

**City of Carson City
Agenda Report**

Date Submitted: March 11, 2014

Agenda Date Requested: March 20, 2014
Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department - Open Space Division

Subject Title: For Possible Action: To follow the recommendation of the Open Space Advisory Committee to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Anthony J. Wren and Associates, as the appraiser for Carson City with regard to three self-contained summary appraisals for: Assessor Parcel Numbers 8-153-03 & 04 - Carson Land Holdings, 08-153-06 - State of Nevada, and 10-041-67 - Arraiz Family. (Juan F. Guzman)

Staff Summary: This action is to appoint an appraiser to provide a report on the fair market value of three properties in order to proceed with a grant for the development of the Freeway Multi-Use Path from Highway 50, south to the Linear Park Path. The NDOT and Carson Holdings Property have gifted easements to extend the Freeway Multi-Use Path from Highway 50, south towards 5th Street. The Arraiz Family has agreed to sell at fair market value a strip of land to continue the extension of the Freeway Multi-Use Path. The value of the easements, plus the value of the strip acquisition, will be used as a match for a Transportation Alternatives Program (TAP) grant proposal by the Regional Transportation Commission (RTC) to design and construct the Pathway. The RTC will review the TAP grant proposal on March 12, 2014.

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 authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Anthony J. Wren and Associates, as the appraiser for Carson City with regard to three self-contained summary appraisals for: Assessor Parcel Numbers 8-153-03 & 04 - Carson Land Holdings, 08-153-06 - State of Nevada, and 10-041-67 - Arraiz Family.

Explanation for Recommended Board Action: The Nevada Revised Statutes require that an appraiser be appointed by the Board of Supervisors prior to the purchase of real property. Two of the appraisals will be used to support the match. The Arraiz Family appraisal will be used to eventually purchase a strip of land approximately 20 feet wide by 1,421 feet long. Once purchased that value may also be used as a match.

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

Fiscal Impact: The appraisals will cost \$10,000.00. Open Space funds will be used for paying for the cost of the appraisals.

Explanation of Impact: The cost of the qualified appraisals can be used as a match for the grant. The \$10,000 cost is significantly less than the monies that may be applied through the grant, estimated at \$650,000.

Funding Source: Open Space Program.

Alternatives: Not to designate an appraiser.

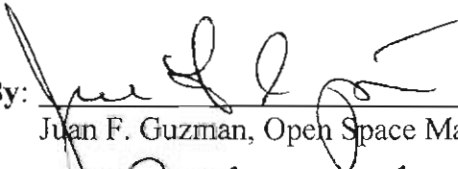
Supporting Material:

N.R.S. 244. 275

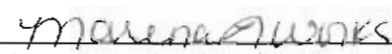
Exhibit A: Map and Description of the Arraiz Easement

Exhibit B: Map of Overall Freeway Pathway

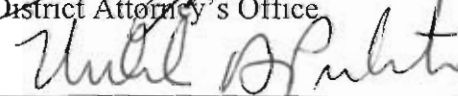
Exhibit C: Appraisal Bid

Prepared By:  Date: 3/6/14
Juan F. Guzman, Open Space Manager

Reviewed By:  Date: 3/10/14
Roger Moellendorf, Parks & Recreation Director

 Date: 3/11/14
Marena Works, Interim City Manager

 Date: 3/11/14
District Attorney's Office

 Date: 3/11/14
Finance Department

Board Action Taken:

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

(Vote Recorded By)



Land Information Solutions

TRI STATE SURVEYING, LTD.

