



# Washington State Parks & Recreation Commission

## Item E-1 Palouse to Cascades State Park Trail – Bullfrog Property Transfer to WSDOT

*Presented by Tanya Moore*

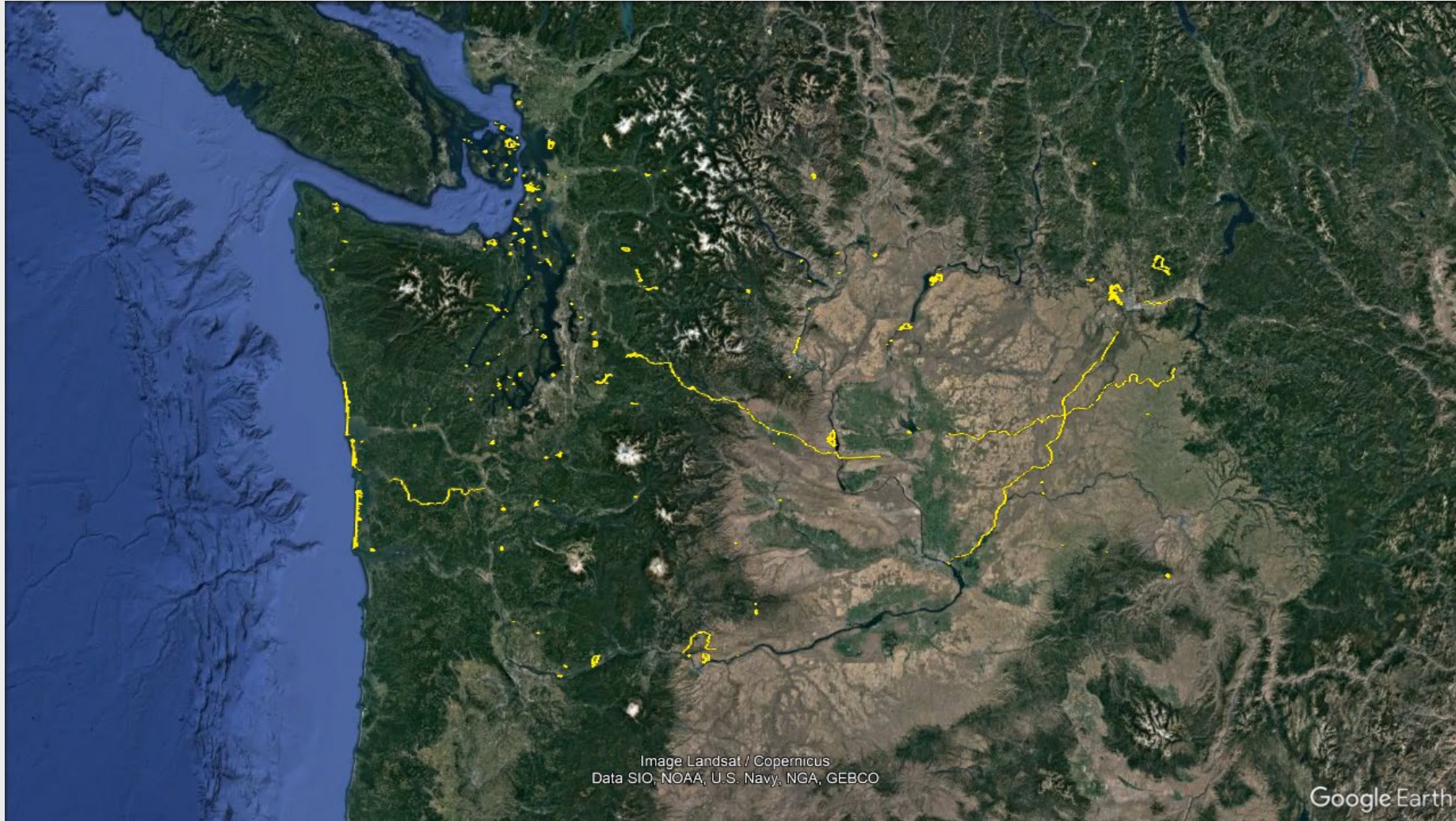
*November 13, 2024*





# Palouse to Cascades State Park Trail

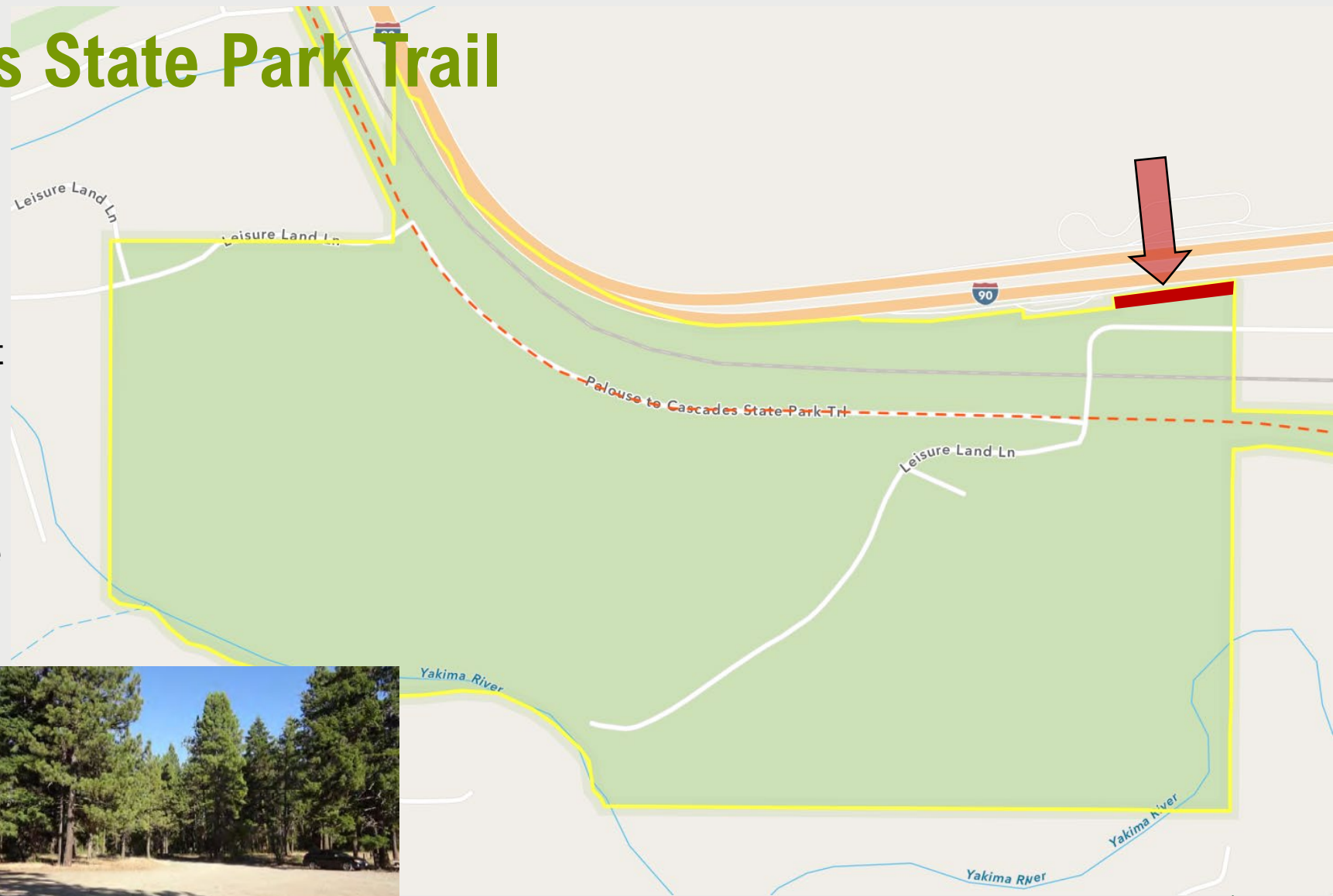
## Bullfrog Property





# Palouse to Cascades State Park Trail Bullfrog Property

- 291 acres
- Acquired in 1990 - WDNR via Trust Land Transfer
- Bullfrog Trailhead - Palouse to Cascades Trail (parking only)
- Over ½ mile Yakima River frontage





