

**City of Carson City
Agenda Report**

Date Submitted: December 3, 2010 **Agenda Date Requested:** December 16, 2010
Time Requested: Consent Agenda

To: Mayor and Supervisors

From: Public Works

Subject Title: Action to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Stephen R. Johnson, MAI, SREA as the appraiser for Carson City for the property located in Carson City, APNs 007-101-11 and 007-101-51. (Andy Burnham)

Staff Summary: Appraisals are required by state law in order to determine the value of property to be purchased. This action is for appointment of Stephen R. Johnson, MAI, SREA as the appraiser for the property, as required by N.R.S. 244.275.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Stephen R. Johnson, MAI, SREA as the appraiser for Carson City for the property located in Carson City, APNs 007-101-11 and 007-101-51.

Explanation for Recommended Board Action: State law requires the appointment of an appraiser who shall be sworn to make a true appraisal of the subject property according to the best of their knowledge and ability. The appraisal is required in order to determine the value of properties in question. For clarification, this action does not require compliance with the list of appraisers that the Board approved as part of AB 312 as codified in N.R.S. 244.2795. This list is used only when the City wishes to sell or lease City property. The provisions of N.R.S. 244.275 are used in this case where the City is considering buying property.

Applicable Statute, Code, Policy, Rule or Regulation: N.R.S. 244.275

Fiscal Impact: Approximately \$5,000.00

Explanation of Impact: This action is required by N.R.S. 244.275. An appraisal is required in order to establish the fair market value of the property, and in this specific case our appointed appraisers will determine compliance with adopted standards and will determine if the value is reasonable.


Funding Source: Water Fund – 520-3502-435-2406

Alternatives: Not to approve and swear Stephen R. Johnson, MAI, SREA as the appraiser for Carson City.

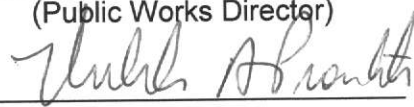
Supporting Material: Copy of N.R.S. 244.275

Prepared By: Ken Arnold, Deputy Public Works Director

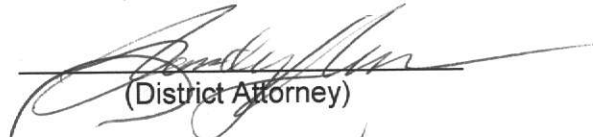
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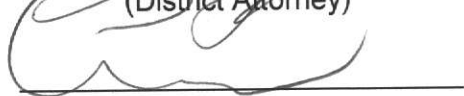
Reviewed By: 
(Public Works Director)

Date: 12-7-10

Concurrences: 
(Finance Director)

Date: 12/7/10


(District Attorney)


(City Manager)

Date: 12/7/10

Date: 12/2/10

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)

NRS 244.275 Purchase or lease of property for use of county; appraisal.

1. The boards of county commissioners shall have power and jurisdiction in their respective counties:

(a) To purchase any real or personal property necessary for the use of the county.

(b) To lease any real or personal property necessary for the use of the county.

2. No purchase of real property shall be made unless the value of the same has been previously appraised and fixed by one or more competent real estate appraisers to be appointed for that purpose by the county commissioners. The person or persons so appointed shall be sworn to make a true appraisal thereof according to the best of their knowledge and ability. Purchases of real property from other federal, state or local governments are exempt from such requirement of appraisal.

[Part 8:80:1865; A 1871, 47; 1931, 52; 1933, 203; 1953, 681]—(NRS A 1957, 662; 1960, 374; 1965, 737; 1967, 126; 1969, 676, 1393; 1975, 570)