

461452005000-209-093-HALL-20120425

93

THE PERMIT CENTER

A Private Land Use Permit Consulting Service

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360-378-7053 ph/fax
thepermitcenter@yahoo.com

S.J.C. COMMUNITY

APR 25 2012

DEVELOPMENT & PLANNING

April 25, 2012

TO: SJC Community Development
FROM: Bob Querry, Consultant *RAC*
RE: Response to the Shoreline Inventory & Characterization Report

Attached is a packet from the owners of the Haslund House LLC property at 50 Knights Lane on San Juan Island (tpn's 461452004 & 005). I have been asked by Susan Hall, one of the members of Haslund House LLC, to prepare and submit this response to the Shoreline Inventory and Characterization Report.

This packet is a comparison of the characterization of the subject property as found in the Report, including the maps appended thereto, and conditions as they are on the ground. This comparison is based on a site visit made by me on April 20, 2012 at low tide (+0.5mllw @ 11:15AM), and subsequent research and analysis.

The packet contains a cover document known as the Mackie Form, a history of the property prepared by Ms. Hall, my analysis of the discrepancies between the Report and my findings, current and historical aerial photographs of the property - from the County's Polaris website and the Department of Ecology's shoreline oblique aerial online-archives, photos of the property taken on the 20th - showing the intertidal area in front of the property as well as the structures and the nature of the vegetated cover, and copies of the field sheets for this property from the Assessor's Office.

Based on my analysis, the discrepancies between the inventory maps and the subject property were, for the most part, not numerous or significant. The biggest problem I identified with the Report is that this area, known as Reach #209, comprises all of Davison Head, which has two distinct and different facets - the Neil Bay side and the Spieden Channel side, yet Tables 27A and B attempt to generalize about the overall character of the reach as if it was homogenous. The shoreline of the subject property, being on the Spieden Channel side, is physically and environmentally distinct from the shoreline of Neil Bay.

To me, this points to a significant flaw in the Report - that it is overly general and cannot be relied upon to accurately characterize any particular portion of the shorelines of San Juan County. I did read the following in one of the Report's appendices that contained an analysis of comments that were received:

[A]t 18 management areas, the number of shoreline management areas is also large by typical SMP standards, particularly given the resources available to document them

This indicates that time and resources were inadequate to do the level of analysis that would generate an accurate characterization of the shorelines. I understand that situation, but for a project with such far-reaching implications, it would seem imperative to make sure the recipients of the proposed legislation are not unduly burdened after-the-fact with correcting errors, omissions, and inaccuracies.

Thank you for taking the time to consider this analysis.

SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT

See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

PROPERTY OWNERS: Susan Hall c/o Robin Tate

STREET ADDRESS 50 Knights Lane Friday Harbor

MAIL ADDRESS IF DIFFERENT 200 SW Michigan St STE 115
Seattle WA 98106

_____ If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail susanhall@mac.com

TAX PARCEL NUMBER(S) 461452004 + 005

ISLAND San Juan

MANAGEMENT AREA Roche Harbor

REACH NUMBER 209 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale **Attachment 1**
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2**
(Google Earth or Map quest showing site and adjoining properties)
(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.
Yes____, NO___ (Refer to reach characteristics in the text and appendices)

If not why not. See Report analysis, item 1

Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO _____

YES please specify See report analysis, item 2

IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO _____

YES

IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO

YES _____ AT PAGE(S) _____

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES

NO _____

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO

YES _____ AT PAGE(S) _____

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

Less than one acre, _____ one acre to less than five acres _____, five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN _____, RURAL , CONSERVANCY _____ NATURAL _____

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

COMPREHENSIVE PLAN Rural Residential
~~ZONING~~ _____

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES

NO _____

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES _____
NO X,

OTHER COMMENTS AND OBSERVATIONS ATTACHED

See Report analysis, item 3

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(CHECK IF APPROPRIATE) ✓ AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

PRINT

RA Querey (agent)

Robert Querey

Haslund House property at 50 Knights Lane

History of the property

The Haslund House property is situated on the Northwesterly point of Davison Head. The property has been in our family since 1962. Four generations have enjoyed this property over the last 50 years. We take our stewardship of this much-beloved place very seriously, and we are leading by example in the hopes that future generations will follow our traditions.

The property was purchased from Rueben Tarte as two separate lots (tpn's 461452004 & 005), in 1962 and 1963. The property was forested. There were no old-growth trees; the property had evidently been logged within the past 50 years, probably for the lime kilns. Under our ownership, we have selectively removed trees in order to make room for the structures and to extend the driveway that was already there when we bought the property. Evidently the driveway had been used by local youth for late-night activities. It took some time after the first house arrived, for word to get around that the property was no longer available for teen parties.

The first activity on the property was to install a septic system. The first structure on the property was a mobile home that was brought onto the property in 1969. We situated the mobile home at the water's edge, and added a deck on the water side of the house. Next we built a carport and workshop that was later closed in to become the existing garage. The next structure we built was the bunkhouse. In the mid-1970's we removed the mobile home and built a one-bedroom, one and one-half bath home, basically on the footprint of the mobile home. In approximately 1978 or 1979 we added a second bedroom and another full bath. All improvements to the property were designed to meet current building codes, and we were awarded the necessary building and occupancy permits.

Current Uses and Existing Conditions

The Haslund House property has three structures on it: the main house that has a wooden deck; a bunkhouse that also has a wooden deck; and a garage with small workshop attached. The garage workshop has a sink and toilet that is never used. The bunkhouse has toilet, sink and shower, but no cooking facilities. All structures have metal roofs. The house is used as a vacation property for members of the extended family and our guests. Most activity is centered around the deck, for barbecues and nightly salutes to the sunset. The children spend time on the shoreline, studying the various types of seaweed, starfish, etc.

In addition to the structures, the only improvements are a water main from the street; a septic system (rebuilt in the early 1990's) that has the septic field near the road, more than 200 feet from the shoreline; an aboveground fire ring surrounded by wooden benches and a small sprinkler system that has been decommissioned. During the winter, we store a 21-foot runabout boat on a part of the property that is at least 200 feet back from the waterfront. During the summer the boat is moored at Neil Tarte's dock. We use an electric

golf cart (stored in the garage) to travel between our house and the boat. We use the boat for crabbing and prawning, and for taking the kids fishing.

The landscaping is essentially as we found it in 1962. We have added a few rhododendrons and salal plants. Once they became established, we stopped using the sprinkler system. Over the years we have removed a few dead or dying “widow maker” trees in the areas where the children play. There is some kind of fungus on the island that is killing the Grand Fir trees. We have employed the expertise of a certified arborist in making the decisions about which trees we could not save. In the area nearest the road—approximately 200 feet back--there are a few trees of concern in that area that have not yet been removed.

