

**AN APPRAISAL OF
THE ALLEY WITHIN THE CAMPUS
OF COLUMBIA ELEMENTARY SCHOOL
LOCATED IN
BELLINGHAM, WASHINGTON**

**MADE AT THE REQUEST OF:
STEVE SUNDIN ON BEHALF OF
BELLINGHAM PUBLIC SCHOOLS
1306 DUPONT ST
BELLINGHAM, WA 98225**

AS OF: FEBRUARY 21, 2023





April 16, 2023
RE: File No. 23-02AW

Steve Sundin
City of Bellingham Planning & Community Development
210 Lottie St
Bellingham, WA 98225

Dear Mr. Sundin,

In conformance with your request for an appraisal of the alley bisecting the block on which Columbia Elementary School is located in Bellingham, WA, we submit the following report.

Based upon an inspection of the property, and an investigation into the market in the Columbia Neighborhood, it is our opinion that the market value of the subject property as of February 21, 2023 is:

**THREE THOUSAND ONE HUNDRED TWENTY-FIVE DOLLARS
(\$3,125)**

Should you have any further questions regarding this appraisal or matters pertaining thereto, please do not hesitate to call.

Sincerely,

Glenn C. Crowe, Certified General Appraiser

Andréa D. Whitewing, M.A.,
Practicing Affiliate, Appraisal Institute

EXECUTIVE SUMMARY

LOCATION:

Alley right-of-way traversing the campus of Columbia Elementary School North to South, between Utter St to the West, Walnut St to the East, W North St to the North, and the vacated right-of-way for Jefferson St to the South.

TYPE OF PROPERTY:

One small remnant of land bisecting a portion of the Columbia Elementary School campus

LAND AREA:

4,000 square feet

HIGHEST AND BEST USE:

Remnant parcel with highest and best use to surrounding property owner

MARKET VALUE ESTIMATE:

\$3,125

PROPERTY RIGHTS APPRAISED:

100% Fee Simple

DATE OF VALUE:

February 21, 2023

DATE OF REPORT:

April 16, 2023

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 Appraiser’s Certification

ASSUMPTIONS AND LIMITING CONDITIONS

It is expressly understood and emphasized that the methods of appraisal, conclusions and opinions, together with the analysis of pertinent data and information, are subject to, contingent upon, and limited to the following conditions.

1. That the information contained in the following report has been gathered and obtained from reliable sources, but is not guaranteed. If any errors or omissions are subsequently found, we reserve the right to modify or correct any conclusions or opinions that may be directly affected.
2. That the legal description of the subject property is correct as identified in the office of the Whatcom County Assessor's Office.
3. That the land area and building descriptions are accurate and based upon information identified in the Whatcom County Assessor's office and title company records in addition to appraiser inspection.
4. That all current market data and pertinent information is based upon personal interviews with informed persons or dependable sources and is assumed reliable and correct as represented.
5. That this appraisal and the valuation of the property is made as though the title thereof is free and clear of all encumbrances and is based upon the 100% fee simple interest.
6. That, where sketches or photos of the subject property are included, they are for illustrative purposes only. They are not intended to accurately represent the location of property boundaries, fence lines, public roadways, or the size, shape, or dimensions of the property illustrated.
7. That, where sale and subject location maps have been prepared, they are for illustrative purposes only. While care has been taken to accurately identify site locations, those locations are not guaranteed in terms of specific distance from one another or from a given reference point.
8. That in computing and itemizing the final estimate of value, the figures have been adjusted to the nearest significant amount for the sake of clarity and simplicity where precision and accurate mathematics beyond a certain reasonable point are meaningless in arriving at the ultimate opinion of value.
9. That in the event testimony of any kind is required with regard to the accompanying report, we reserve the right to make any alterations or corrections which may be necessary in order to recognize any changes in market conditions and/or physical or economic factors directly affecting the subject property that may occur between the date of this appraisal and the date of testimony.

10. That the data and conclusions in this report are part of the appraisal procedure employed at arriving at the ultimate opinion of value and no separate part or individual item may be used out of context by itself alone; nor may any publication or unauthorized use be made of this report without permission of these appraisers.

11. That it must be fully recognized that the appraisal process is an evaluative procedure in which subjective judgments are made based upon available market evidence, with the appraised value in no way a guarantee of the price at which the property will sell. A potential purchaser may have specific needs and requirements and may be willing to pay more than the value indicated by the market evidence. Likewise, under specific conditions, a motivated seller may be willing to accept less than the indicated market value.

12. That the acceptance and use of this appraisal implies acknowledgement and acceptance of these Assumptions and Limiting Conditions.

13. That the value estimated in this report is based upon the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of these potential conditions. The routine inspection of, and inquiries about, the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that tests and inspections made by a qualified expert would reveal the existence of materials and/or conditions on or around the property that would affect its value.

14. That this report is intended to comply with the reporting requirements set forth in the Uniform Standards and Professional Appraisal Practice Standards Rule 2-2a for an appraisal report. As such, it presents summary discussion of the data, reasoning, and analysis that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraisers' files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraisers are not responsible for unauthorized use of this report.

APPRAISER'S CERTIFICATION

The accompanying report is confidential and has been prepared at the request of Mr. Steve Sundin of the City of Bellingham Planning Department. I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present nor 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.
4. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
5. Other than that identified in the following analysis, no significant professional assistance was provided to me in the preparation of this report.
6. I have made a personal inspection of the property that is the subject of this report.
7. No request was made of the appraiser for a specific or minimum value.
8. My analyses, opinions and conclusions were developed and this report has been prepared in compliance with the requirements for this type of assignment and in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) 2020-2021 edition, Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989 and amended in 1994, regulations adopted by the Office of Controller of the Currency, and in accordance with Farmer Mac *Collateral Valuation Standards and Guidelines*.
9. I have not previously appraised the property that is the subject of this report in the three years prior to the date of acceptance of the assignment.
10. That I was assisted in the preparation and completion of the appraisal report by Andréa Whitewing, License No. 1001945, who is an appraiser trainee in my office. She helped assemble background information, plat maps, and assisted in the research, tabulation, selection, and utilization of comparable sales in the analysis, as well as preparation of the report.

Respectfully submitted,



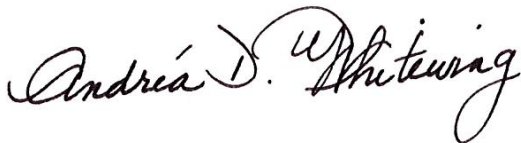
Glenn C. Crowe
Follis Appraisal Services, LLC
1101075

APPRAISER TRAINEE'S CERTIFICATION

The accompanying report is confidential and has been prepared at the request of Mr. Steve Sundin of the City of Bellingham Planning Department. I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the included Assumptions and Limiting Conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
3. 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.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in or the use of this report.
6. No request was made of the appraiser for a specific or minimum value.
7. I have not previously appraised the property that is the subject of this report in the three years prior to the date of acceptance of the assignment.
8. I have made a personal inspection of the property that is the subject of this report.
9. 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 Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
12. My participation in the preparation of this report consists of the following: I provided all research, tabulation of comparables, and assisted in the inspection and photography of the subject site as well as the analysis and preparation of the report.

Respectfully submitted,



Andreea D. Whitewing, M.A.
Practicing Affiliate, Appraisal Institute
Follis Appraisal Services, LLC
1001945

NEIGHBORHOOD DESCRIPTION:

The subject property is located west of downtown Bellingham in the central portion of the Columbia Neighborhood. The southerly portion of the neighborhood is primarily identified as the Eldridge Avenue corridor. There are several distinct areas comprising the Columbia Neighborhood, including the Eldridge Avenue corridor, which features older, residential dwellings on the southerly side of Eldridge Avenue, all of which have outstanding panoramic views overlooking the Bellingham North Harbor area, Bellingham Bay, and points beyond. The majority of the Columbia Neighborhood features small residential homesites improved with structures of varying architectural elevations.

While primarily single-family residential in character, the Columbia Neighborhood also features a portion of the Fountain District Urban Village and multi-family residential development in its southeasterly corner, as well as a commercial and multi-family residential district in the northwesterly corner. Access throughout the neighborhood is good via a system of hard-surfaced city-maintained roadways. Several parks and an elementary school are located in the neighborhood.

Residents in the Columbia Neighborhood rely upon the city of Bellingham primarily for sources of goods, services, and employment.

IDENTIFICATION AND ANALYSIS

1. OWNERS OF RECORD:

City of Bellingham

2. LOCATION OF PROPERTY:

The platted alley bisecting the Columbia Elementary School campus in Bellingham, WA

3. LEGAL DESCRIPTION:

The platted alley within Block 299 of the plat of Supplemental Map of the Town of Whatcom, according to the plat thereof, recorded in Volume 1 of Plats, Page 42, records of Whatcom County, Washington.

4. TYPE OF PROPERTY:

One remnant strip of land, rectangular in configuration, comprised of an alley right-of-way.

5. PURPOSE OF APPRAISAL:

The purpose of the appraisal is to estimate the market value of the remnant parcel of land.

