Mitchell Hill

Trust Purchase

King County
Mitchell Hill

31-acre addition to DNR Mitchell Hill block

Tiger Mt State Forest
Mitchell Hill

Partnership with King County:

• DNR acquires land at forest value
• County acquires development rights and holds conservation easement
• Future acquisitions will both connect and buffer
• Timber is a mix of red cedar, hemlock and Douglas fir, all about age 70
• 482 Mbf on 29 acres
Benefits

- School trust will acquire property for forest land value in a high value area
- Property has merchantable timber
- Furthers objectives of DNR Snoqualmie Corridor Recreation Plan and King County Open Space Plan:
  - Create connected forest landscape in rapidly developing area
  - Enhance recreation opportunities on state and county lands
Mitchell Hill

Valuation

Purchase Price for Trust Interest $280,000
Land Value $58,000
Timber Value (482 Mbf) $222,000

Total Property Value $875,000
Development value purchased by King County $595,000
Mitchell Hill

Resolution No.