Over the years we have had to install strong mesh around the perimeter of the house and bunkhouse to keep out the minks and otters that like to live in the crawl spaces. These vectors live in their own excrement, and the smell makes it untenable for human occupants. We share our property with local deer, who keep the salal and other vegetation well trimmed—more trimming than we would like.

Since the house was finished, we have maintained the structures and property, but have made no major changes. We employ a groundskeeper who comes after windstorms and cleans up fallen branches and fir needles. We do not disturb the vegetation, nor do we use any potential contaminants that could affect water quality.

The currents in the water in front of our house travel at speeds of between 4 and 8 knots. We use no fertilizers or pesticides on our grounds except for fish fertilizer in the flowerpots on our deck. We often see birds attracted to herring balls just off the shore in front of our house. Seals and sea lions regularly feed in our “front yard”. We believe that our property does not negatively impact the water quality in the area of our home.

**HASLUND HOUSE LLC
TPN'S 461452004 & 005
50 KNIGHTS LANE
SAN JUAN ISLAND**

SHORELINE INVENTORY REPORT

Attachments to Mackie Form

ITEM 1: Reach Characteristics

The property is located within Reach 209 of the Roche Harbor Management Area. The associated inventory maps have the following inaccuracies:

#12 Flood Zones – This data set is based on very outdated FIRM maps, which are full of printing inaccuracies. This property is well above the potential flood plain.

#19 Land Cover – There is no estuary located at or near this property.

#20 Impervious Percentage – This property is ranked as 25-50% impervious, when in fact it is 0-25% impervious. Also, none of the adjacent properties are shown to have impervious surfaces, which is incorrect. There are houses, outbuildings, and driveways on almost every lot on the shoreline.

#26 Shellfish – The icon shown for this area (red vertical bars) is not found in the legend.

#31-33 Surf Smelt, Sand Lance, Herring – There is a small pocket beach with gravel immediately to the west of this property, so the presence of smelt and lance is a possibility, but there is no eelgrass at this site, so there is no herring.

#38 Ecological Functions (physical) – See Item 3 below.

#39 Ecological Functions (habitat) – See Item 3 below.

ITEM 2: Nearshore Key Habitats and Species

Orcas, sea lions, gray whales, harbor seals, murrelets, bald eagles, salmon, rockfish, crabs, abalone, sea urchins, forage fish, and kelps all are, or are likely to be, present offshore of the subject property.

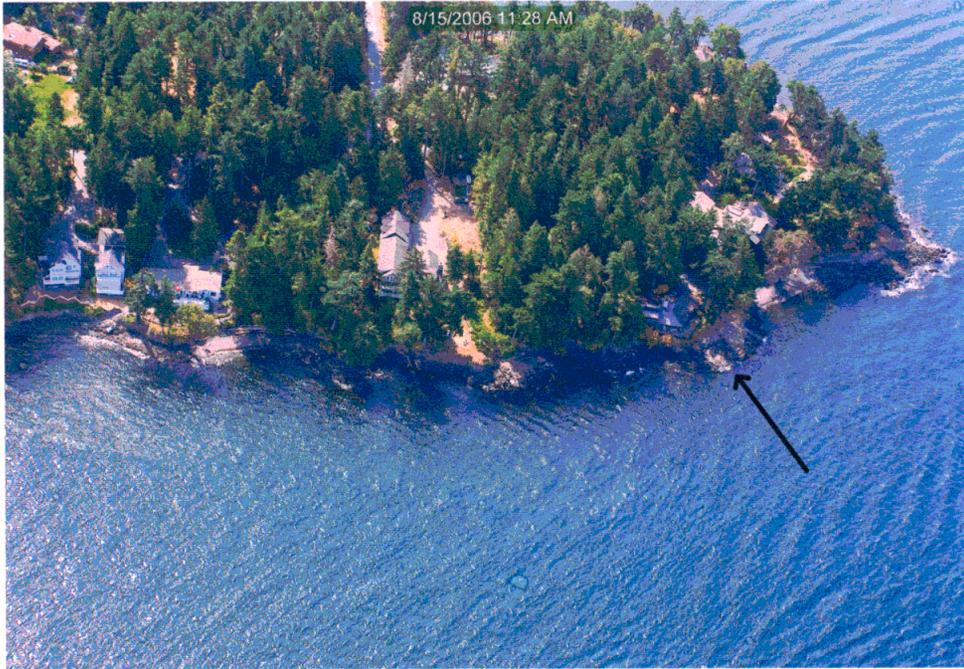
ITEM 3: Comments

This reach includes all of Davison Head, but not the isthmus connecting it to the larger Roche Harbor Area. Therefore, the reach has two distinct shoreline characteristics – the southern, Neil Bay side, and the northern, Spieden Channel side. This distinction is not reflected in either the physical or the habitat conditions matrices for the reach, therefore it is important to distinguish the subject property from the overall reach conditions.

Specifically, there is no sediment transport in front of the subject property (there are small pocket beaches with no adjacent feeder bluffs), whereas Neil Bay is composed completely of sediments. The subject property has long fetches to the east and west, consequently it is exposed bedrock, subject to year-round to wave action, whereas Neil bay is extremely low energy. The subject property has a small concrete pad (5ft x 20ft?), which is unique along the northern shore, which is almost devoid of structures beyond the high water line, whereas Neil Bay is covered with docks, mooring buoys, and bulkheads. Water quality is completely different, due to the strong currents in front of the subject property, as compared to almost no movement or exchange in Neil bay except due to the tides. This applies to the quality of the sediments on the bottom as well. The low energy characteristics of Neil Bay allow everything to drop out of the water, whereas everything in the water in front of the subject property is carried away rapidly .

The habitat features of the reach contrast in the same ways. The currents are too strong in front of the subject property to allow juvenile species to rest or hide, and there is no intertidal substrate suitable for spawning, but the conditions offshore are excellent for mature species of mammals and fish.