The term “market value” as it will be referred to in this report is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

6. PROPERTY RIGHTS APPRAISED:

The appraisal of the property is based upon the 100% Fee Simple interest in the property.

7. INTENDED USE OF APPRAISAL/FUNCTION OF APPRAISAL:

The intended use of this appraisal is to assist the City of Bellingham in determining the market value for the remnant parcel for acquisition by Bellingham Public Schools.

7a. INTENDED USERS:

Bellingham Public Schools and the City of Bellingham.

8. DATE OF INSPECTION:

February 21, 2023

9. DATE OF VALUE:

February 21, 2023

9A. DATE OF REPORT:

April 16, 2023

10. PROPERTY DESCRIPTION:

A. Land:

The subject property consists of a remnant parcel of land approximately 10 feet wide by 400 feet in length, bisecting the existing Columbia Elementary School campus from W North St on the North to the vacated Jefferson St right-of-way to the South, in a North to South direction.

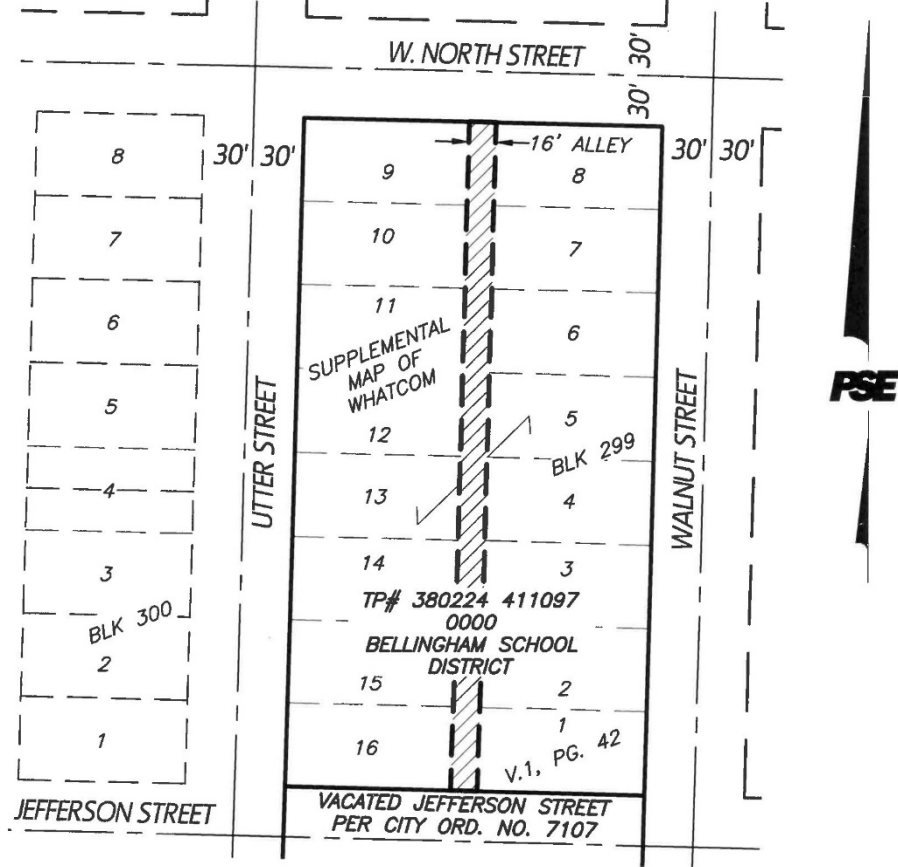
The parcel is level and at street grade, and is an existing City of Bellingham alley right-of-way. It is noted that the existing school building and grounds have been built upon and utilize the subject parcel.

The parcel is not located in a flood plain as identified in FEMA Flood Panel Zone #530199-1213, dated January 18, 2019.

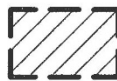
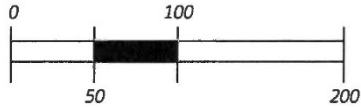
PLAT MAP

EXHIBIT ' _ '

SITUATE IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 38 NORTH,
RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



GRAPHIC SCALE
(US SURVEY FEET)



