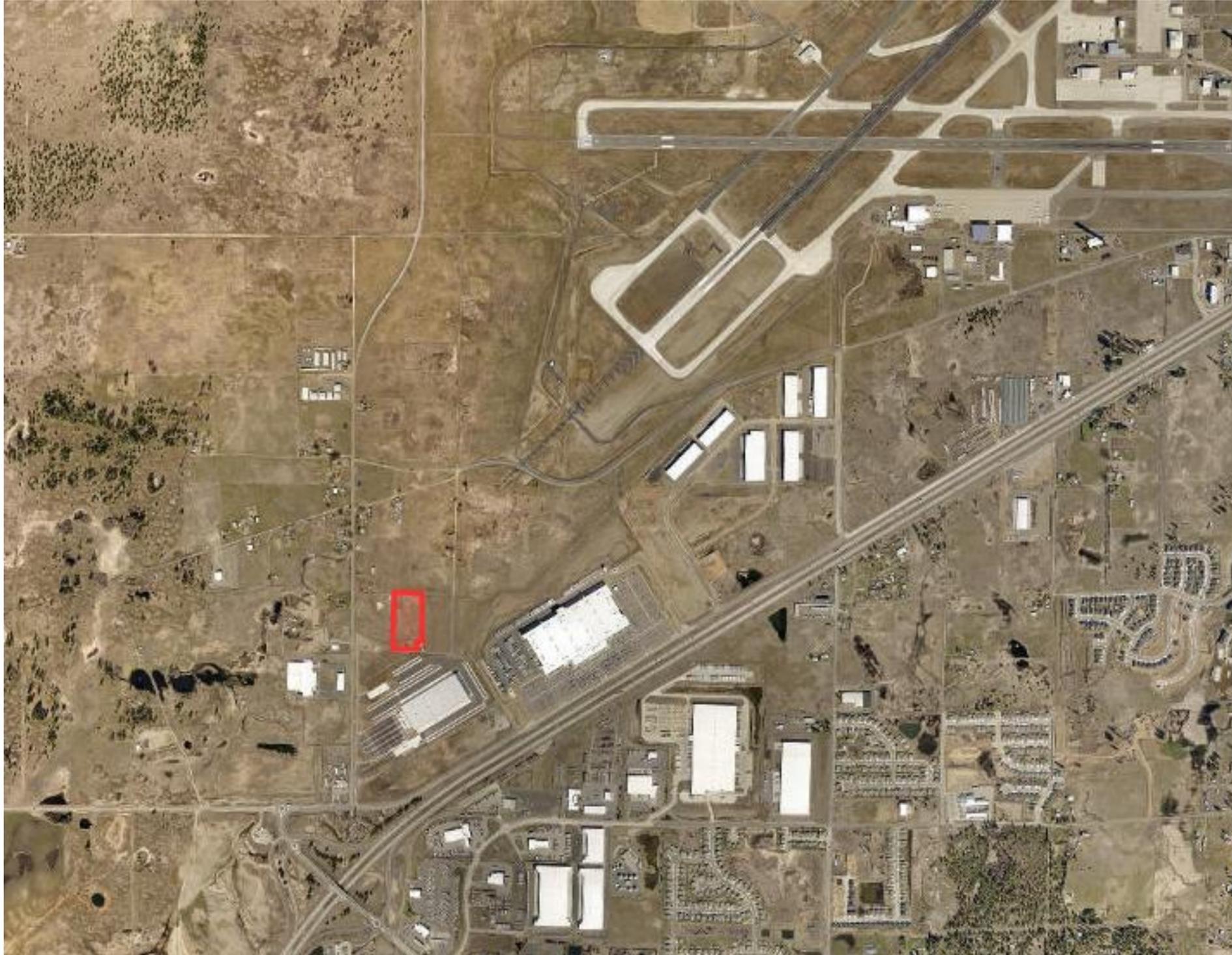


# Tillison Land Acquisition Presentation

March 2026

# Proposed Land Acquisition

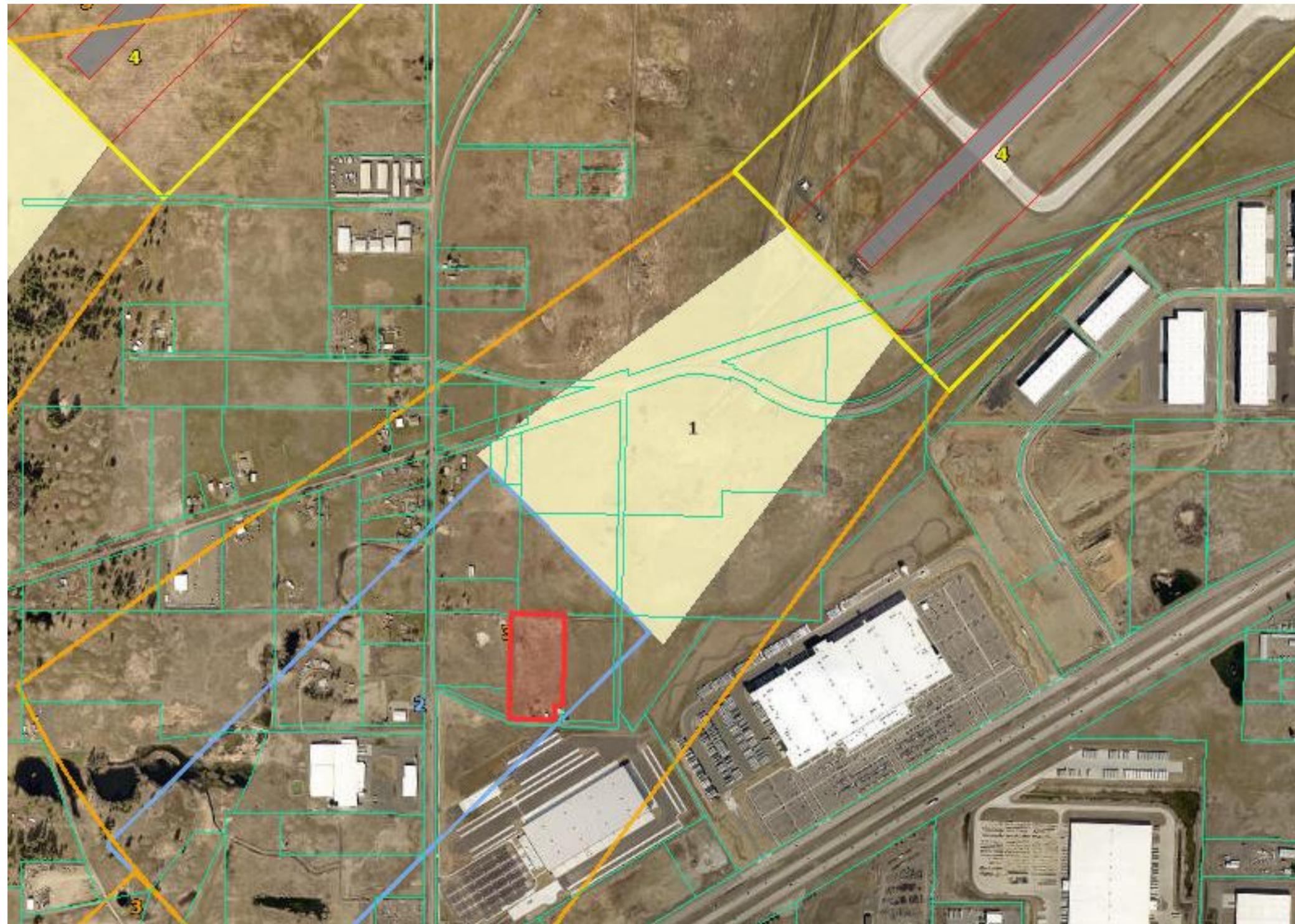


- Located at 10614 West 59<sup>th</sup> Ave., Spokane, WA 99224 in unincorporated Spokane County
- One non-inhabitable structure (former garage) on the site will be demolished.
- 5.39-acre rectangular-shaped parcel
- Fair Market Value Determined by MAI Appraisal: 460,000 (\$1.96 Per Square Foot)
- Situated in ACZ-2 and within the 65 dB Ultimate DNL