2006



1995



06/12/2002 01:53:11 PM

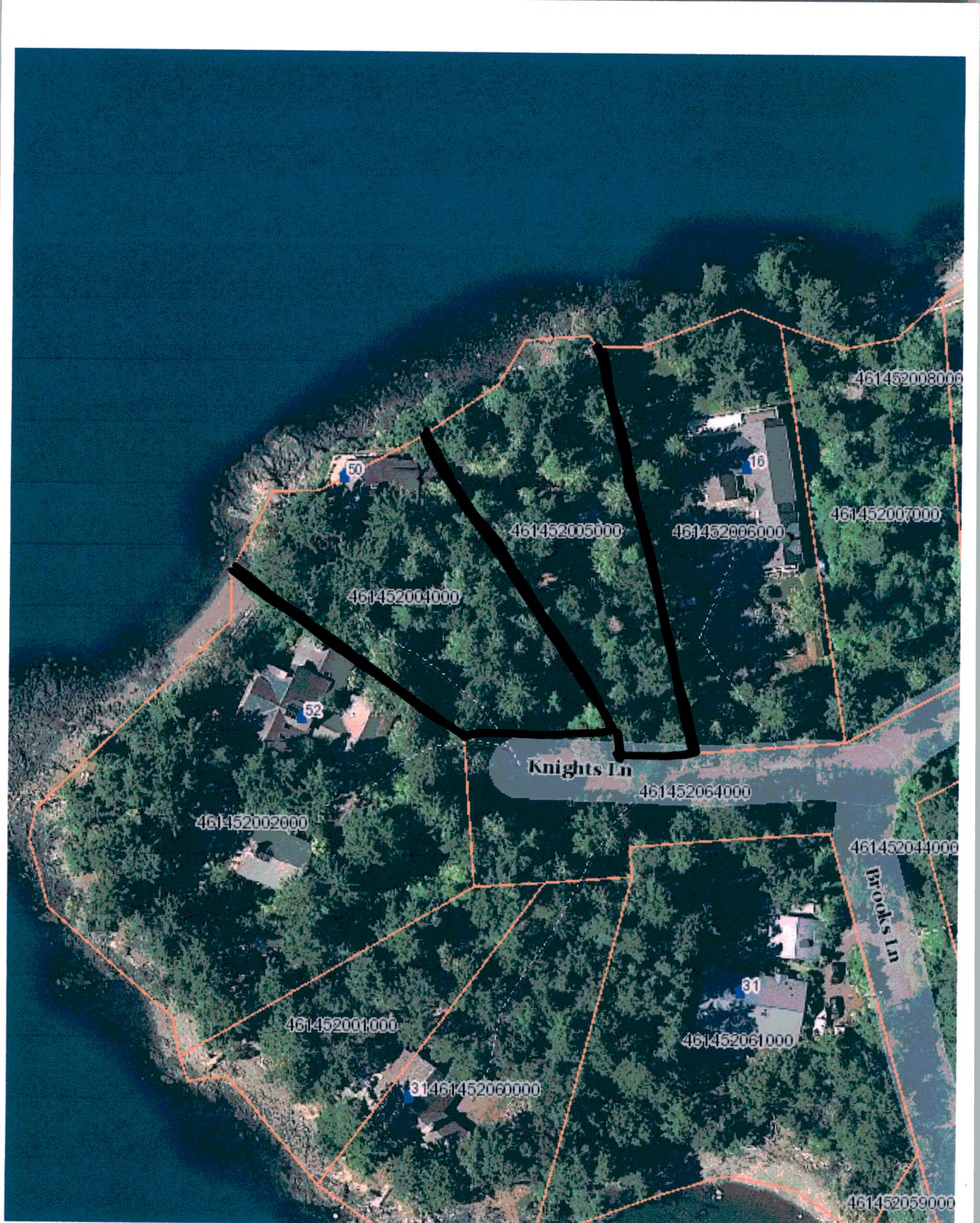


2002

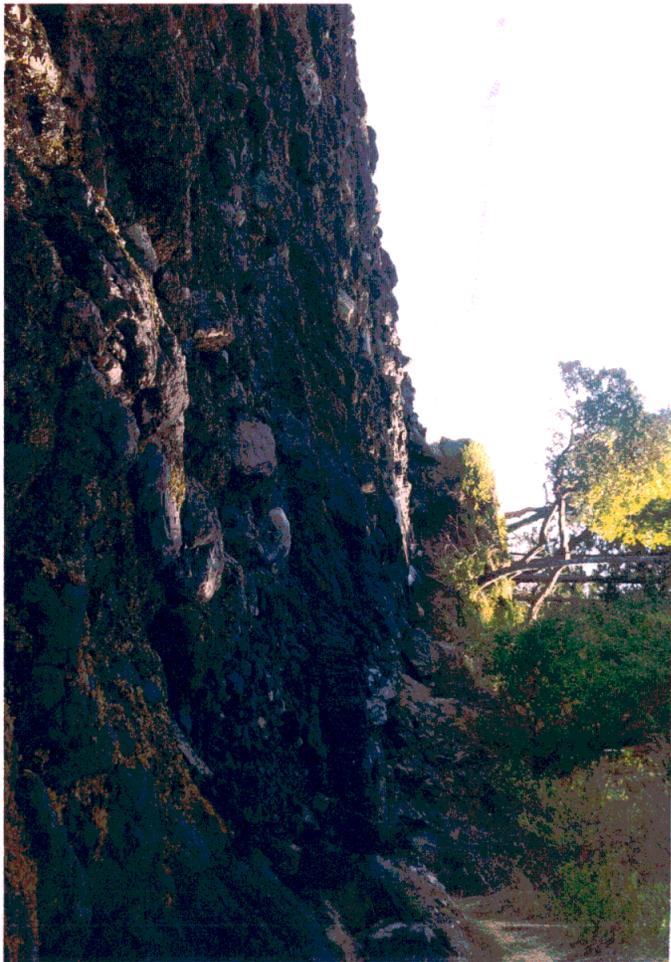
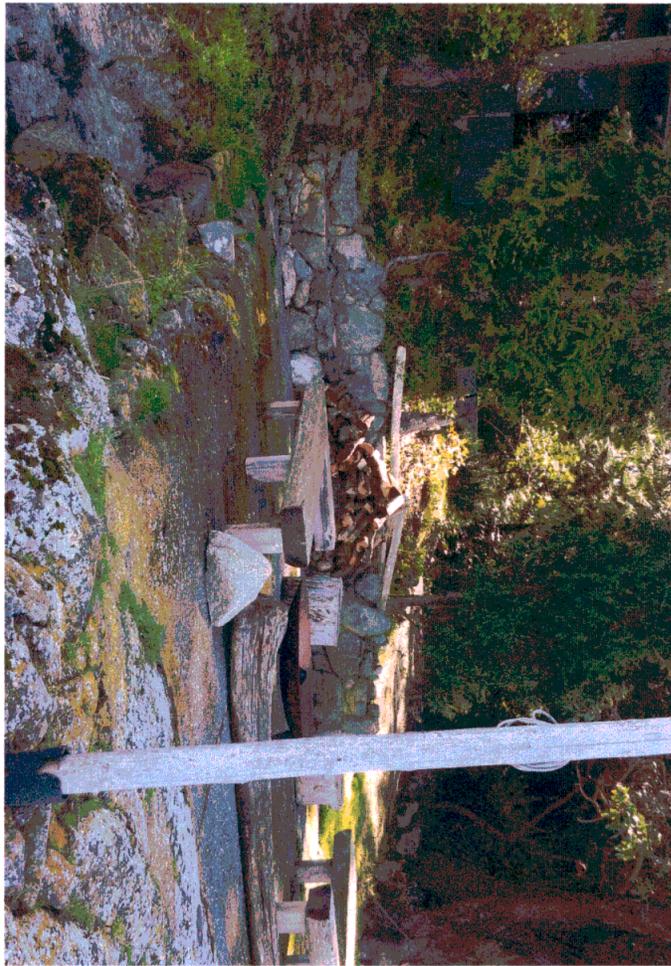