= ALLEY VACATION AREA



**PACIFIC SURVEYING
& ENGINEERING, INC.**

909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225

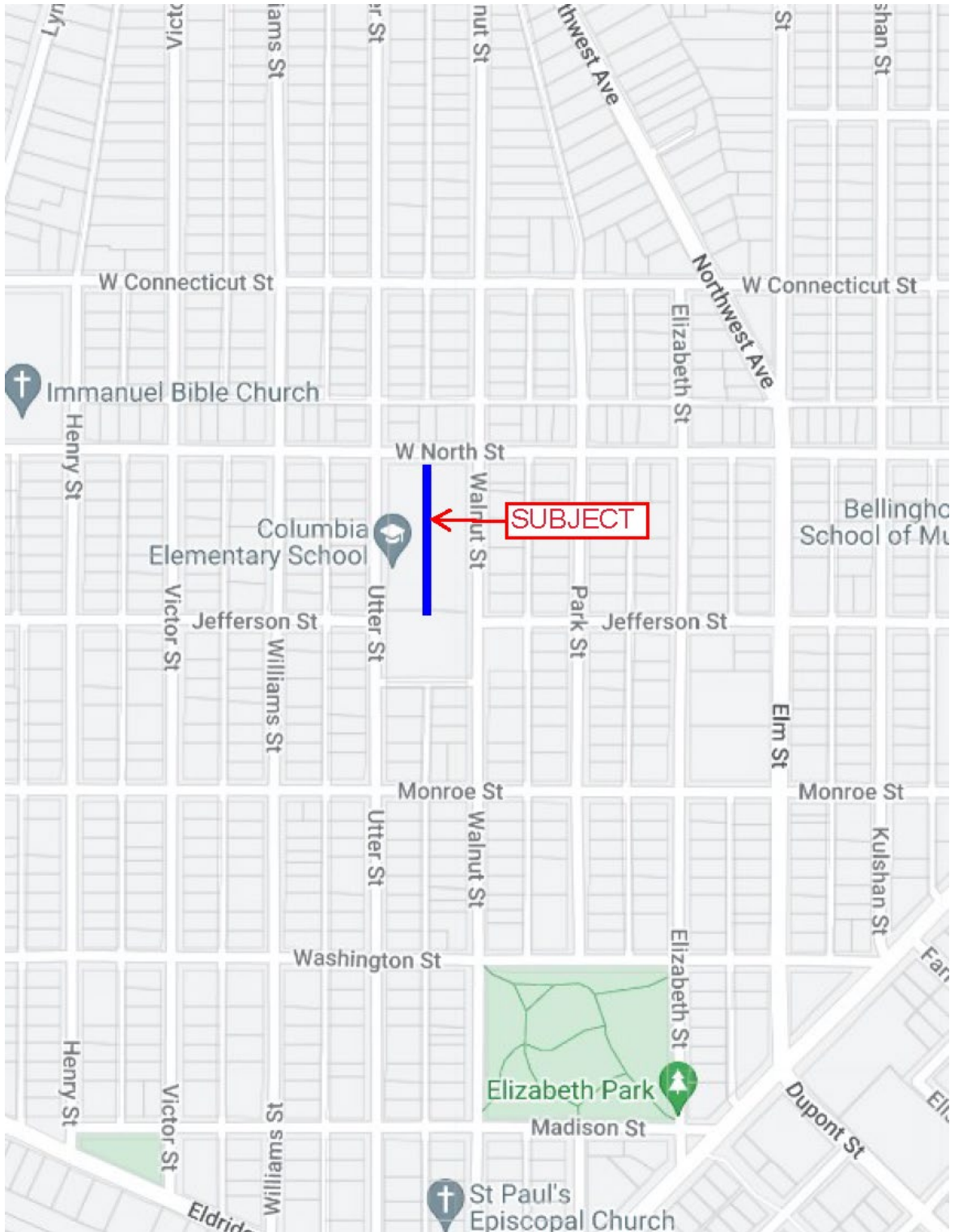
T: 360.671.7387 | F: 360.671.4685

WWW.PSESURVEY.COM | INFO@PSESURVEY.COM



DWG: 2022256_ALLEY VACATION.dwg DATE: 11/8/22 JOB#: 2022256 SCALE: 1"=100' SHEET: 1 OF 1

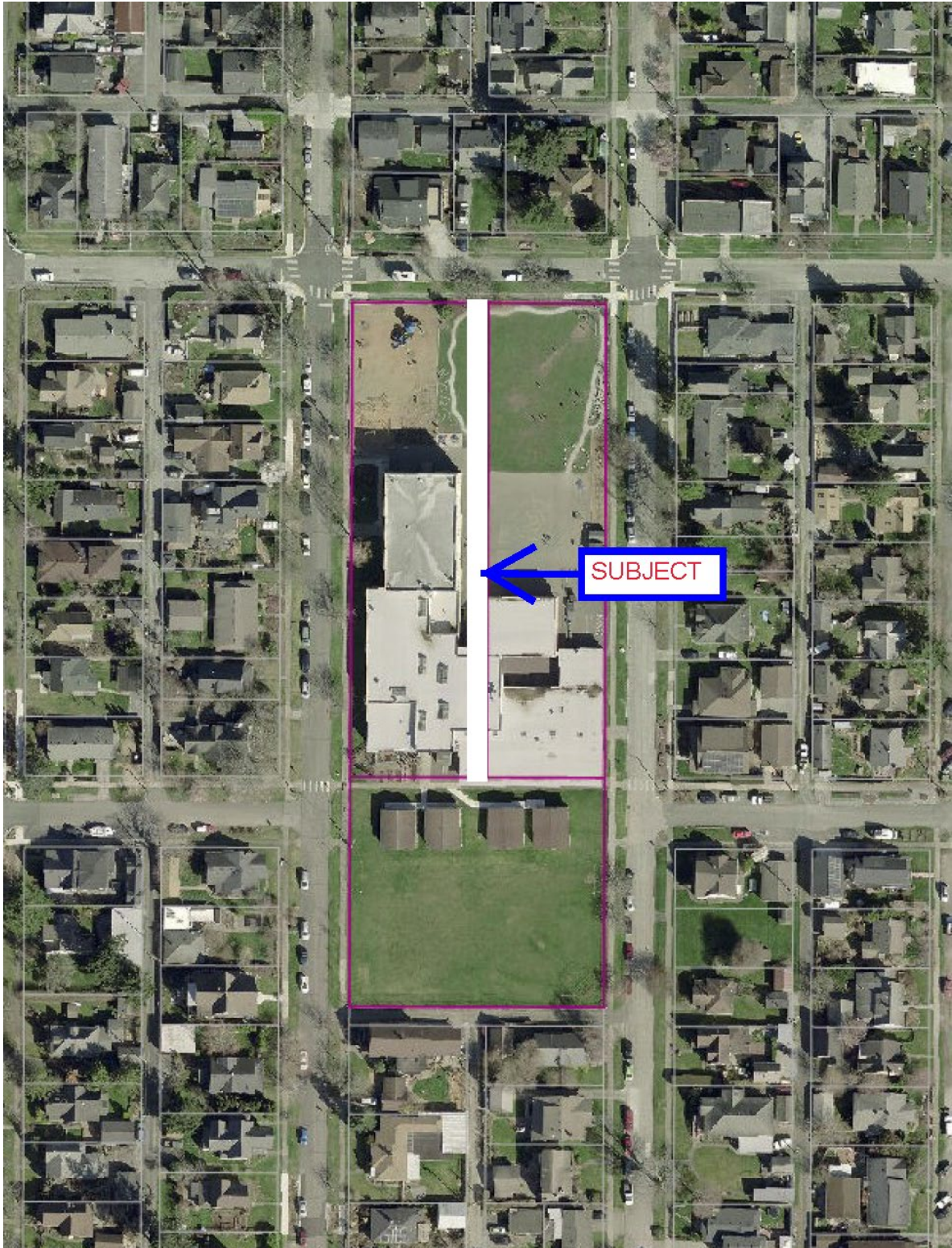
PROPERTY MAP



23-02AW, Alley Vacation, Columbia Elementary School
Bellingham, WA

Glenn C. Crowe, Appraiser
Andréa D. Whitewing, Appraiser Trainee

AERIAL PHOTOGRAPH



23-02AW, Alley Vacation, Columbia Elementary School
Bellingham, WA

Glenn C. Crowe, Appraiser
Andréa D. Whitewing, Appraiser Trainee

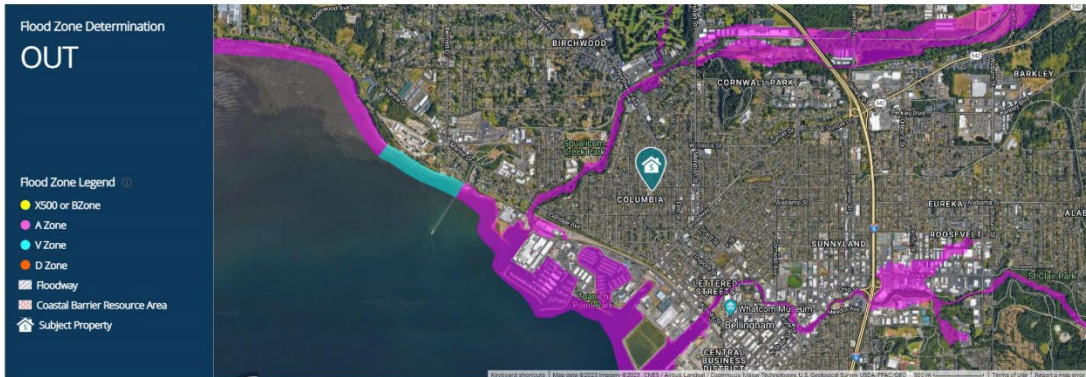
FLOOD MAP



APN 380224-411097-0000 | CLIP 4460844824

📍 2508 Utter St, Bellingham, WA 98225-2708, Whatcom County

STANDARD FLOOD MAP

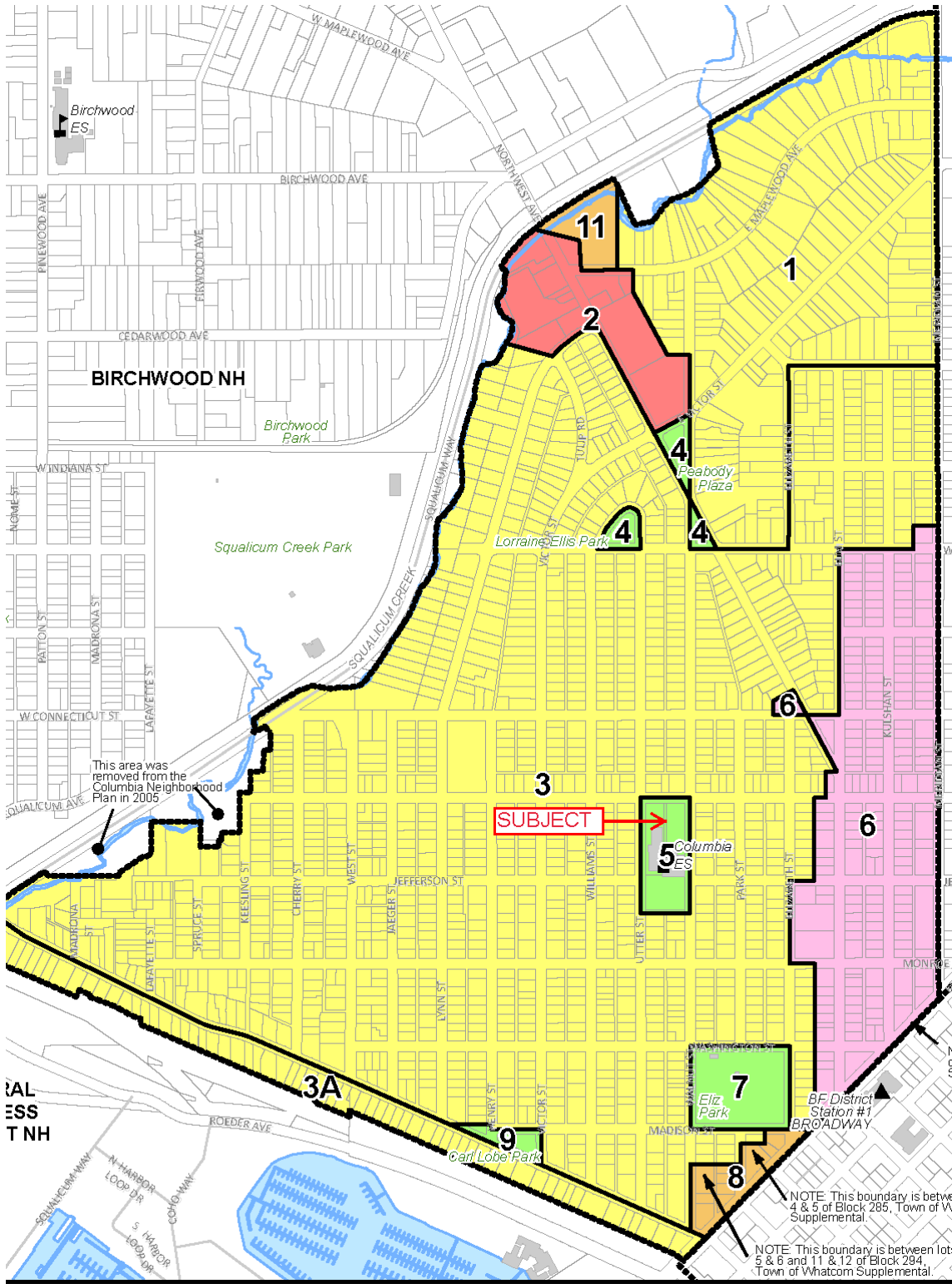


Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Within 250 feet of multiple flood zone	No
Flood Zone Panel	530199-1213
Flood Zone Code	X
Panel Date	January, 18, 2019
County	Whatcom
Original Panel Firm Date	September, 2, 1982
FIPS Code	53073
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Bellingham, City Of

