

**From:** [Carolyn Johnson](#)  
**To:** [Jim Kolen](#)  
**Cc:** [Clark Schroeder](#); [John Huttli](#); [!Commissioners](#); [John Jezuit](#)  
**Subject:** RE: 3-22 agenda item - appraisal at Floras Lake  
**Date:** Tuesday, August 21, 2018 1:26:58 PM

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Thanks Jim.  
Your comments will be a part of the public record.  
Carolyn

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**From:** Jim Kolen  
**Sent:** Tuesday, August 21, 2018 1:25 PM  
**To:** Carolyn Johnson  
**Cc:** Clark Schroeder; John Huttli; !Commissioners  
**Subject:** 3-22 agenda item - appraisal at Floras Lake

I see that the commissioners will be considering an appraisal for a trade of county property with the State of Oregon at tomorrow's commish meeting.

I recommend against commissioning an appraisal for the trade, as proposed, with the state. This 70-acre piece is the jewel of the county's ownership in the Floras Lake area and the trade you are considering appears to be for an otherwise unremarkable piece of state owned land. The trade as proposed gives no consideration to the disposition of other county ownership in the Floras Lake area.

Over the years I have seen interest in this property from State Parks, ODF&W and the BLM. Generally they are interested in this 70 acre piece and another 63 acre ocean and New River frontage piece (3115-00 -00400). The county also owns a few hundred acres on the south side of Floras Lake (contiguous to the 70 acre piece to the east) in the Pacific City Plat that other entities generally do not express an interest in, but which also adds value to the county ownership. These properties have a greater aggregate value than they do separately.

I recommend maximizing the value of the county property by packaging the non-contiguous 63 acre piece with this 70 acre piece and all of the county's ownership in township 31 range 15 in sections 16 and 17 (Pacific City Plat) into a trade for a single piece of productive state forest land of equal value. The forest property would not necessarily need to be in Curry County. The county could then create revenue from selected harvest of the forest land and have a long term asset. If not forest land the county could create a long term plan for county assets and determine if there are other residential, commercial or industrial properties that may be of interest to the county in the coming years. The state, federal government, a foundation or private entity could purchase a property that Curry may have need of to trade for the properties at Floras Lake.

It is likely the county would get more value for its appraisal dollar if all these properties were considered as part of a single trade.

Jim Kolen  
Curry County Assessor  
[kolenj@co.curry.or.us](mailto:kolenj@co.curry.or.us)  
541-247-3257  
800-242-7601  
94235 Moore Street Suite 221

Gold Beach, OR 97444 USA