1977

ATTACHMENT I

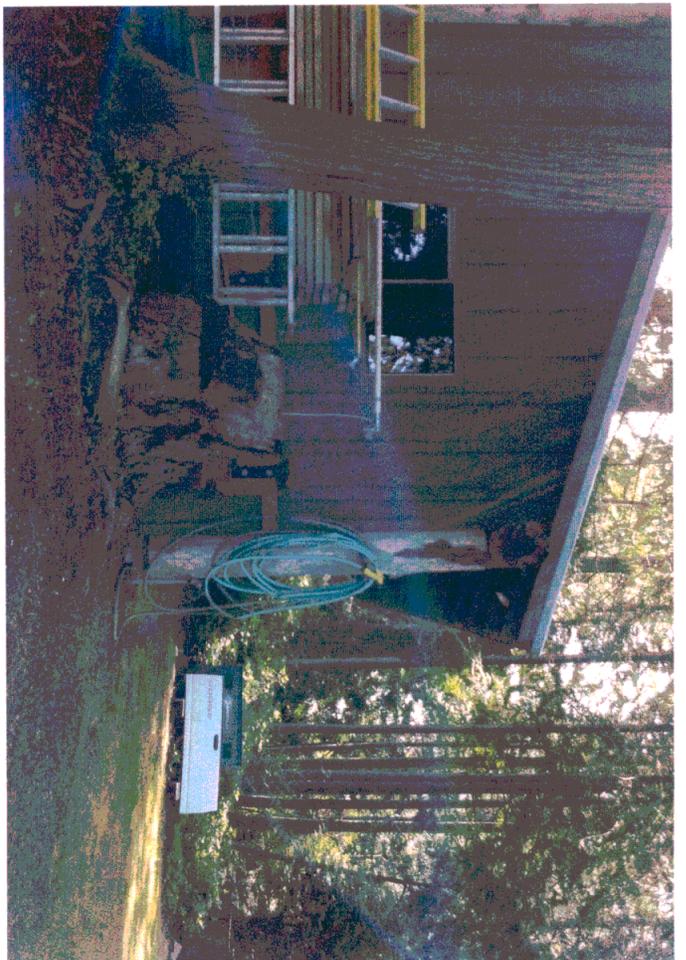
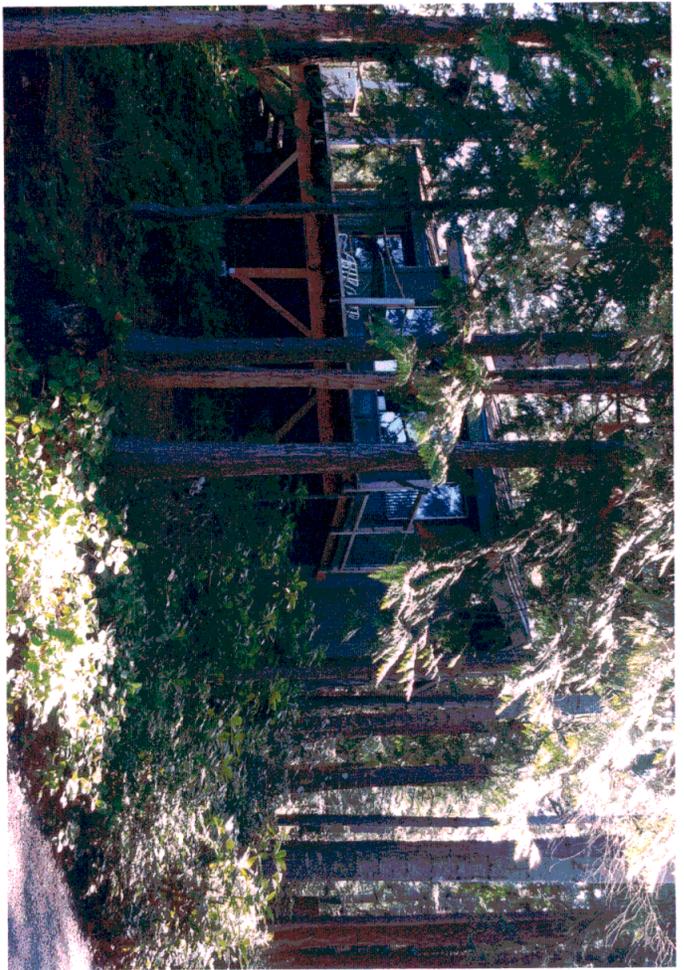
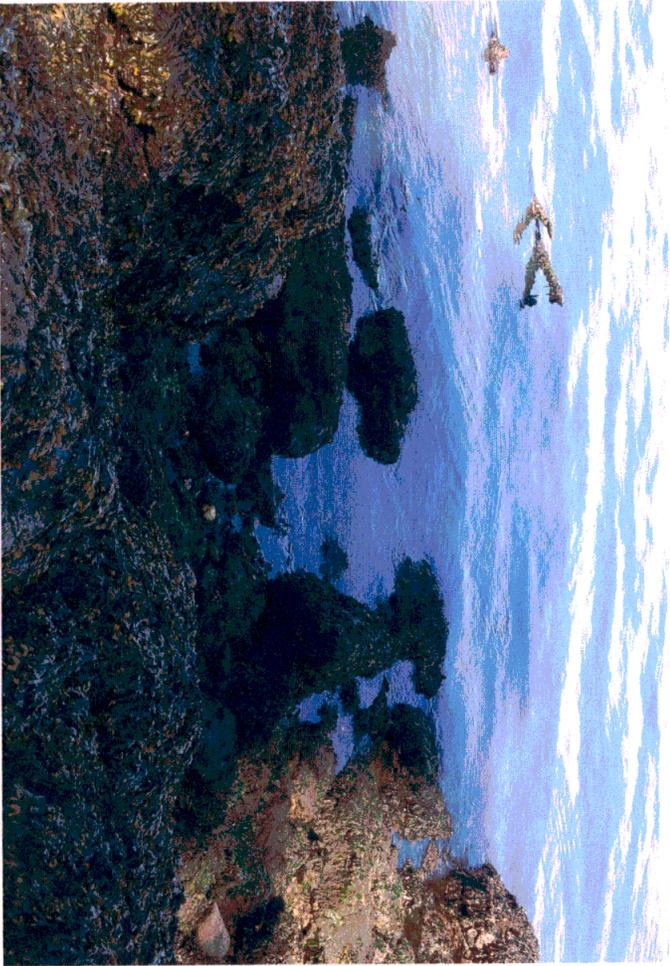