23-02AW, Alley Vacation, Columbia Elementary School
Bellingham, WA

Glenn C. Crowe, Appraiser
Andréa D. Whitewing, Appraiser Trainee

ZONING MAP



23-02AW, Alley Vacation, Columbia Elementary School
 Bellingham, WA

Glenn C. Crowe, Appraiser
 Andréa D. Whitewing, Appraiser Trainee

PHOTOGRAPHS OF SUBJECT PROPERTY



North End of Right of Way, View to North



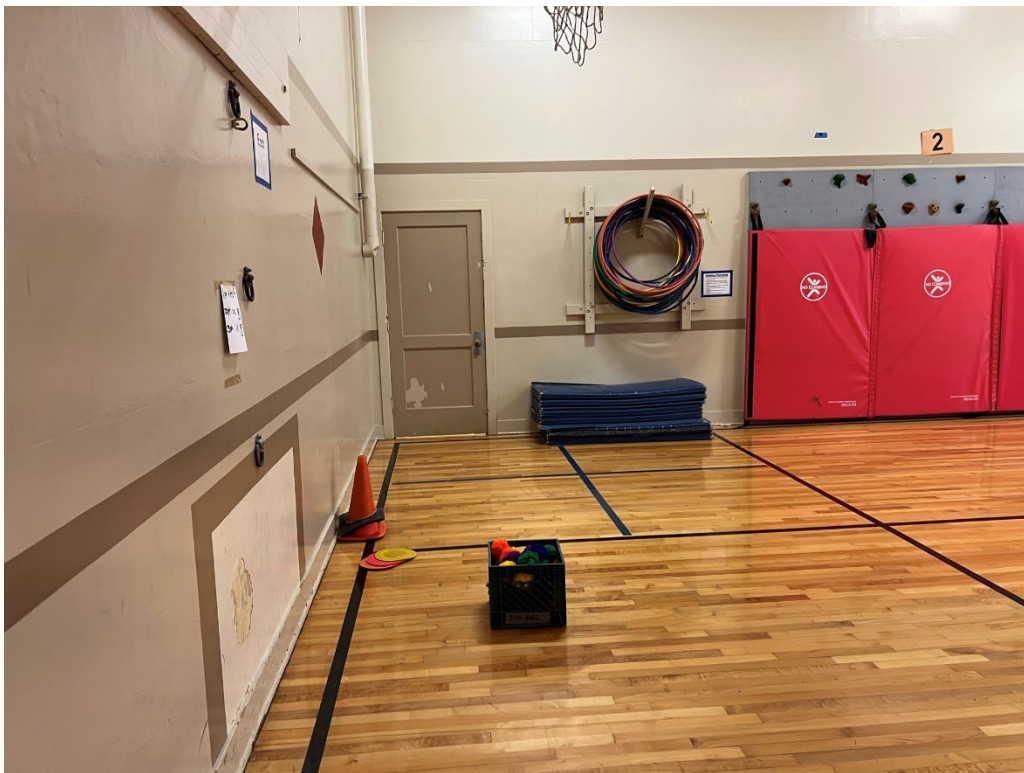
View from North to South on the North Side of Improvements

23-02AW, Alley Vacation, Columbia Elementary School
Bellingham, WA

Glenn C. Crowe, Appraiser
Andréa D. Whitewing, Appraiser Trainee



Interior of Gymnasium, Built on Right-of-Way



Interior of Gymnasium, Built on Right-of-Way



South End of Improvements over Right-of-Way, View to North



South End of Right of Way, View to West



Utter St, View to North (Columbia Elementary School on Right)



W North St, View to East (Subject on Right)

B. Improvements:

While the existing improvements of the Columbia Elementary School campus occupy the subject parcel at present, they are not included in the valuation.

C. Zoning:

The subject property is currently zoned for Public use, as it has been incorporated by the school campus. The surrounding area on all sides is zoned for Single-Family Residential use.

D. Real Estate Taxes and Assessed Values:

N/A

E. Highest and Best Use:

The term “highest and best use” as it normally relates to real estate is generally defined as that use or those uses to which a given property may be put that would yield the greatest net return to the land in terms of dollars over a specified period of time.

In addition, the highest and best use of a parcel of property must also involve the fact that the existing and/or proposed use must be physically possible, legally permissible, economically viable, and maximally productive.

The range in potential use for the subject property is extremely limited based upon the small size, unusual configuration, and the fact that it has been incorporated in the existing elementary school campus. There is no market data for land zoned Public in Whatcom County. Unto itself, the site has no market appeal or utility.

From a highest and best use standpoint, the subject property is to the surrounding property owner for incorporation into the existing and/or future redevelopment of the school campus.

F. Delineation of Title:

There has been no transfer of the subject parcel within the previous three years.

11. PROPERTY VALUATION:

The subject parcel consists of approximately 4,000 square feet in a rectangular configuration, running 400 feet in a North-to-South direction and 10 feet in width. It bisects the majority of the existing Columbia Elementary School campus and terminate at W North St to the North and the vacated Jefferson St right-of-way to the south. The site is severely restricted in its utility beyond the planned but undeveloped use as an alley for a residential block or the existing incorporation into the Columbia Elementary School campus. Considered as a standalone parcel with its current zoning, there is no market information with which to establish a value.

In an effort to arrive at an opinion of value for the land as though it were vacant and in fact unimproved, the surrounding single-family residential zoning has been incorporated, as that would have been its use had the school not been built upon it and the subject parcel consequently and subsequently zoned Public.

In order to support values for the subject property as vacant and unimproved, only the Sales Comparison Approach will be developed. Ordinarily, there are three methods of valuing real property. Those approaches to property valuation are summarized as follows:

Cost Approach:

The Cost Approach to value is based upon the reproduction cost new of a given set of improvements, less accrued depreciation, if any, plus the value of the land. Since there are no improvements involved, the Cost Approach to value has no applicability in this analysis.

Income Approach:

The Income Approach to value is generally based upon the capitalized value of an income stream which a given property may generate and the price that a prudent investor would be willing to pay for the right to receive that income stream. The theory in the income approach is based upon the anticipation of the receipt of future benefits. In order to support a value conclusion by the Income Approach, the analysis of the Gross Annual Income is required, and from that income estimate, a typical expense ratio is applied. Once the expenses have been deducted, then the Net Income before Depreciation is capitalized into an indication of value. This valuation is based upon the assumption that the income stream will continue into the foreseeable future. As the Income Approach relates to the subject property, there is no income, and therefore, the Income Approach to value is not appropriate in the analysis.

Sales Comparison Approach:

The Sales Comparison Approach is based upon the direct comparison of the subject property with those properties possessing similar qualities and characteristics. In this regard, similar quality and location unimproved tracts of land were investigated; however, based upon the extremely unusual nature and character of the site under analysis, there has been no market activity for property similar to the subject. In order to support values by comparison, sales of properties that had more utility and more potential use were investigated, and an investigation into the market for easement type purchases was also undertaken.

Scope of Work:

In order to complete this assignment, the following scope of work has been conducted:

1. Inspection of Subject Property:

An inspection of the subject property was conducted from the interior of the site as well as from the exterior.

2. Physical and Economic Factors:

The appraisers have researched the physical and economic factors that could affect the property by examining these factors and determining the extent to which these factors may have an impact upon the existing value of the subject property.

3. Extent of Data Search:

The data research includes searching the subject property neighborhood and/or general market area for the most recent sales of similar type commercial and urban village properties. Sources for this information include NWMLS Matrix®, Core Logic Realist®, CBA®, public records, and appraisers' files.

4. Type and Extent of Analysis Applied to Arrive at Opinions or Conclusions:

The concluded value was based solely and only on the Sales Comparison Approach. Neither the Cost nor the Income Approaches to value were developed.

5. Extraordinary Assumptions and/or Hypothetical Conditions:

The appraisers have not made any extraordinary assumptions or taken into consideration hypothetical conditions in the analysis, other than to assume that the property under appraisal is owned in Fee Simple by the City of Bellingham and that the parcel, as represented to these appraisers, totals approximately 4,000 square feet. In addition, while there is no objective data for Public zoned land available, the appraisers will operate under the assumption that the surrounding single-family residential zoning would best represent the market value of the land under consideration. Additionally, the appraisers assume that the value of the subject property will be significantly affected by its small size, the lack of utility based upon its size, configuration, location, and zoning. Finally, a resistance in the marketplace for market acceptability is assumed, and significant discounting applied to the market value of surrounding land applied to the analysis.

6. Exposure Time:

Exposure time may be defined as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Due to the extremely unusual nature of the subject site, it is not possible to establish a reasonable exposure time, nor is there any market information from which to derive or estimate a reasonable marketing time for the subject property.