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Carson City, Nevada 89706
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Exhibit "A"

20' Wide Multiuse Pathway Easement

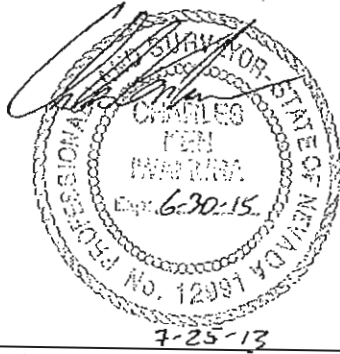
An easement, twenty feet (20') in width, being a portion of APN 10-041-67 as described in Document No. 422597 recorded on May 24, 2012 in the Official Records of Carson City, Nevada, situate within the Northeast 1/4 of Section 16, Township 15 North, Range 20 East, MDM, more particularly described as follows:

BEGINNING at the Northwest corner of said APN 10-041-67;
THENCE from the POINT OF BEGINNING, along the North line of said APN 10-041-67,
South 89°03'34" East, 126.06 feet to a point at the end of the Easterly right of way of Lompac Lane;
THENCE departing said North line of APN 10-041-67, South 00°56'26" West, 20.00 feet;
Thence North 89°03'34" West, 100.17 feet;
Thence South 13°41'42" East, 353.75 feet;
Thence South 06°20'04" East, 943.57 feet to a point on the Easterly line of said APN 10-041-67;
Thence along said Easterly line, South 88°48'50" West, 20.08 feet
Thence continuing along said Easterly line, North 06°20'04" West, 940.48 feet;
Thence continuing along said Easterly line, North 13°41'42" West, 378.36 feet to the **POINT OF BEGINNING**.

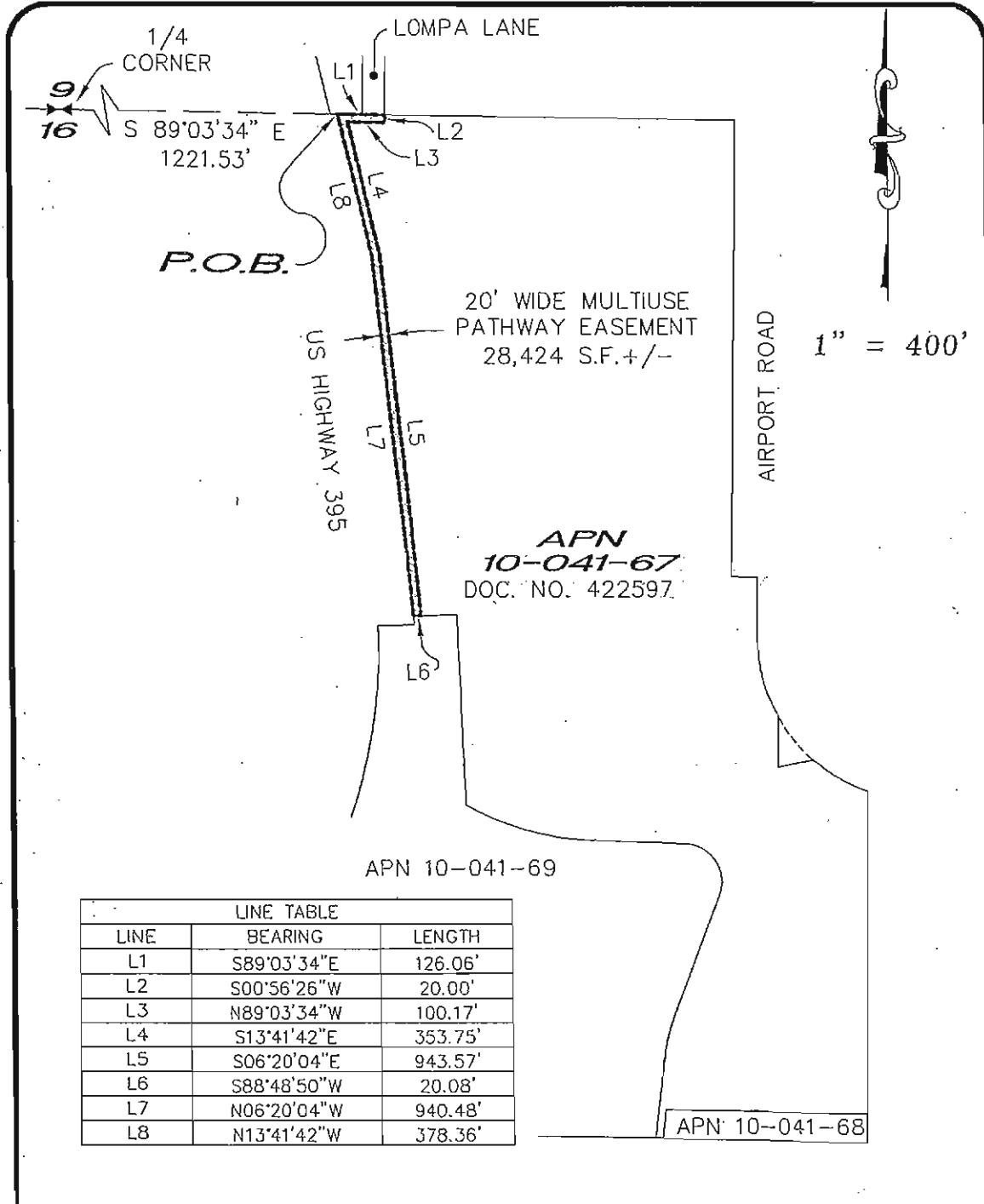
Contains 28,424 square feet, more or less.