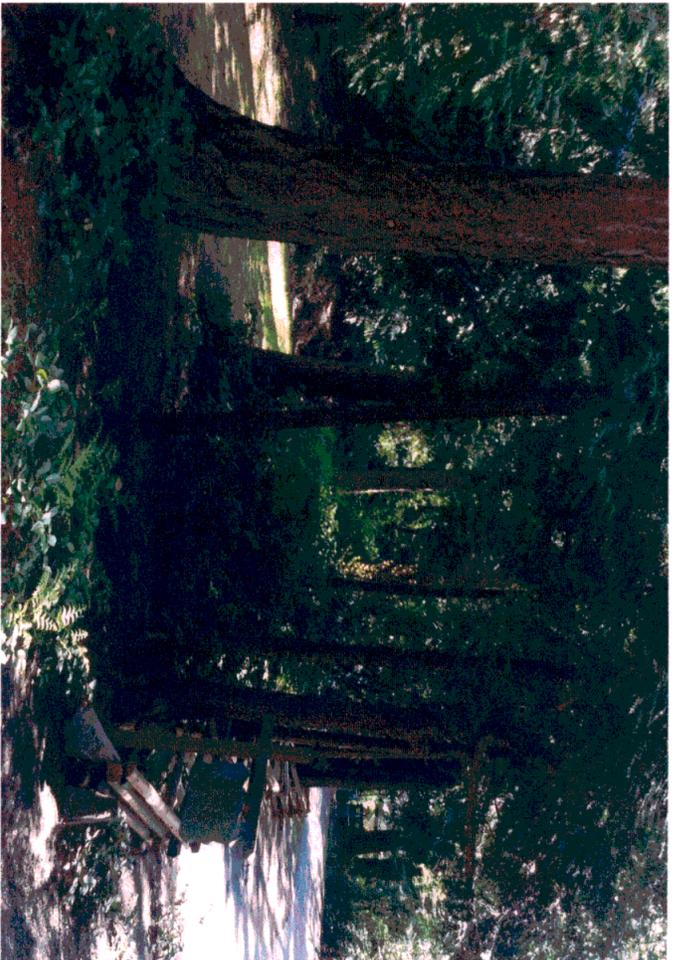
ATTACHMENT 2



ATTACHMENT 3

04/20/12 11am to 5:5m







SAN JUAN COUNTY ASSESSOR

Real Estate Parcel Information

- Assessor Home Page
- Parcel Search
- Polaris - Parcel Map
- Property Tax FAQ
- Property Tax Statistics
- Personal Property
- Current Use Programs
- Designated Forest Land
- Exemptions
- Washington State Dept of Revenue
- Use Notes/Disclaimer
- Charles Zalmanek, Assessor
350 Court St
PO Box 1519
Friday Harbor, WA 98250
(360) 378-2172
- Email
assessor@sanjuanco.com

Please Note: Neither San Juan County nor the Assessor warrants the accuracy, reliability or timeliness of any information provided. Any person or entity who relies on information obtained from this real property query does so at his or her own risk. **All users are advised to read [Site Use Notes/Disclaimer](#).**

Owner Information		Site Address	Codes
HASLUND HOUSE LLC		50 Knights Ln	Parcel # 461452004000
% ROBIN TATE			TA_ID 19652
200 SW MICHIGAN ST STE 115			Tax Area SAN JUAN
SEATTLE, WA 98106			
<input type="checkbox"/> Current Use <input type="checkbox"/> Mfg/Modular <input type="checkbox"/> Senior/Disabled Exemption			
Market Values as of 1/1/2010		Land Information	
Building Value	\$449,040	Legal Acres	0.60
Land Value	\$705,600	Taxable Acres	0.60
Total Appraised Value	\$1,154,640	Short Legal	DAWSON HEAD LT 4 Sec 14, T 36N, R 4W
Recorded documents (Auditor)		View Tax Statement	
		Locate on map	

Land Segment Information						
Segment ID	WATERFRONT	WATERFRONT (ft)	TIDELANDS (ft)	MARINEVIEW	TOPOGRAPHY	TERRITORIAL VIEW
28642	BEACH ACC, LOW BANK	168.00	-	GOOD	LEVEL, WOODED	-

No Sales Information Available

Improvements/Features					
1 Story - Built: 1979 Remodel: 1982					
MAIN FLOOR - AREA: 2111.0 sq. ft.					
APPLIANCE DISHW 1	APPLIANCE HOODFAN 1	APPLIANCE FAN 3	APPLIANCE OTHER 1	APPLIANCE VACUUM 1	EXTERIOR WALL SI/ST
FIREPLACE SNG-1-G 1	FIXTURES 12 1	FLOORING HARDWOOD 627 SQFT	FLOORING CARPET 1171 SQFT	FLOORING TILE 313 SQFT	FOUNDATION PERIM
HEATING/COOLING ELBB	INTERIOR FINISH FINISH	PLUMBING BARSINK 1	PLUMBING TUBSHWR 1	PLUMBING CIRCTUB 1	PLUMBING SHOWER 1
PLUMBING ROUGHIN 1	PLUMBING TOILET 3	PLUMBING WTRHEAT 2	PLUMBING KSINK 1	PLUMBING LAVATORY 4	ROOF COVERING METAL
ROOM COUNT LIVING 1	ROOM COUNT KITCHEN 1	ROOM COUNT BEDROOM 3	ROOM COUNT OTHER 1	ROOM COUNT BATHROOM 3	ROOM COUNT DINING 1
SEPTIC YES 8	SUB FLOOR FRAME				
FINISHED BASEMENT - AREA: 1035.0 sq. ft.					
ROOFED - AREA: 104.0 sq. ft.					
CONCRETE - AREA: 399.0 sq. ft.					
WOOD DECK - AREA: 605.0 sq. ft.					
BSMT - UNF - AREA: 1035.0 sq. ft.					
1 Story - Built: 1979 Remodel: no information					
MAIN FLOOR - AREA: 408.0 sq. ft.					
EXTERIOR WALL PLYWD	FIREPLACE FS-A 1	FIXTURES 5 1	FLOORING VINYL/PERGO 408 SQFT	FOUNDATION PERIM	HEATING/COOLING ELBB
INTERIOR FINISH FINISH	PLUMBING KSINK 1	PLUMBING LAVATORY 1	PLUMBING TOILET 1	PLUMBING SHOWER 1	PLUMBING WTRHEAT 1
ROOF COVERING METAL	SEPTIC YES 4	SUB FLOOR FRAME			
WOOD DECK - AREA: 356.0 sq. ft.					
OTHER - AREA: sq. ft.					

	1	2	3	B
LIVING	1			
DINING	1			
KITCHEN	1			
BEDROOM	1			2
BATHROOM	1			2
OTHER	1			
UTILITY				

BUILDING # 1 OF 2
 APPRAISER 44 DATE 1/22/09
 REVIEWED ASMT. YEAR 2009
 CONTACT 01 YES
 RENTER 01 YES
 BUILT 1979 REMODEL 1982
 CONDITION 4 01 POOR 02 FAIR
 03 AVERAGE 04 GOOD 05 VERY GOOD 06 EX

HASLUND HOUSE LLC
 C/O LANCE HASLUND
 PO BOX 232
 SEAHURST WA 98062-0232

TX 461452 004000 0492 .60
 RV 2/27/09
 DAVISON HEAD LT 4

MODIFY 01 yes **STYLE** 1 01 1st. 02 2st. 03 1 1/2st.