A. LAND VALUE ANALYSIS:

The first step in the appraisal process is to determine the value of the land as vacant and unimproved. In order to support values for the subject as if vacant and unimproved, an examination into the market for other similar type building lots in the neighboring residential area was undertaken. Special care was taken to research the transfer of any lands zoned Public, although none were in existence. Efforts to identify sales of similar size and configuration parcels was also undertaken without resulting in any usable data. There is simply no market information for properties of the same general size and configuration as the property under analysis.

Those sales of smaller single-family residential lots that have occurred within Columbia Neighborhood and along its periphery over the past 4 years are summarized as follows:

Land Value Analysis

Comp #	PID	Location	Date	Sale Price	Site Size	\$/SF
L-1	63732	603 E Illinois St	1/4/2019	\$235,000	15,682	\$14.99
L-2	186785	511 York St	10/10/2019	\$200,000	3,061	\$65.34
L-3	63929	2624 Iron St	3/4/2020	\$171,000	4,792	\$35.68
L-4	188030	605 E Illinois St	3/18/2020	\$169,000	5,300	\$31.89
L-5	187352	2705 Russell St	7/17/2020	\$197,000	4,501	\$43.77
L-6	188028	601 E Illinois St	8/18/2020	\$169,000	5,300	\$31.89
L-7	188029	603 E Illinois St	9/1/2020	\$169,000	5,300	\$31.89
L-8	186527	2127 Franklin St	11/20/2020	\$170,000	4,792	\$35.48
L-9	75121	2319 D St	6/2/2021	\$250,000	5,000	\$50.00
L-10	76208	1605 Humboldt St	11/2/2021	\$211,000	4,356	\$48.44
L-11	51718	3012 Victor St	2/17/2022	\$295,000	5,822	\$50.67
L-12	189283	2705 Vallette St	5/9/2022	\$312,500	4,529	\$69.00
L-13	57178	3012 Victor St	8/22/2022	\$305,000	5,822	\$52.39

None of the comparables compares directly to the subject parcel. Even the smallest of the residential lots identified, Comparable L-2, is a buildable single-family residential site fully serviced with utilities. Over the course of the last five years, the city of Bellingham has become nearly 100% built-up, with very few vacant, buildable lots existing within city limits. The City of Bellingham has developed an infill kit for developers, diversifying and expanding the possibilities for meeting the high demand for housing in a rapidly shifting landscape for population growth. Not only has the scarcity of available land compounded with an unprecedented demand fueled the residential redevelopment of much of the older commercially zoned property in the city into multi-family residential use, but it has driven the growth of nearby municipalities, such as and notably the City of Ferndale.

In the complete absence of sales of land zoned for Public use, these sales of vacant single-family residential land, zoned compatibly with the largest part of the Columbia Neighborhood surrounding the Columbia Elementary School campus, help provide objective data from which to develop an opinion of market value.

Single-family residential zoned land is not typically valued on a price per square foot basis, but rather on a price per buildable lot basis in the city. This battery of sales from the last four years reveals the upward pricing that has been driven by scarcity. While there are some minor disparities among the lots represented, such as locational and size differences, they are equalized for purposes of this analysis by their utility and function. On an unadjusted basis, these single-family residential sites present a range from just under \$16 per square foot (for Comparable L-1, which was then segregated into Comparables L-4, L-6, and L-7 and resold) as the largest lot and oldest sale, to \$69 per square foot in the case of Comparable L-12, one of the two most recent sales. Lot sizes range from 3,061 square feet in the case of Comparable L-2 to 15,682 square feet in the case of Comparable L-1. If Comparable L-1 is discounted from the analysis (it has been included parenthetically to help establish paired sales that demonstrate the appreciation in value over time), and the focus is placed on the smallest sites, Comparable L-2, L-3, L-5, L-8, L-10, and L-12, the price per square foot range narrows to between \$35.68 and \$69.00 per square foot.

Were the subject site to be buildable, vacant, and unimproved, a value on a price per lot basis would be more appropriate, but a value on price per square foot basis at \$50 is concluded. Given the known facts that the subject site is not buildable unto itself (site inutility), is not actually zoned for single-family residential use, and is a narrow strip in configuration (which further contributes to site inutility), substantial discounting must be made for these factors. Further, the highest and best use dictates continuation of its existing use as an integrated portion of the Columbia Elementary School campus. There is virtually no market for this particular parcel of land except for public use as part of the elementary school campus.

At the same time, all land has value of some kind and this 4,000 narrow strip of land is clearly useful to Bellingham Public Schools as part of its Columbia Elementary School campus; therefore a nominal value is attributed as follows:

Land Value Estimate

4,000 square feet @ \$50 per foot = \$200,000

Less Adjustment for

- | | | |
|---------------------------------|-----|-------------|
| 1. Inferior Zoning | 75% | = \$ 50,000 |
| 2. Site Inutility | 75% | = \$ 12,500 |
| 3. Lack of Market Acceptability | 75% | = \$ 3,125 |

Indicated Value **\$ 3,125**

After adjusting the available market information for time, size, functional characteristics, site inutility, and lack of marketability, we conclude the market value estimate of the subject to be \$3,125.

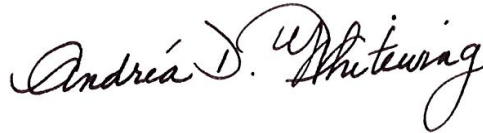
Based upon the forgoing discussion, a final value estimate as of February 21, 2023 is estimated to be:

**THREE THOUSAND ONE HUNDRED TWENTY-FIVE DOLLARS
(\$3,125)**

Respectfully submitted,



C. Glenn Crowe, Certified General Appraiser



Andréa D. Whitewing, M.A.,
Practicing Affiliate, Appraisal Institute
Follis Appraisal Services, LLC

ADDENDUM

PROPOSAL LETTER

Appraisal Proposal - Columbia Elementary School

Andie Whitewing <andie@follisappraisals.com>

Tue 1/24/2023 11:59 AM

To: Sundin, Steven C. <ssundin@cob.org>

Cc: Glenn Crowe <glenn@follisappraisals.com>

Dear Mr. Sundin,

Per our meeting and discussion regarding the vacation by the City of Bellingham of the alleyway bisecting the site of the Columbia Elementary School campus to Bellingham Public Schools, we propose the following:

After an investigation into the market for lands zoned "Public" within the City of Bellingham, it has been determined that there is in fact no market for this property except to benefit the public. A narrative appraisal report conforming to USPAP standards is proposed that reflects the nominal value attributable to this property under the existing conditions.

The appraisal problem outlined above can be accomplished within 1-2 weeks of engagement for a fee of \$1,000. A retainer of at least 50% of the fee (\$500) must be submitted prior to the commencement of further work on the assignment. Once we have confirmation of acceptance of the proposal and receipt of the retainer, we are available immediately to perform the physical inspection and commence work on the project.

Thank you for the opportunity to provide this proposal. Please advise as to whether and when you wish us to proceed accordingly.

Andie Whitewing, M.A.

Practicing Affiliate, Appraisal Institute
State Registered Real Estate Appraiser Trainee
Washington State License No. 1001945
Cell: (360) 393-1687
andie@follisappraisals.com

Follis Appraisal Services, LLC
2101 Cornwall Ave, Suite 202
Bellingham, WA 98225
(360) 734-5850

PURCHASE ORDER

PAGE 1 OF 1

PO DATE
02/06/2023

PURCHASE ORDER
BELLINGHAM SCHOOL DISTRICT NO. 501

PURCHASE ORDER NUMBER
2002200129

PRINTED 02/17/2023
REPRINTED PO



Terms & Conditions at
bellingshamschools.org/termsandconditions

VENDOR KEY : FOLLIS A000
SHIP DATE : 01/31/2023
FISCAL YEAR : 2022-2023
ENTERED BY : DENTOJUL000
ORIGINAL REQ # : 0000325343

VENDOR:
FOLLIS APPRAISAL SERVICES LLC
2101 CORNWALL AVE STE 202
BELLINGHAM, WA 98225

SHIP TO:
BELLINGHAM SCHOOL DIST 501
1306 DUPONT ST
BELLINGHAM, WA 98225-3118

PHONE: (360) 734-5850 FAX: (360) 734-5894

ATTN: JULIE DENTON

QUANTITY	UNIT	DESCRIPTION OF ITEMS OR MATERIALS	UNIT PRICE	AMOUNT
1		Narrative appraisal report regarding the ally/street vacation on the Columbia Elementary School site.	1000.00000	1,000.00
		ACCOUNT SUMMARY (FOR INTERNAL USE)		
		ACCOUNT NUMBER	ACCOUNT AMOUNT	
		20 E 530 5204 21 7900 1000 2022 0204 0	1,000.00	
		*****PO TOTAL RECAP*****		
		Subtotal of PAGE TOTALS		1,000.00
		Other Charges		0.00
		Tax		0.00
			PAGE TOTAL	1,000.00
			TOTAL	1,000.00

PURCHASE APPROVED BY:

BELLINGHAM SCHOOL DISTRICT NO 501
1306 Dupont Street, Bellingham WA 98225-3118
PURCHASING (360) 671-5951 ~ FAX (360) 676-2797
BPS.PURCHASING@BELLINGHAMSCHOOLS.ORG
BPS.ACCOUNTSPAYABLE@BELLINGHAMSCHOOLS.ORG

LEGAL DESCRIPTION



Pacific Surveying & Engineering, Inc
land surveying • civil engineering • consulting • environmental
909 Squalicum Way #111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT '___'

ALLEY VACATION DESCRIPTION

THE PLATTED ALLEY WITHIN BLOCK 299 OF THE PLAT OF SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON.

