

W. S. B.

AGENDA COVER MEMO

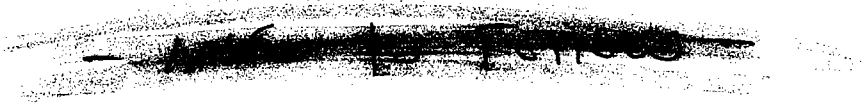
Date: December 14, 2005
TO: Lane County Board of Commissioners
DEPARTMENT: Public Works, Parks Division
PRESENTED BY: Todd Winter, Parks Division Manager

AGENDA ITEM TITLE: IN THE MATTER OF A REPORT BACK WITH A REVIEW APPRAISAL OF THE 80 ACRE PARCEL IN GLENADA, OREGON, OVERVIEW OF STATE PARKS INTEREST IN PURCHASE OF THE PROPERTY AND SALE OPTIONS

I. MOTION

Staff report back, no motion

II. ISSUE OR PROBLEM



D. Recommendations

E. Timing

IV. IMPLEMENTATION

V. ATTACHMENTS

Executive Summary
Of
Appraisal Review
84.47 Acre Parcel
Glenada, OR

Date: November 29, 2005

On November 9, 2005, Gillespie and Associates submitted a complete appraisal in a Self-Contained Report Format of the above-referenced Lane County-owned property. The purpose of the appraisal was to develop an opinion of market value as to the fee simple interest in the property as of the effective date of the appraisal of October 20, 2005. The intended use of the appraisal was for establishing market value for decision purposes for the Lane County Parks Division and the Board of County Commissioners.

A staff review of the appraisal has been completed and the findings of the review are as follows:

- The appraiser utilized the Sales Comparison Method in formulating the opinion of market value for the subject property and analyzed 7 sales that were judged by the appraiser to be comparable to portions of the subject property.
- The Appraiser has the knowledge and experience necessary to complete an appraisal assignment for this type of property.
- The Appraisal was completed in accordance with Standards Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice.
- The appraiser appropriately disclosed a hypothetical condition regarding vacating existing platted streets in the Natural Resource-zoned portion of the property.
- Several areas were noted where more detailed analysis might have provided greater support for the developed unit values for the various portions of the subject property. Those areas included:
 - a.) Information on and analysis of market trends in the Coastal real estate market area.
 - b.) Use of older sales that might offer greater comparability to the subject and could be time-adjusted to current market conditions to better support the final conclusion of market value.

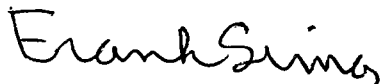
c.) More specific information relating to public utility availability and regarding feasibility of private wells and septic systems would be helpful to the users of the report in evaluating the appraiser's conclusion as the highest and best use for the developable portion of the property.

d.) Use of sales to public agencies and conservation groups for helping to formulate the value for the NR-zoned portion of the property; as these sales are indicative of the very narrow specialized market for these lands which have very limited economic use potential.

e.) A discussion of the potential for re-platting of the RR-2 zoned portion of the subject and the impact this might have on highest and best use for this part of the property.

- The appraiser's conclusion of value for the subject property was: \$374,000 for the 62.33 acres of NR-Zoned Land and \$443,000 for the 22.14 acres of RR-2/C Zoned Land.
- Given the Stated Hypothetical Condition and the other areas where an analysis that would have better evaluated the highest and best use for the property was either not included in the report or not considered, a final conclusion of value stated as a range may have been appropriate and more helpful for the user of the report.
- The stated Market Value Conclusion appears to be near the lower limits of what appears to be the range of value when the total value of both portions of the property is considered.

Respectfully Submitted,



Frank Simas
Right of Way Manager
Lane County Public Works