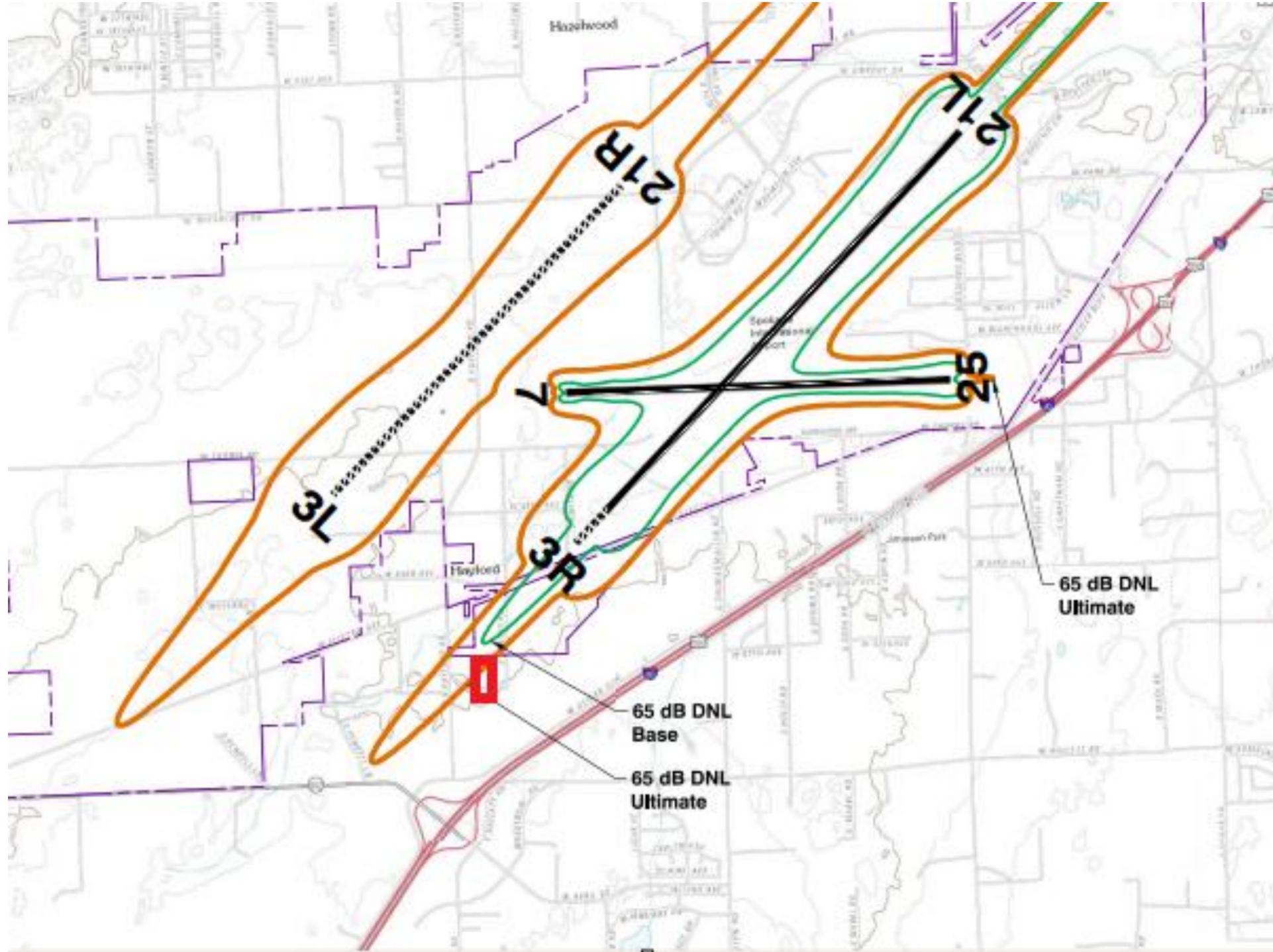
# Tillison Property – 10614 W. 59<sup>th</sup> Avenue