QUALITY 1-8 01 plus 02 minus

EXTERIOR 01 plywood 02 siding/stucco 03 block/veneer 04 masonry

FLOORS 01 frame 02 slab **WALLS** 01 finished 02 unfinished

FOUNDATION 01 perimeter 02 concrete block 03 post & block

ROOFING 01 metal 02 roll 03 comp/built up 04 wood shingle 05 shake 06 tile 07 special

FLOOR COVERING none vinyl carpet 1171 wood 627 softwood tile 312 concrete

HEAT 01 elbb 02 f/a 03 hwbb 04 none 05 radiant 06 h. pump

APPLIANCES r & o # hd/fan # i micro # g/dis # fan # 3 dish/w # i vac # i in/com # trsh/cmp #
 alarm # gar/op # other # i total 7 verified? 01 yes

PLUMBING shwr # i tub/shwr # i toilet # 3 lav # 4 w/h # 2 k/sink # i utility # barsink # i r/i # i jac #
 circ/tub # i special # total 15 verified? 01 yes

BASEMENT quality 5 unfinished 1035 min. fin. finished 1035 daylight? i 01 yes no floor

FIREPLACE sin. 1st # i sin. 2st. # dble 1st # dble 2st # free std. # **GRADE** 3 01 fair 02 average 03 good

GARAGE quality roof exterior attached? 01 yes size basement? 01 yes finished dep %

CARPORT 1 quality roof floor? 01 yes size **CARPORT 2** quality roof floor? 01 yes size

OUTBLDG 1 type quality roof exterior fin? 01 yes **FLOOR** slab wood dirt dep %

OUTBLDG 2 type quality roof exterior fin? 01 yes **FLOOR** slab wood dirt dep %

COMPLETION	YEAR
Foundation	8
Joist/subfloor	8
Frame/Sheath	15
Roof Cover	6
Wiring rough in	7
Plumbing r/in	9
Frame Opening	4
Insulation	2
Partition r/in	5
Plaster/panel	6
Siding on	6
Window set	4
Exterior finish	3
Interior finish	3
Cabinets/trim	8
Plumbing in	5
Light fixture	1
Total	100

DECKS ETC concrete 399 asphalt wood 605 roofed 104

BUILDING 2111 1st floor 2111 2nd floor 3rd floor

LOFT fair average **SEPTIC** # 6

MOBILE HOME make size x year code

MOBILE HOME VALUE \$ **MOBILE HOME ADJUSTED VALUE** \$

BUILDING VALUE \$ 550,061 **BUILDING VALUE ADJUSTED** \$ 412,550

OTHER IMPR. & BLDG. ADJ. \$ 36,490

A. YEAR	CURRENT (LAND)	MARKET (LAND)	IMPROVEMENT	TOTAL	CHG.
2006	621600		417040	1038640	RV
2003	394800		348350	743150	RV
2000	302400		299850	602250	RV
1998	247500		283340	530840	
1997	247500		283340	530840	
1994	247500		290630	538130	
1991	172500		224920	397420	
1988	90000		177200	267200	

OUTBLDG 1	\$
OUTBLDG 2	\$
NEIGHBORHOOD ADJ.	%
PLUS/MINUS	\$
TOTAL IMPROVMT.	\$ 449,040
LAND VALUE	\$ 705,600
TOTAL VALUE	\$ 1,154,640
NEW CONST.	\$
M/V OPEN SPACE	\$
LAND USE CODE	1107
FIRE PATROL	Y 1.00
WEED ASSESSMENT	1.00

PORTION	METHOD				QUANTITY	RATE	WATERFRONT						VIEW				TOPOGRAPHY				AMENITY			METHOD	MARKET VALUE OPEN SPACE							
	SITE	SQUARE FOOT	FRONT FOOT	ACRES			NO BANK	LOW BANK	MEDIUM	HIGH	WTRFRNT ACCESS	TIDELANDS	OYSTER LANDS	MARINE	TERRITORIAL	GOOD	AVERAGE	FAIR	NONE	CLEAR	WOODED	SWAMP	LEVEL		SLOPING	STEEP	NO WATER	NO BUILDABLE	NO UTILITIES	CONTIGUOUS	SITE	FRONT FOOT
1	2	3	4		100	4200	1	2	3	4	1	1	1	1	2	3	4	1	2	3	1	2	3	1	1	1	1	1	3	4		

	1	2	3	B
LIVING				
DINING				
KITCHEN				
BEDROOM				
BATHROOM				
OTHER				
UTILITY				

BUILDING # 2 OF 2
 APPRAISER 44 DATE 1/22/09
 REVIEWED ASMT. YEAR 2009
 CONTACT 01 YES
 RENTER 01 YES
 BUILT 1979 REMODEL
 CONDITION 4 01 POOR 02 FAIR
 03 AVERAGE 04 GOOD 05 VERY GOOD 06 EX

HASBLUND HOUSE LLC
 C/O LANCE HASBLUND
 PO BOX 232
 SEAHURST WA 98062-0232

HASL1950

TX 461452 004000 0493 .60
 RV 2/27/09
 DAVISON HEAD LT 4

MODIFY 01 yes **STYLE** i 01 1st. 02 2st. 03 1 1/2st.

QUALITY i 1-8 01 plus 02 minus

EXTERIOR i 01 plywood 02 siding/stucco 03 block/veneer 04 masonry

FLOORS i 01 frame 02 slab **WALLS** i 01 finished 02 unfinished

FOUNDATION i 01 perimeter 02 concrete block 03 post & block

ROOFING i 01 metal 02 roll 03 comp/built up 04 wood shingle 05 shake 06 tile 07 special

FLOOR COVERING none vinyl carpet wood softwood tile concrete

HEAT i 01 elbb 02 f/a 03 hwbb 04 none 05 radiant 06 h. pump

APPLIANCES r & o # hd/fan # micro # g/dis # fan # dish/w # vac # in/com # trsh/cmp #
 alarm # gar/op # other # total verified? 01 yes

PLUMBING shwr # i tub/shwr # toilet # i lav # i w/h # i k/sink # i utility # barsink # r/i # jac #
 circ/tub # special # total 5 verified? 01 yes

BASEMENT quality unfinished min. fin. finished daylight? 01 yes no floor

FIREPLACE sin. 1st # sin. 2st. # dble 1st # dble 2st # free stnd. # i **GRADE** 2 01 fair 02 average 03 good

GARAGE quality roof exterior attached? 01 yes size basement? 01 yes finished dep %

CARPORT 1 quality roof floor? 01 yes size **CARPORT 2** quality roof floor? 01 yes size