The Basis of Bearings of this description is identical to that Grant Deed, Document No. 422597, Official Record of Carson City, Nevada.

Prepared by:
TRI STATE SURVEYING, LTD.



Charles Ken Iwamura, P.L.S.
Nevada Certificate No. 12991



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°03'34"E	126.06'
L2	S00°56'26"W	20.00'
L3	N89°03'34"W	100.17'
L4	S13°41'42"E	353.75'
L5	S06°20'04"E	943.57'
L6	S88°48'50"W	20.08'
L7	N06°20'04"W	940.48'
L8	N13°41'42"W	378.36'

EXHIBIT "B"
 20' WIDE MULTIUSE PATHWAY EASEMENT

TRI STATE SURVEYING, LTD
 425 E. Long Street
 Carson City, Nevada 89706
 (775) 887-9911
 * FAX: (775) 887-9915

Land Information Solutions JN 10209.01.CM TASK 017



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CARSON AREA METROPOLITAN PLANNING ORGANIZATION
 CARSON CITY FREEWAY CORRIDOR MULTI-USE PATH
 ALIGNMENT ALTERNATIVES STUDY
 ALIGNMENT ALTERNATIVES

REV.	DATE	DESCRIPTION

FIGURE 3.1

DATE: APRIL 2011
 DRAWN BY: KLN
 DESIGNED BY: CLM
 CHECKED BY: CLM
 JOB NO.: 7698.000

ANTHONY J. WREN AND ASSOCIATES

REAL PROPERTY CONSULTANTS

Tony Wren MAI, SRA
CERTIFIED GENERAL APPRAISER
TWRENMAISRA@AOL.COM

P.O. BOX 20867
Reno, Nevada 89515
Phone (775) 329-4221
Fax (775) 329-5382

Susan A. Wren
CERTIFIED RESIDENTIAL APPRAISER
SAW12345@AOL.COM

2-26-2014

VIA E-Mail, jguzman@carson.org

Juan Guzman
Carson City
Parks and Recreation Department
3303 Butti Way, Building # 9
Caron City, Nevada 89701

RE: Regarding Bike Path Easements, Carson City, Nevada.

Juan,

This letter is a follow up to your request for an appraisal of the above-referred properties located in Caron City, Nevada.

It is my understanding that you need appraisals estimating the market value of the properties as of a current date. The appraisals will be used for fee acquisitions and easements for the continued development of a walking and bike path through Carson City. I understand that the reports need to be Yellow Book compliant.

I will perform the appraisal assignment for the following fees:

<u>APN</u>	<u>Owner</u>	<u>Fee</u>
08-153-03 & 04	Carson Land Holdings	\$4,000
08-153-06	State of Nevada	\$3,000
10-041-67	Arraiz Family	\$3,000

If court testimony becomes necessary my hourly rate will be billed at \$275.00 per hour for prep time, depositions and court time plus any incurred travel costs. I will have the report completed and delivered to you in 30 of the executed contract.

