37	16,877	3-77	IN	COMM

AGRICULTURAL ACREAGE

8	28-35-4	\$ 86,600	32.08 ac	\$ 2,700	1-77	IN	AG
9	25-35-3	118,000	39.40	3,000	10-77	IN	AG
10	29-35-4	128,000	40.00	3,200	8-77	IN	AG
11	12-34-3	84,000	39.40	2,131	11-77	IN	AG

LOT SALES

12	33-35-4	\$ 7,000	11,000 sq	\$ 0.63	6-77	IN	RES
13	31-35-4	35,000	48,000	0.73	6-77	IN	RES
14	2-34-3	10,000	10,800	0.92	2-77	IN	RES
15	2-34-3	6,500	9,375	0.69	4-77	IN	RES
16	23-35-4	13,500	12,480	1.08	3-77	IN	RES
17	35-35-3	13,500	22,050	0.60	3-77	IN	RES
18	7-35-4	7,000	13,600	0.51	4-77	IN	RES

A-10

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