OUTBLDG 1 type quality roof exterior fin? 01 yes **FLOOR** slab wood dirt dep %

OUTBLDG 2 type quality roof exterior fin? 01 yes **FLOOR** slab wood dirt dep %

COMPLETION	YEAR
Foundation	8
Joist/subfloor	8
Frame/Sheath	15
Roof Cover	6
Wiring rough in	7
Plumbing r/in	9
Frame Opening	4
Insulation	2
Partition r/in	5
Plaster/panel	6
Siding on	6
Window set	4
Exterior finish	3
Interior finish	3
Cabinets/trim	8
Plumbing in	5
Light fixture	1
Total	100

DECKS ETC concrete asphalt wood 356 roofed

BUILDING 408 1st floor 408 2nd floor 3rd floor

LOFT fair average **SEPTIC** # 4

MOBILE HOME make size x year code

MOBILE HOME VALUE \$ **MOBILE HOME ADJUSTED VALUE** \$

BUILDING VALUE \$ 55,060 **BUILDING VALUE ADJUSTED** \$ 35,790

OTHER IMPR. & BLDG. ADJ. \$ 700

A. YEAR	CURRENT (LAND)	MARKET (LAND)	IMPROVEMENT	TOTAL	CHG.
2006	621600		417040	1038640	RV
2008	394800		343550	738350	RV
2000	302400		299850	602250	RV
1998	247500		283840	531340	
1997	247500		283840	531340	
1994	247500		290550	538050	
1991	172500		224920	397420	
1988	90000		177200	267200	

OUTBLDG 1	\$	
OUTBLDG 2	\$	
NEIGHBORHOOD ADJ.	%	
PLUS/MINUS	\$	
TOTAL IMPROVMT.	\$	<u>36,490</u>
LAND VALUE	\$	
TOTAL VALUE	\$	<u>1,154,640</u>
NEW CONST.	\$	
M/V OPEN SPACE	\$	
LAND USE CODE		<u>1107</u>
FIRE PATROL	Y	<u>1.00</u>
WEED ASSESSMENT		<u>1.00</u>

METHOD	QUANTITY	RATE	WATERFRONT						VIEW				TOPOGRAPHY				AMENITY			METHOD	MARKET VALUE OPEN SPACE							
			NO BANK	LOW BANK	MEDIUM	HIGH	WTRFRNT ACCESS	TIDELANDS	OYSTER LANDS	MARINE	TERRITORIAL	GOOD	AVERAGE	FAIR	NONE	CLEAR	WOODED	SWAMP	LEVEL		SLOPING	STEEP	NO WATER	NOT BUILDABLE	NO UTILITIES	CONTIGUOUS	QUANTITY	RATE
			1	2	3	4	1	1	1	1	2	3	4	1	2	3	1	2	3	1	1	1	1	1	3	4		

Permit Date	Amount	Description

Sales Data		Segregation		
Year	Amount	T.O.S.	To	From

1631600
 F K & WILMA B HASLUND JR
 1717 5TH AVE N #400
 SEATTLE WA 98109

T 461452004 493
 5/14/85
 DAVISON HEAD LT 4

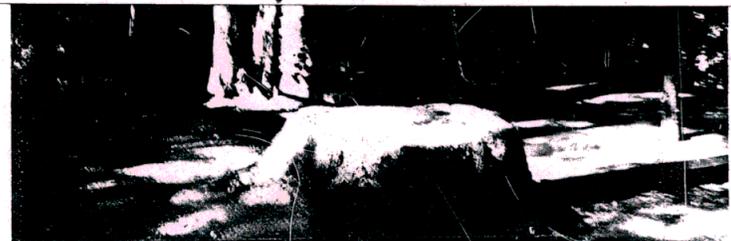
REMARKS

Gentle sloping nicely wooded
 low-MED bank Mostly rocky with some
 view - Exp agg patio built
 right on beach rocks
 Excellent view ± 200°



461452005-8 3-14-79

Water = Utility rate
 Built-in fridge COMM WATER
 SDIF 2000-571-R4 REPAIR



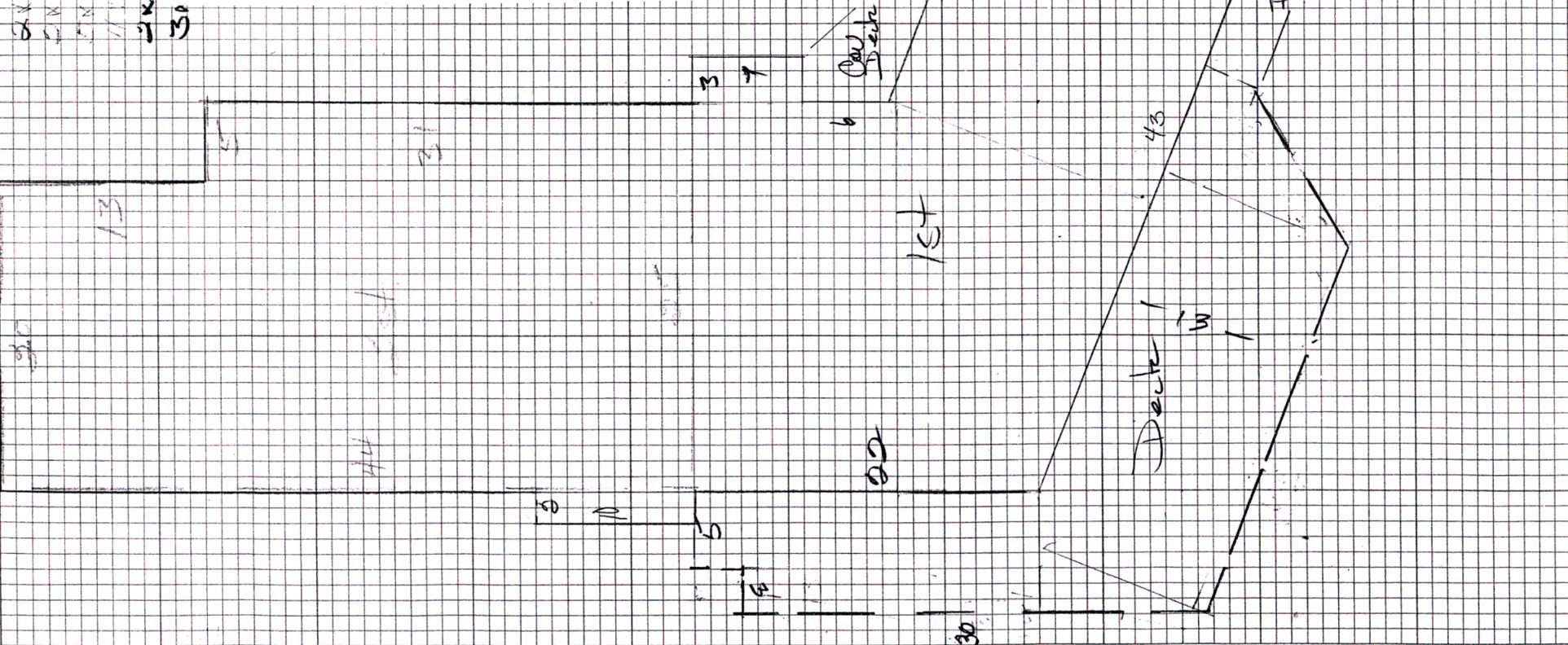
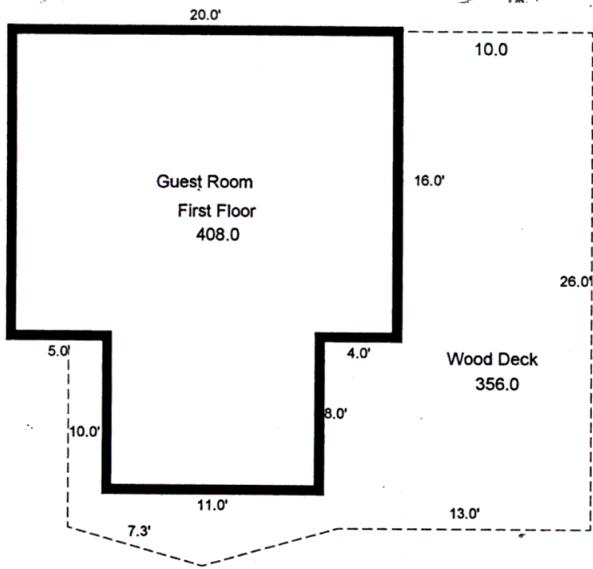
461452005-6 6-14-79