# Airport Compatibility Zone (ACZ) 2

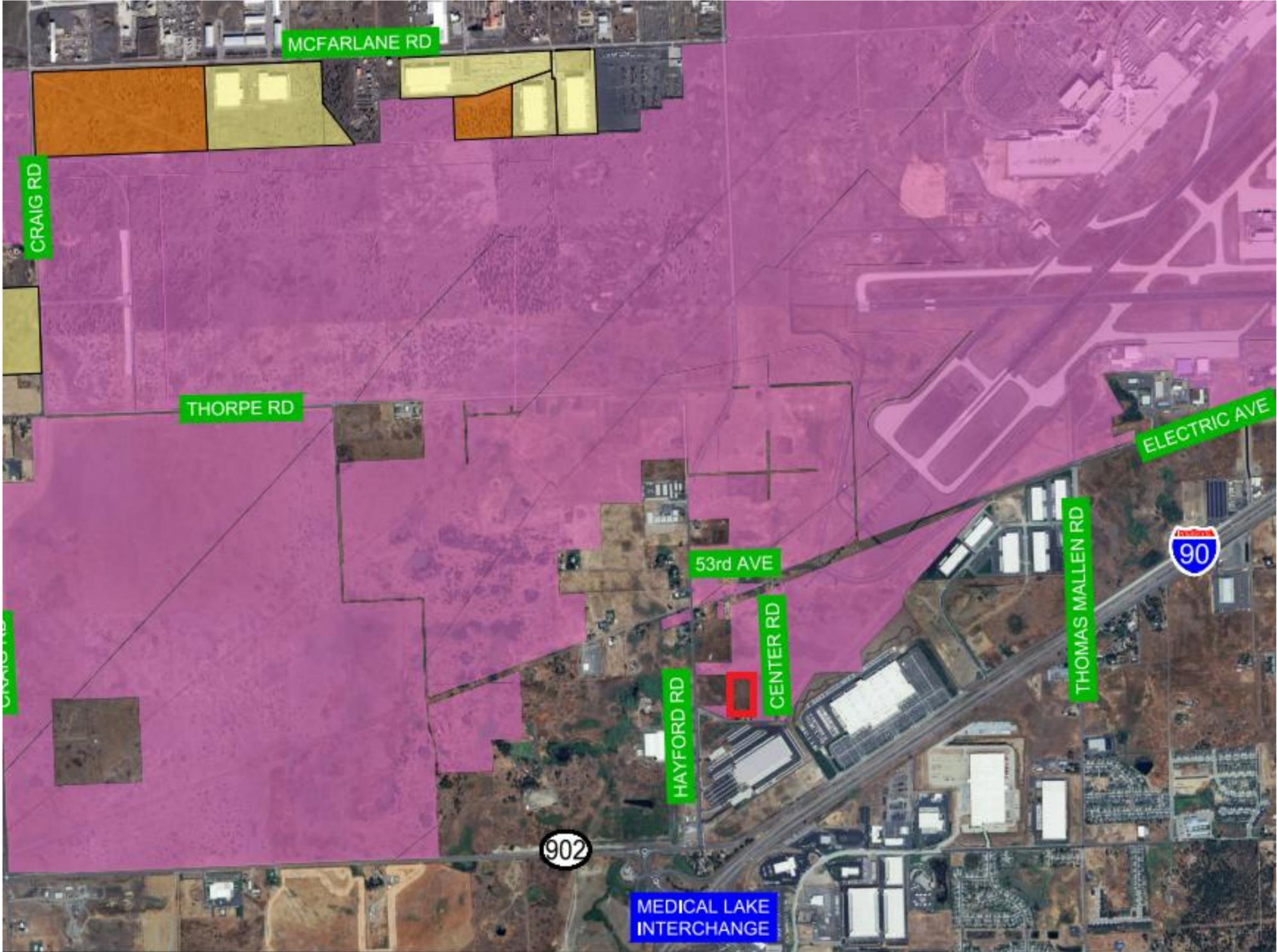


# Noise Contours



The property is situated within the Spokane County Airport Overlay (AO) Zone where residential uses are considered incompatible due to additional safety and noise impacts

# Proposed Land Acquisition



Airport Board Property

# Tillison Property – 10614 W. 59<sup>th</sup> Avenue

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**This acquisition was previously presented to the Board of County Commissioners and the City Council; however, two items were discovered after authorization by the County but before the City's approval:**

- The property was encumbered by a Water Well Easement and Joint Water Use and Maintenance Agreement with the adjoining landowner
- A minor fuel spill was discovered on the property. It was characterized as a small petroleum surfacing staining that did not represent a significant risk to human health or the environment.

**Corrective actions:**

- Airport Board has negotiated a \$5,000 reduction to the purchase price of the Tillison property in consideration of potential environmental remediation.
- Water Well Easement Area to be conveyed to the adjoining landowner, along with the water well, upon completion of the Boundary Line Adjustment, in exchange for the Airport's Right of First Refusal to purchase any or all of the adjoining landowner's property in the event they receive a bona fide offer to purchase.
- In terms of internal procedures, the Airport staff has adopted a Purchase and Sale Agreement checklist as part of their due diligence process.

# Tillison Property – Water Well Easement Area

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# Summary

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**Tillison Property** – 5.39 acres (adjusted for Water Well Easement Area, approximately 780 sf), originally 5.41 acres

- Fair Market Value \$460,000 (\$1.96 psf), adjusted from \$465,000 (\$1.97 psf)
- Purchase and Sale Agreement with Tillison is fully executed
- Property Transfer Agreement with Brown (adjoining landowner) is fully executed
- Tillison agreed to reduce the purchase price by \$5,000 for potential environmental clean-up
- Water Well Easement Area to be conveyed to Brown, along with the water well, upon completion of the Boundary Line Adjustment, in exchange for the Airport's Right of First Refusal to purchase any or all of the Brown property if Brown receives a bona fide offer to purchase (new benefit to the Airport at no cost)
- Water Well Easement and Joint Water Use and Maintenance Agreement recorded March 26, 2025 to be terminated upon the Effective Date of the Easement Termination Agreement
- Corrective action – the addition of a Real Estate Purchase and Sale checklist has been adopted as a standard practice to ensure thorough due diligence process is followed

## **Property Summary:**

- Parcel is currently zoned light industrial
- Property is within ACZ 2 – Airport Compatibility Zone 2
- Property is situated within the Spokane County Airport Overlay Zone, where residential uses are considered incompatible due to additional safety and noise impacts

# MAI Appraisal



Ms. Amy Anderson  
Spokane International Airport Board  
Page 2

The findings and conclusions are further contingent upon the following appraisal conditions, extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions

- None.