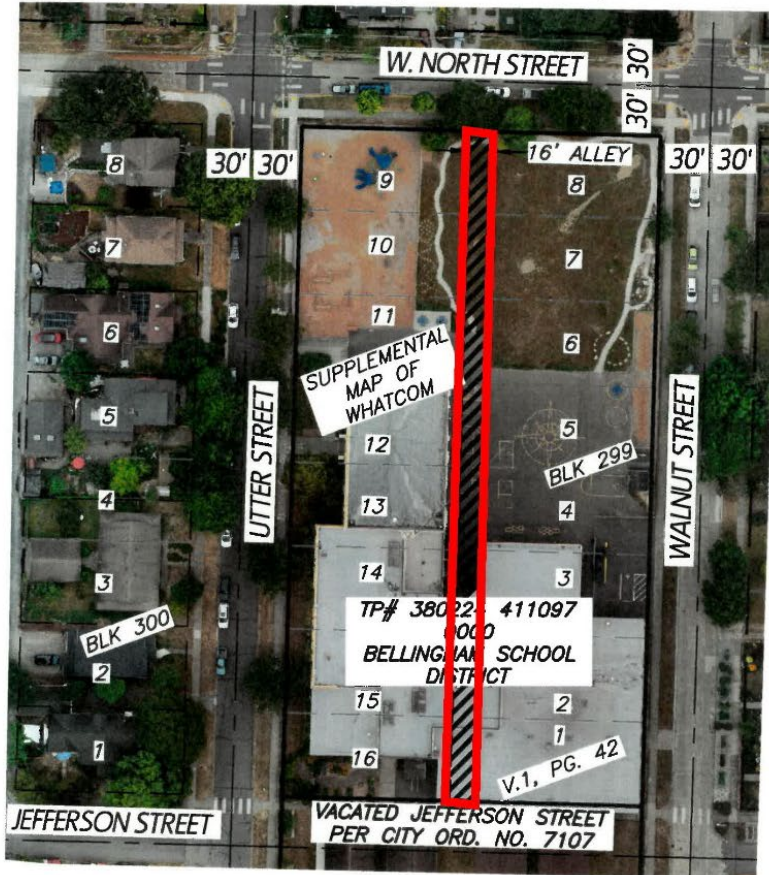
SITUATE IN THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON.



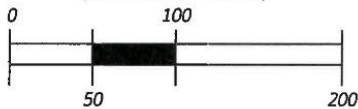
NOT FOR RECORDING

EXHIBIT ' _ '

SITUATE IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 38 NORTH,
RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



GRAPHIC SCALE
(US SURVEY FEET)



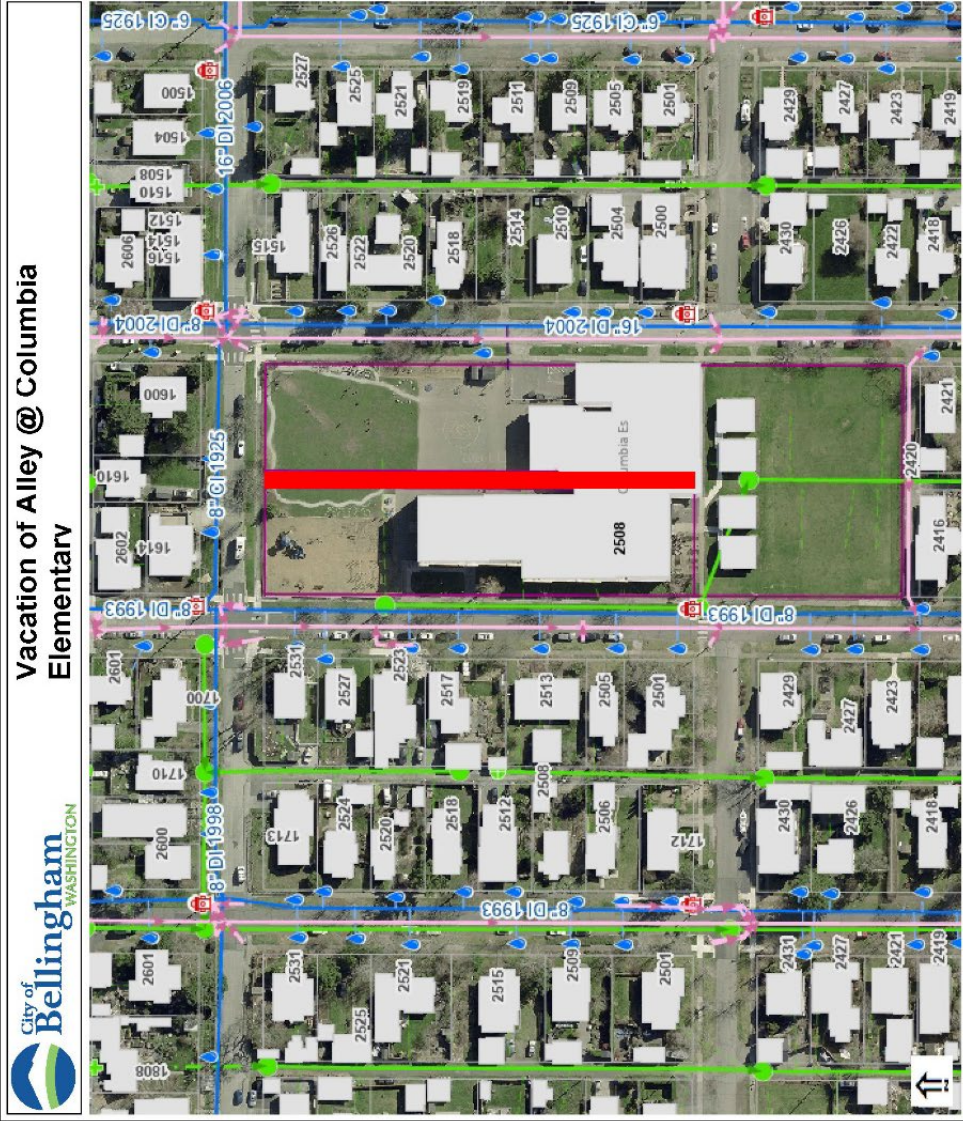
= ALLEY VACATION AREA



**PACIFIC SURVEYING
& ENGINEERING, INC.**

909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM





Vacation of Alley @ Columbia Elementary



Legend

- Buildings
- Docks
- Fitting
- Lateral Lines
- Collector
- Domestic
- Drain
- Culvert
- Storm Main
- City Mains, Active
- City Mains, Under Construction
- Private Mains, Active
- Private Mains, Under Construction
- Ditch
- Open Channel Streams
- Water Access Points
- Control Valve
- AF Release
- Blow Off
- Meters
- Water Customer
- Critical Water Customer
- Hydrants
- CO2
- City Filling Station
- Private Hydrants
- Pump Stations
- Sampling Stations
- Lateral Line
- Fireline Lateral
- Hydrant Lateral
- Service Lateral
- AF Lateral
- Sample Tap Lateral
- Water Main
- City Main, Active, Possible
- City Main, Under Construction, Possible

Notes

Printed: 1/17/2023 9:31:38 AM

**RES Single Family
5,000 Min Lot Size**



THIS MAP IS NOT TO BE USED FOR NAVIGATION

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whatcom County Assessors office (360-775-5500) for the most up to date parcel information.



Superintendent
Greg Baker

Board of Directors
Kelly M. Bashaw
Douglas W. Benjamin
Camille Diaz Hackler
Jenn Mason
Katie Rose

November 18, 2022

Bellingham City Council
210 Lottie St.
Bellingham, WA 98225

To the Members of the Bellingham City Council,

The Bellingham School District is initiating this formal petition to vacate an alley currently bisecting the Columbia Elementary School property. This is for preparation for design and site planning for future construction of a new elementary school. The design portion of this project utilizes money allocated by a bond passed by the City of Bellingham voters in 2022.

The alley in question is located between Lots 1-8 and Lots 9-16, Block 299, Supplemental Map of Whatcom, in the Columbia Neighborhood. The current Columbia Elementary School, built in 1925, sits over a portion of this unvacated alley. The alley is not used for any public access or utilities (the school grounds are fenced off at the property lines).

The intent of the Bellingham School District to work with City staff to clear title prior to the redesign of Columbia Elementary School. Vacation of the remaining alley will unencumber the entire site allowing greater design options for the future school.