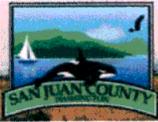
DESCRIPTION - OTHER BUILDINGS

NO.	TYPE	DESCRIPTION					D
		USE	FOUND.	FLOOR	ROOF	WALLS	
	GARAGE CLASS						
1	FLAGSTONE						116 9.25 1673 35 700
2	Exp. Agg. ramp	3x15					350 243 50 210 75 2.35 176 10% 160 324 3.50 1134 28% 910
3	Exp. Agg. Patio	18x18					324 2.35 761 18% 690 500 19.00 9500 10 8550 500 16.5 8250 5% 7840
4	Small Plastic Hot tub						1 1757 1.2 2100 10 1960 150 5% 710
5	Flagstone Walk						116 9.25 1073 70 970 116 9.25 725 5% 700 1400 133 1875 18% 1690 1812 10% 1680
6	STRA. SIES	3x10					30 6.50 195 5% 190 30 6.50 195 10 180
Total							11,280

Do. Cal.

2x6.5 //
 4x6 //
 4x6 //
 1.5x12 //
 2x4 //
 3A





SAN JUAN COUNTY ASSESSOR

Real Estate Parcel Information

- Assessor Home Page
- Parcel Search
- Polaris - Parcel Map
- Property Tax FAQ
- Property Tax Statistics
- Personal Property
- Current Use Programs
- Designated Forest Land
- Exemptions
- Washington State Dept of Revenue
- Use Notes/Disclaimer
- Charles Zalmanek, Assessor
350 Court St
PO Box 1519
Friday Harbor, WA 98250
(360) 378-2172
- Email
assessor@sanjuanco.com

Please Note: Neither San Juan County nor the Assessor warrants the accuracy, reliability or timeliness of any information provided. Any person or entity who relies on information obtained from this real property query does so at his or her own risk. **All users are advised to read [Site Use Notes/Disclaimer](#).**

Owner Information	Site Address	Codes
HASLUND HOUSE LLC		Parcel # 461452005000
% ROBIN TATE		TA_ID 19653
200 SW MICHIGAN ST STE 115		Tax Area SAN JUAN
SEATTLE, WA 98106		
<input type="checkbox"/> Current Use <input type="checkbox"/> Mfg/Modular <input type="checkbox"/> Senior/Disabled Exemption		
Market Values as of 1/1/2010	Land Information	
Building Value \$16,100	Legal Acres 0.55	
Land Value \$591,680	Taxable Acres 0.55	
Total Appraised Value \$607,780	Short Legal DAVISON HEAD LT 5 Sec 11 & 14, T 36N, R 4W	
Recorded documents (Auditor)	View Tax Statement	Locate on map

Land Segment Information						
Segment ID	WATERFRONT	WATERFRONT (ft)	TIDELANDS (ft)	MARINEVIEW	TOPOGRAPHY	TERRITORIAL VIEW
26643	BEACH ACC, MED BANK	147.00	-	GOOD	SLOPING, WOODED	-

No Sales Information Available

Improvements/Features
- Built: 0 Remodel: no information
CARPORT - AREA: 48.0 sq. ft.
DET GARAGE UNFINISHED - AREA: 720.0 sq. ft.

Permit Date	Amount	Description

1631600

F K & WILMA B HASLUND JR
 1717 5TH AVE N #400
 SEATTLE WA 98109

Sales Data		Segregation		
Year	Amount	T.O.S.	To	From

T 461452005 493
 5/14/85
 DAVISON HEAD LT 5

REMARKS

Gentle sloping nicely wooded
 med. bank rock w/ marine
 view - MINIMAL BEACH AREA,
 SM. GRAVEL POCKETS.

120' w/.

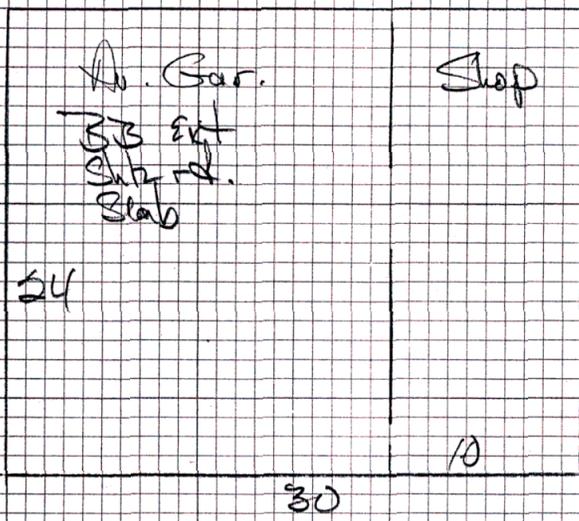
Beach access via wooden steps -
 removable - not valued ✓



5 DAVISON HEAD. SAN JUAN

DESCRIPTION - OTHER BUILDINGS

NO.	TYPE	DESCRIPTION					DIMENSIONS	AREA	RATE	QUAL. INDEX % MDF	REPL. COST	DEP %	DEPRECIATED REPLACEMENT COST
	USE	FOUND.	FLOOR	ROOF	WALLS	CONDITION							
1	Garage						30x34	1020	12.9	1.3	14,240	35	12,510
2	Garage												640
3	Beach Steps						4x12	48				10	0
4													
5													
6													
Total												13,150	



12.44
MTL
CON