North Green Land Exchange

Vicinity Map #1

10 acres of Escheat Trust Land in southern Kitsap Co.
33 acres of private land in Central Kitsap Co.; North end Green Mountain S.F.
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State Parcel

- Escheat Trust – Former estate of George Harper
- State owned since 1929;
- 10 acres
- Zoning Rural Residential; 1 DU/5 acres; 2 potential home sites
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Private Parcel

- 33 acres
- Exchanger owned since 1995
- Mixed species stand; mostly young forest
- Access key motivation for State; also consolidation
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Private Parcel

- Primary road access into north end of Green Mtn.
- Extensive hard rock and timber resources in area
- Developable terrain more suitable for Wildcat Trailhead – distant future
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Public Hearing

• Public hearing held on April 11, 2019 in Port Orchard

• One person testified at the hearing in favor of the land exchange.
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**Appraisal**

<table>
<thead>
<tr>
<th>Before Exchange</th>
<th>Acres</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>DNR – Escheat Trust property</td>
<td>10.00</td>
<td>$180,000</td>
</tr>
<tr>
<td>DNR – Land Bank Funds</td>
<td>0.00</td>
<td>$ 65,000</td>
</tr>
<tr>
<td>Exchanger - Tallman LLC property in central Kitsap</td>
<td>33.21</td>
<td>$245,000</td>
</tr>
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Questions?

Resolution #1543