District staff and legal counsel have reviewed the City's currently adopted Street Vacation Policy document (attached) and prepared responses to each of the policies for consideration during review. These are provided in the attached pages. We also request Council consider this right of way vacation petition without the need for financial compensation due to the nature of the existing condition, the historical use by the district, and the current and future use of the property as an elementary school. Furthermore, the alley is not needed nor is it currently used for the city's road or utility infrastructure.

Thank you for your consideration and continued support of our School District's modernization efforts.

Sincerely,

Brian Smart, Capital Projects Manager
Bellingham School District No. 501

Bellingham School District #501
1306 Dupont Street, Bellingham, WA 98225-3118 • Phone: 360-676-6400 • FAX: 360-676-2793 • www.bellinghamschools.org

CITY COUNCIL ADOPTED STREET VACATION POLICIES

Bellingham School District Responses

It is the policy of the City of Bellingham to grant vacation of a street right of way when it is determined both that such right of way is not needed presently or in the future for public access (including vehicular, pedestrian, and visual access) and that such vacation advances the public good. All of the following policies should be met prior to the vacation of a right of way.

1. The proposed vacation should be determined to be necessary to the public good either in terms of needed development or when such vacation will result in a better or more desirable situation. In some instances, a more desirable situation may be a better road pattern in terms of safety, or when an exorbitant amount of land is devoted to unneeded right of way.

District response: The vacation of the alley is necessary to the public good in terms of needed development as it would allow for a non-portioned development parcel for a future elementary school rebuild. When Columbia Elementary School was built in 1925 the alley was, for reasons unknown, never vacated and the current building built on top of a portion of the City's alley way. Both Jefferson Street and the southern portion of the alley were vacated. This petition includes vacation of that portion of the alley north of Jefferson Street, and all easements associated with it, in preparation for design and construction of a new Columbia Elementary School in accordance with the District Bond approved by Bellingham voters in 2022.

2. The right of way must be determined to be of no value to the circulation plan of the City either now or in the foreseeable future. The circulation plan is assumed to include vehicular, pedestrian, or other modes of transportation.

District response: The alley way has no value to the circulation plan of the city as it has been within the Columbia Elementary School site for nearly 100 years. The surrounding streets are all improved with curbs, gutter, and sidewalk. Alleys in the surround area are all improved for use by neighborhood homes. There is no access, pedestrian, bicycle, or vehicular, to school grounds taken from this alley.

3. No vacation will be allowed if such action land locks any existing parcel, lot of record, or tract. Access to a right of way of less than 30 feet in width does not constitute adequate access. One ownership of all the lots on a right of way does not circumvent this policy and in this it will be necessary to vacate lots prior or together with vacation action.

District response: Lots 1-16 of Block 299 of the Supplemental Map of Whatcom were bound together by a Covenant to Bind document dated July 3, 1990, under Whatcom County Auditor's File No. 900709011. The District property is bound on all sides by fully improved public right of ways.

4. State law (R.C.W. 35.79.035) "(1) A city or town shall not vacate a street or alley if any portion of the street or alley abuts a body of fresh or salt water unless: (a) The vacation is sought to enable the city or town to acquire the property for port purposes, beach or water

access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses; (b) The city or town, by resolution of its legislative authority, declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park public view, recreation, or education; or (c) The vacation is sought to enable a city or town to implement a plan, adopted by resolution or ordinance, that provides comparable or improved public access to the same shoreline to which the street or alleys sought to be vacated abut, had the properties included in the plan not been vacated. ...".

District response: The site does not abut any fresh or salt waterbody, the alley is not suitable for any port, beach or water access, boat moorage, launching site, park public view, recreation, or education.

5. Right of way adjacent or leading to any park, open space, view, natural area, or any other natural or man-made attraction should not be vacated.

District response: The requested alley way does not lead to any park, open space, view, natural area, or any other natural or man-made attraction.

6. Notification of street vacation requests will be sent to the Planning Commission. The Commission may choose to schedule review of street vacations that have significant issues related to land use and the implementation of the Comprehensive Plan. The Commission will hold a public meeting and make a recommendation to the City Council on these vacations.

District response: The District would be happy to present its case to the Planning Commission if such a public meeting is determined to be warranted.

7. The petition should contain the approval of all the abutting property owners and proof of ownership must accompany the petition.

District response: Bellingham School District abuts all sides of the alley as the legal owner, see Covenant to Bind document dated July 3, 1990, under Whatcom County Auditor's File No. 900709011.

8. Vacation is not mandatory even though 100% of the abutting owners request the vacation.

District response: Understood.

9. Proposed or possible use of the vacated right of way is not relevant to City action (court opinion).

District response: In this case the right of way petition is to clear up an existing use. However, it is highly likely due to space constraints that the future school will also be located on and over the alley. The current and future use as an elementary school is not relevant to a City action.

10. Easements for utilities will be retained as a matter of procedure unless vacation of such easement is specifically requested by the petitioners and approved by the City Engineer.

District response: Vacation of all such easements is specifically requested by the petitioner to allow for clear title over the existing District facilities and for any future elementary school construction.

11. The following may be accepted by the City Council as appropriate trade for a Street Vacation: Payment, land, or major improvements to public facilities. In all cases, fair market value of the right of way and of the item to be traded shall be established. Proposed public improvements shall be reviewed and recommended by the affected City Department(s), and shall exceed the established value of the right of way proposed for vacation. Provision of such compensation or departmental approval of proposed improvements does not mandate street vacation approval by the City Council or Mayor.

District response: The District intends to design a new, replacement Elementary School on this property in accordance with the recently approved bond passed by City of Bellingham voters. This school is a major public facility and neighborhood improvement, and as such, easily offsets the value of the underlying land.



Permit Center

210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382
Email: permits@cob.org Web: www.cob.org/permits

STREET AND/OR ALLEY VACATION PETITION
(PLEASE TYPE OR PRINT CLEARLY IN BLUE OR BLACK INK)

The undersigned, owners of property abutting on the hereinafter described streets and/or alleys sought to be vacated, hereby petition to vacate: (legal description required)

The platted alley within Block 299 of the plat of Supplemental Map of the Town of Whatcom,
according to the plat thereof, recorded in volume 1 of plats, page 42, Records of Whatcom
County, Washington.

and to make such orders and to take such action as may be necessary to accomplish said vacation. Proof of ownership is attached.

Abutting Property Owner #1

Address and Legal Description of Signator's Property 2508 UTTER STREET BELLINGHAM, WA 98225
LOTS 1 THRU 16, BLK 299, PLAT OF WHATCOM SUPPL;

(Proof of ownership and tax statement attached)

_____	1306 Dupont St
Signature of Property Owner	Mailing Address of Property Owner
_____	Bellingham WA 98225
Printed Name of above Signature	City State Zip

Abutting Property Owner #2

Address and Legal Description of Signator's Property (No site address) _____
PTN LOTS 6 & 11, ALL LOTS 7 THRU 10, BLK 298, PLAT OF WHATCOM SUPPL;

(Proof of ownership and tax statement attached)

_____	1306 Dupont St
Signature of Property Owner	Mailing Address of Property Owner
_____	Bellingham WA 98225
Printed Name of above Signature	City State Zip

Abutting Property Owner #3

Address and Legal Description of Signator's Property _____

(Proof of ownership and tax statement attached)

Signature of Property Owner

Mailing Address of Property Owner

Printed Name of above Signature

City State Zip

(Additional copies may be necessary if there are more than 3 property owners)

Check the boxes that apply:

This property is also subject to

- building permit (address _____)
- short plat or lot adjustment
- site plan review
- change in land use designation
- other (specify)

The City staff person most familiar with this application is _____



Permit Center

210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382
Email: permits@cob.org Web: www.cob.org/permits

STREET AND/OR ALLEY VACATION PROCEDURES

PETITION

1. Petition/application forms are attached at the end of these procedures.
2. A vacation is initiated by property owners or by a resolution of the City Council. The vacation petition must be signed by the owners of more than two-thirds of the property abutting the street or alley to be vacated. One hundred percent participation is strongly recommended.
3. The petition/application must contain:
 - a. Signature and proof of ownership for all petitioners. Supply an affidavit, title report or copy of a deed of conveyance, and the most current tax statement or reassessment must be submitted for each signature.
 - b. A vicinity map showing the proposed vacation.
 - c. An application fee in the amount set by the City Council (see separate Fee Schedule handout) after initial review of the petition by the Technical Review Committee (TRC)* - representatives from Planning, Public Works, Fire, and Parks and Recreation.

* The application will be reviewed by the Technical Review Committee for compliance with the Street Vacation Policies on page 4 of this application. The applicant will be notified of the TRC recommendation by Planning. If the TRC recommends against the street or alley vacation, the applicant may wish to reconsider going forward.

REVIEW PROCEDURE

After TRC review, and upon receipt of the application fee by the Planning Division, notice of the vacation and a request for comments is sent to all utilities.

PROPERTY APPRAISAL

1. Appraisal/Fair Market Value - The payment for a street vacation, unless otherwise provided by the City Council, is one-half (1/2) of the appraised value of the area proposed for vacation.

Before scheduling the vacation at the Hearing Examiner, Planning will order an appraisal from a local certified MIA appraiser. The applicant pays for the appraisal before the appraiser initiates the work. The appraisal process usually takes a minimum of six weeks.