Hypothetical Conditions

- None.

The conclusions presented in the following table are based on the analysis contained in the following report.

Value Conclusions	
Value Perspective and Premise	Current As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	August 30, 2025
<b>Value Conclusion</b>	<b>\$465,000</b>
	<b>\$1.97 psf</b>

Respectfully submitted,  
Valbridge Property Advisors | Inland Pacific Northwest

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**APPRAISAL REVIEW**

**PROPERTY:** Tillison Property  
10614 W 59<sup>th</sup> Ave  
Spokane County, WA 99224

**APPRAISER:** Julie Cope and Bruce C. Jolicoeur, MAI  
Valbridge Property Advisors

**DATE OF REPORT:** September 20, 2025

**INTEREST VALUED:** Fee Simple

**PREPARED FOR:** Amy Anderson  
Spokane International Airport Board

**DATE OF REVIEW:** October 20, 2025

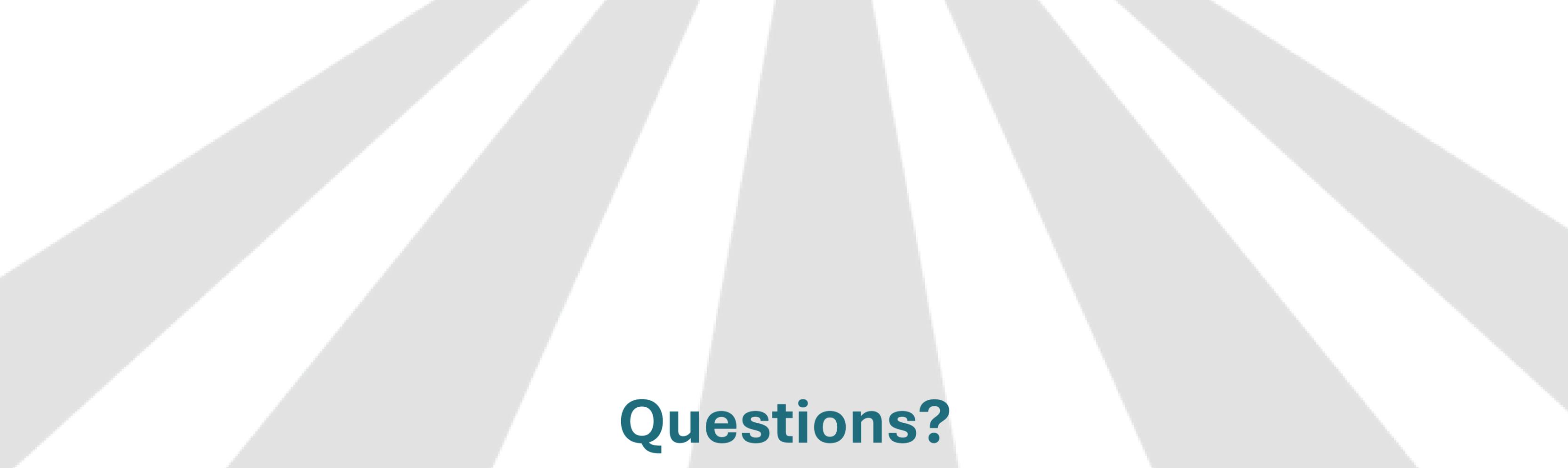
**REVIEWER:** Jeffrey D. Lembeck, MAI  
Lembeck Appraisal & Consulting, Inc.

**REVIEWER'S FILE NO.:** 25.156

EFFECTIVE DATES AND VALUE CONCLUSIONS			
Market Value	Effective Date	Appraiser's Opinion*	Reviewer's Conclusion
Fee Simple As Is:	August 30, 2025	\$465,000	Reasonable

Fair Market Value as appraised by Valbridge Property Advisors and reviewed by Lembeck Appraisal & Consulting.

5.39 acres (reduced from 5.41 in consideration of the water well easement)  
FMV \$460,000 (\$1.96 psf)  
(Reduced by \$5,000 in consideration of potential environmental remediation)



**Questions?**