





North Green Land Exchange

Kitsap County
86-097749



North Green Land Exchange

Vicinity Map #1



10 acres of
Escheat
Trust
Land in
southern
Kitsap Co.



North Green Land Exchange

Vicinity Map #2



North Green Exchange
Exchanger Parcel
 Kitsap
 Vicinity



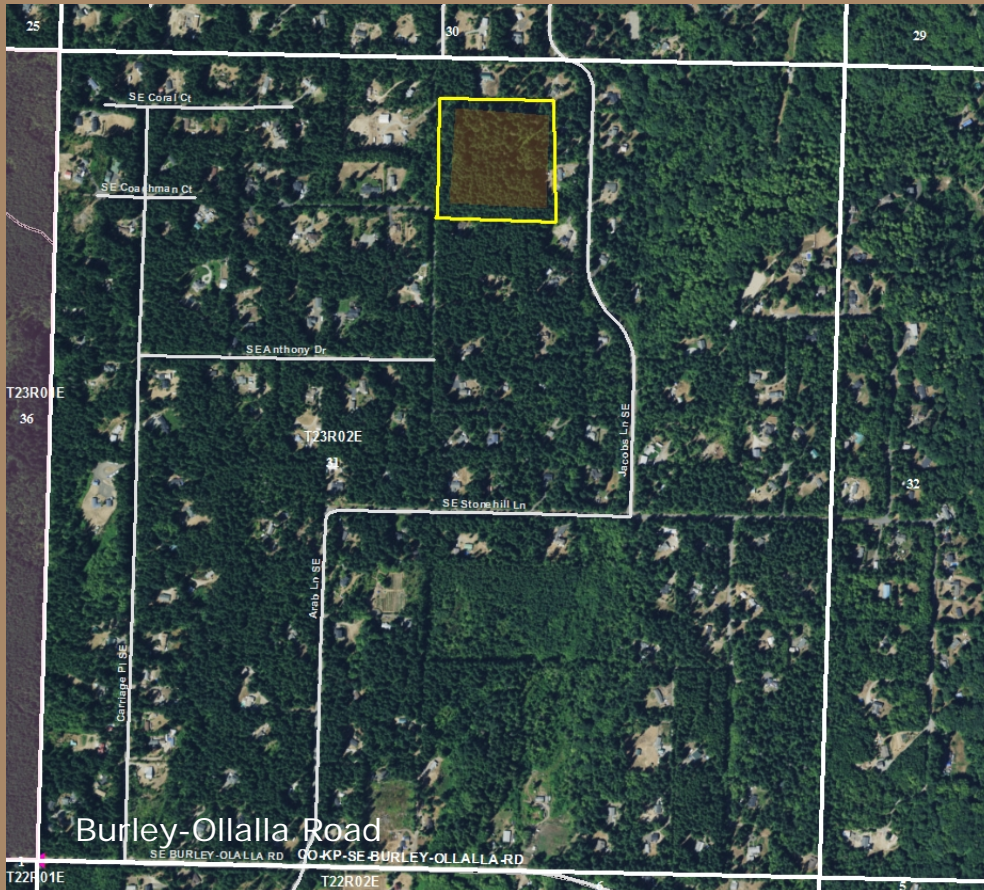
Created by: Micki McCulloch, CRT Division
 Date: 2/6/2019

33 acres of
 private land
 in
 Central Kitsap
 Co.;
 North end
 Green
 Mountain S.F.



0 0.75 1.5 3 4.5 Miles
 Disclaimer: Electronic data was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

North Green Land Exchange 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



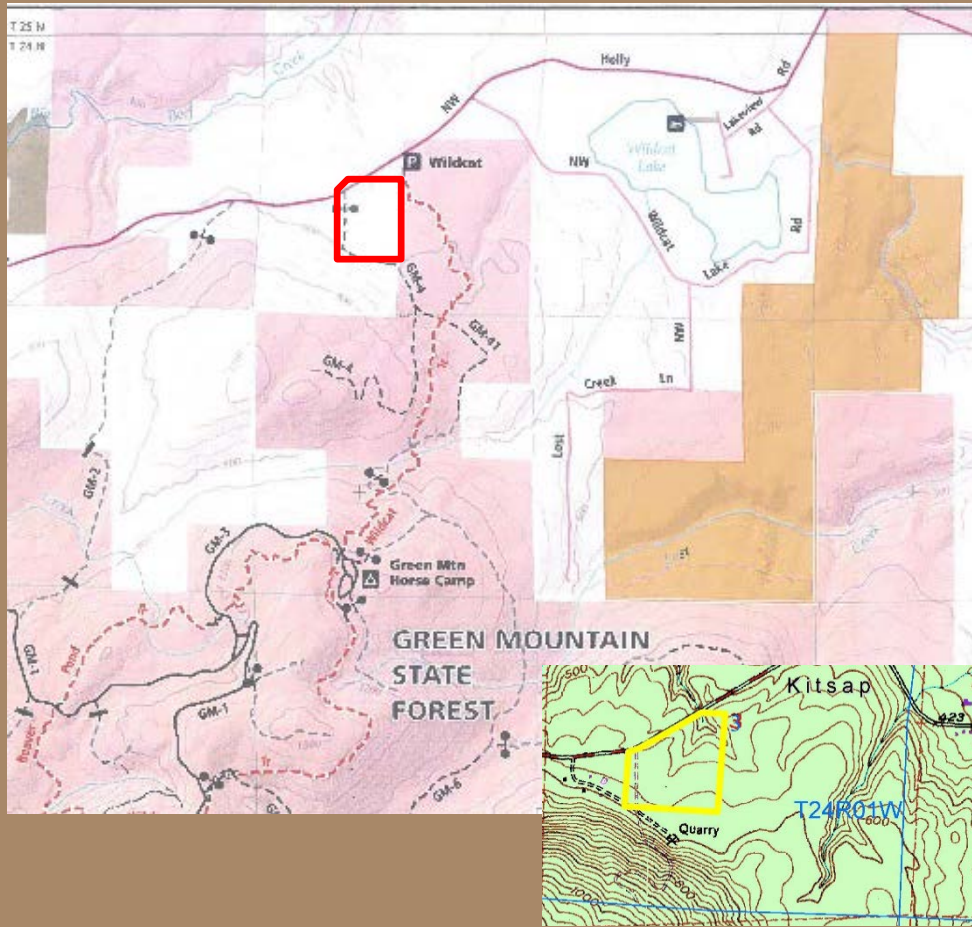
North Green Land Exchange Private Parcel



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



North Green Land Exchange 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





North Green Land Exchange 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

Before Exchange	Acres	Value
DNR – Escheat Trust property	10.00	\$180,000
DNR – Land Bank Funds	0.00	\$ 65,000
Exchanger - Tallman LLC property in central Kitsap	33.21	\$245,000

After Exchange	Acres	Value
DNR - property	33.21	\$245,000
Exchanger - cash	0.00	\$ 65,000
Exchanger - property	10.00	\$180,000

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Questions ?

Resolution #1543