An appraisal may not be required in cases where the TRC determines that it is not necessary to determine fair market value. In these cases, payment usually will be based on one-half (1/2) of the current assessed value of the abutting properties.

HEARING EXAMINER

1. After appraisal is completed and payment for the vacation is deposited with the City Finance Director, the petition and all pertinent materials including a staff report are forwarded to the Hearing Examiner for consideration.
2. Public hearing procedures apply. In addition to mailing notices to all petitioners and all owners of land (as per the Assessor's records) abutting the portion of the street or alley sought to be vacation at least 10 days prior to the hearing, Planning posts, within 20 days of the hearing date, a notice in three of the most public places in the City and on the street or alley to be vacated.
3. If the vacation was initiated by the City Council by resolution rather than by petition, owners of all land abutting the portion of the street or alley to be vacated are given notice by mail at least fifteen (15) days before the date fixed for the hearing. If fifty (50) percent of the abutting property owners file written objection to the proposed vacation with the City Clerk prior to the time of the hearing, the City is prohibited from proceeding.
4. The Hearing Examiner provides a recommendation to the City Council. This recommendation includes findings and conclusions.

CITY COUNCIL

1. The City Council schedules a daytime meeting of one of the Council's committees to review the Hearing Examiner's report. The committee recommends approval, denial, or a formal hearing to the full Council.
2. If the proposal is recommended for approval, it will most commonly go on the Consent Agenda that evening, and be voted on with other issues in a block. No hearing will be held.
3. If the proposal is recommended for denial or a formal hearing, it will most commonly be scheduled for a Closed Record Public hearing, that evening or some other night. The Council may not accept new information at this Closed Record Public Hearing.
4. The City Council may, by vote and upon approval of the Mayor, approve a vacation ordinance. If the vacation is not approved, the deposited amount (exclusive of the application fee) is refunded to the petitioner.

CITY COUNCIL ADOPTED STREET VACATION POLICIES

It is the policy of the City of Bellingham to grant vacation of a street right of way when it is determined both that such right of way is not needed presently or in the future for public access (including vehicular, pedestrian, and visual access) and that such vacation advances the public good. All of the following policies should be met prior to the vacation of a right of way.

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2. The right of way must be determined to be of no value to the circulation plan of the City either now or in the foreseeable future. The circulation plan is assumed to include vehicular, pedestrian, or other modes of transportation.
3. No vacation will be allowed if such action locks any existing parcel, lot of record, or tract. Access to a right of way of less than 30 feet in width does not constitute adequate access. One ownership of all the lots on a right of way does not circumvent this policy and in this it will be necessary to vacate lots prior or together with vacation action.
4. State law (R.C.W. 35.79.035) "(1) A city or town shall not vacate a street or alley if any portion of the street or alley abuts a body of fresh or salt water unless: (a) The vacation is sought to enable the city or town to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses; (b) The city or town, by resolution of its legislative authority, declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park public view, recreation, or education; or (c) The vacation is sought to enable a city or town to implement a plan, adopted by resolution or ordinance, that provides comparable or improved public access to the same shoreline to which the street or alleys sought to be vacated abut, had the properties included in the plan not been vacated. ...".
5. Right of way adjacent or leading to any park, open space, view, natural area, or any other natural or man-made attraction should not be vacated.
6. Notification of street vacation requests will be sent to the Planning Commission. The Commission may choose to schedule review of street vacations that have significant issues related to land use and the implementation of the Comprehensive Plan. The Commission will hold a public meeting and make a recommendation to the City Council on these vacations.
7. The petition should contain the approval of all the abutting property owners and proof of ownership must accompany the petition.
8. Vacation is not mandatory even though 100% of the abutting owners request the vacation.
9. Proposed or possible use of the vacated right of way is not relevant to City action (court opinion).
10. Easements for utilities will be retained as a matter of procedure unless vacation of such easement is specifically requested by the petitioners and approved by the City Engineer.
11. The following may be accepted by the City Council as appropriate trade for a Street Vacation: Payment, land, or major improvements to public facilities. In all cases, fair market value of the right of way and of the item to be traded shall be established. Proposed public improvements shall be reviewed and recommended by the affected City Department(s), and shall exceed the established value of the right of way proposed for vacation. Provision of such compensation or departmental approval of proposed improvements does not mandate street vacation approval by the City Council or Mayor.

PRIVACY STATEMENT

THE GRAMM-LEACH BLILEY ACT (ENACTED NOVEMBER 12, 1999), REFERRED TO AS GLBA, IN TITLE V GENERALLY PROHIBITS ANY FINANCIAL INSTITUTION, DIRECTLY OR THROUGH ITS AFFILIATES, CLIENTS, OR PRIVATE CONTRACTORS, FROM SHARING NON-PUBLIC INFORMATION WITH A NON-AFFILIATED THIRD PARTY, UNLESS THE INSTITUTION PROVIDES A NOTICE OF ITS PRIVACY POLICIES AND PRACTICES, INCLUDING THE TYPE OF INFORMATION THAT IT COLLECTS AND THE CATEGORIES OF PERSONS OR ENTITIES TO WHOM IT MAY BE DISCLOSED.

IN COMPLIANCE WITH GLBA, OUR FIRM IS PROVIDING YOU WITH THIS STATEMENT WHICH SERVES AS NOTIFICAITON OF THE PRIVACY POLICIES AND PRACTICES OF FOLLIS APPRAISAL SERVICES, LLC.

WE DO NOT DISCLOSE ANY NON-PUBLIC PERSONAL INFORMATION ABOUT OUR CLIENTS FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

WE RESTRICT ACCES TO NON-PUBLIC PERSONAL INFORMATION CONCERNING OUR CLIENTS TO THOSE INDIVIDUALS WHO NEED TO KNOW THAT INFORMATION IN ORDER TO PROVIDE PRODUCTS OR SERVICES TO OUR CLIENTS. WE MAINTAIN PHYSICAL ELECTRONIC AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD NON-PUBLIC PERSONAL INFORMATION.



APPRAISER QUALIFICATIONS**GLENN CROWE**

Follis Appraisal Services, LLC, 2101 Cornwall Ave, Suite 202 Bellingham, WA 98225
Phone 360-734-5850 Email glenn@follisappraisals.com

**PROFESSIONAL
EXPERIENCE:**

Nineteen Years Real Property Appraisal
Washington State Certified General Appraiser
License Number 1101075 / Issued 06/12/2002

**WORK
HISTORY:**

Associate at Wm. T. Follis, Realtors
Bellingham, WA
March, 1998 to September 2019

Associate at Follis Appraisal Services, LLC
October 2019 to present

**APPRAISAL
AREAS:**

Whatcom, San Juan, and Skagit Counties.
Residential, Commercial, Industrial Properties,
Raw Land, Proposed and Existing Construction
High Value Waterfront, Board of Equalization,
Marriage Dissolution, and Estate Work.


EDUCATION:

Bachelor of Arts in History from the University of Colorado, 1979
Washington State Real Estate Fundamentals Rockwell Institute, 1998
Principles of Appraising, 1998, Real Estate Law, 3/1999,
Basic Income Capitalization; Appraisal Institute 3/2001,
Real Estate Practices 9/2001, Residential Analysis of Small Income Property,
11/2001, Uniform Standards of Professional Appraisal Practice,
1999, 2001, 2003, 2005, 2007, 2009, 2012, 2014, 2016, 2018
Highest and Best Use Analysis; Appraisal Institute, 2007,
Evaluation Residential Construction; Appraisal Institute, 1/2008,
REO, Foreclosure Appraisal; Appraisal Institute, 1/2009
Residential Appraisal Review, 2011, 2013, 2015
Supervisor-Trainee Course for Washington, 12/2014
New FHA Handbook, 5/2015, All Residential, All Day 5/2016
Complex Properties, 10/2018, Residential Construction, 01/2019

**APPRAISAL
CLIENTS:**

Bank of America
Bank of the Pacific
Industrial Credit Union
Navy Federal Credit Union
Morgan Stanley
Peoples Bank
Quicken Loans
Whatcom Educational Credit Union
Wells Fargo
US Bank
Various Attorneys, Various Private Clients

APPRAISER'S CERTIFICATION




STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED GENERAL REAL ESTATE APPRAISER

GLENN C CROWE
2101 Cornwall Avenue Suite 202
BELLINGHAM WA 98225-4402

1101075 06/12/2002 09/30/2023
License Number Issue Date Expiration Date

Teresa Berntsen
Teresa Berntsen, Director



(R/7/19)

APPRAISER TRAINEE'S CERTIFICATION



STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

STATE REGISTERED REAL ESTATE APPRAISER TRAINEE

ANDIE WHITEWING
1050 LARRABEE AVE SUITE 104 , PMB 480
BELLINGHAM WA 98225

1001945 12/13/2016 10/11/2024
License Number Issue Date Expiration Date

Teresa Berntsen
Teresa Berntsen, Director



(R/7/19)