# Palouse to Cascades State Park Trail Bullfrog Property

- WSDOT wishes to acquire .68 acres in NE corner
- Just west of exit 80
- Abandoned weigh station on adjacent parcel



Palouse to Cascades  
State Park Trail  
Bullfrog Property I-90  
WSDOT Transfer

Yellow outline: Park Boundaries  
Red outline: Subject Parcel(s)

0 500Feet

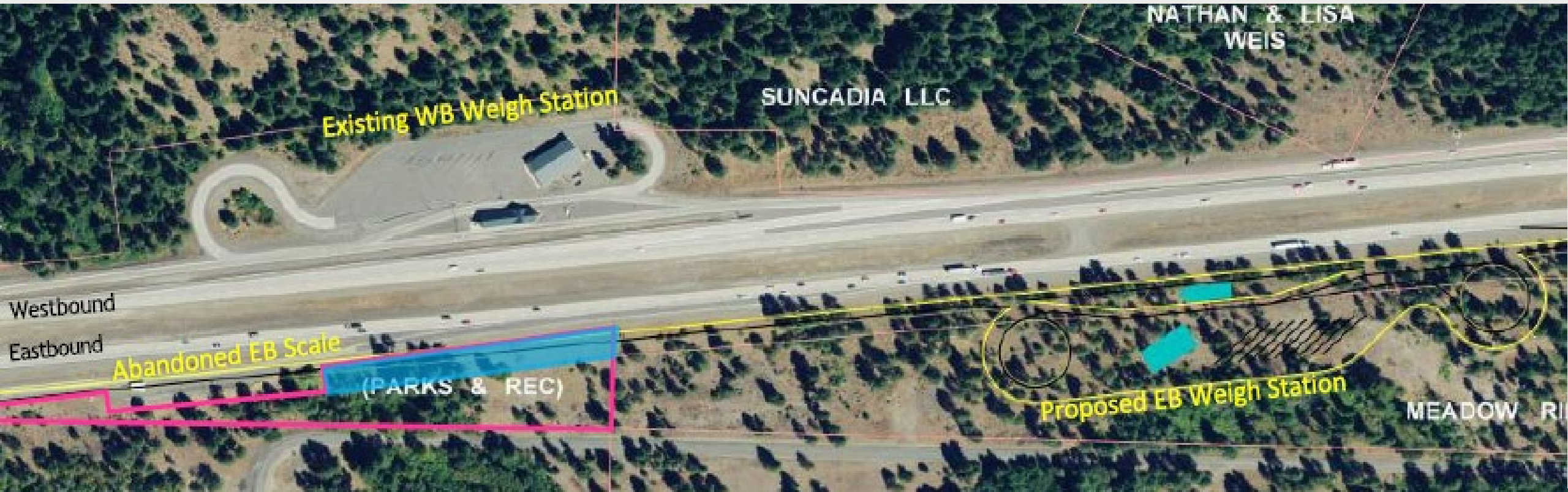
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# WSDOT Construction - Weigh scale/inspection station

- 6 acres of paved surface
- Small scale-house
- Inspection building
- Vault toilet
- Approx. 8 acres to be cleared
- 3 acres to be revegetated
- WSDOT Offer = \$2,100



# WSDOT Offer

- WSDOT Offer = \$2,100
- Value determined by WSDOT staff appraiser
- 4 recently sold comparable properties
  1. 340.78 acres - \$875,000 - \$2,568/acre
  2. 160 acres - \$300,000 - \$1,875/acre
  3. 290.52 acres - \$1,200,000 - \$4,131/acre
  4. 197.92 acres - \$725,000 - \$3,663/acre
- Average = approx. \$3,000/acre
- $0.68\text{-acre} \times \$3,000/\text{acre} = \$2,100$
- Estimated cost to hire an appraiser - \$5,000
- Sale proceeds deposited into the Parkland Acquisition Account (PAA)



# Requested Action

That the Washington State Parks and Recreation Commission:

1. Find the 0.68-acre portion of the Bullfrog Property to be surplus to state park purposes.
2. Authorize the Director or designee to transfer ownership through direct sale of 0.68 acres of the Palouse to Cascades State Park Trail Bullfrog Property to the Washington State Department of Transportation.



# Questions?