Per this letter you are considered my client. I will not disclose any information to anyone other than you without written permission.

I have not appraised these property in the last three years.

The reported analyses, opinions, and conclusions will be developed, and the

Appraisal will be prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Appraisal. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I look forward to working with you on this assignment.

Sincerely,

Accepted by the Client
Juan Guzman



Anthony J. Wren MAI, SRA
Certified General Appraiser #A.0000090-CG

Information needed to complete the assignment on time.

1. Title Reports
2. Property owner contact information
3. Maps depicting easement area and size

**QUALIFICATIONS OF
ANTHONY J. WREN, MAI, SRA
REAL ESTATE APPRAISER**

PROFESSIONAL DESIGNATIONS: MAI – Member Appraisal Institute 1991
SRPA – Senior Real Property Appraiser 1987
SRA – Senior Residential Appraiser 1984

PROFESSIONAL INVOLVEMENT:

- Appointed by the Governor of Nevada to serve on the Nevada State Board of Equalization, Current Chairman as of January 2009 3/08 to 3/12
Reappointed to a new term and Chair 3-12-10-15
- Appointed by the Governor of Nevada to serve on the Nevada Commission of Appraisers 9/94 to 6/97 and 7/97 to 6/00
- President, Commission of Appraisers of Real Estate, State of Nevada (1996, 1998)
- Expert Witness for Nevada District Court, Washoe and Elko Counties
- Member of the Appraisal Institute, National Board of Realtors, and Reno/Carson/Tahoe Board of Realtors
- Over 36 years of Appraisal Experience

APPRAISAL LICENSE: Nevada Certified General Appraiser
#A.0000090-CG
Nevada Certified General Appraiser
#31865

REAL ESTATE BROKERAGE: Nevada Real Estate Brokerage Licensed Broker–Anthony J. Wren #B.0023456.INDV.

OFFICES HELD: *Member* Young Advisory Council SREA, San Diego & San Francisco, CA 1989 & 1991

Education Chairman, Reno/Tahoe/Carson Chapter Appraisal Institute 1993

Board of Directors, Reno/Carson/Tahoe Chapter Appraisal Institute 1993-2007

President, Reno/Carson/Tahoe Chapter 189 1988-1989

First Vice President, Reno/Carson/Tahoe Chapter 189 1987-1988

Secretary, Reno/Carson/Tahoe
Chapter 189 1986-1987

President, Reno/Carson/Tahoe
Chapter 189 2000

Appraisal Instruction

Business Practices and Ethics		Through 2012
Several USPAP Updates taught in		Through 2012
Comparison Valuation of Small, Mixed-Use Properties		2011
Income Valuation of Small, Mixed-Use Properties		2011
15-Hour National USPAP Course		03/23/07
15-Hour Standards of Professional Practice (Seattle, WA)		03/22/07
7-Hour National USPAP Update (Las Vegas, NV)		03/02/07
7-Hour National USPAP Update (Chicago, IL)		04/15/05
7-Hour National USPAP Update (Reno, NV)		02/24/05
USPAP Update 2003 – Standards & Ethics for Professionals		09/05/03
Business Practices and Ethics		07/25/03
7-Hour National USPAP Update Course		05/02/03
15-Hour National USPAP		03/22/03
Appraisal Procedures		05/19/01
Sales Comparison Valuation of Small, Mixed-Use Properties		03/31/01
Standards of Professional Practice, Part B (USPAP)		02/10/01
Income Valuation of Small, Mixed-Use Properties		02/19/00
Standards of Professional Practice, A, B, & C, USPAP		1992–2003
Reno, NV, Casper, WY, Eugene, OR, Sacramento, CA, Las Vegas, NV		
Income Valuation of Small Mixed Use Properties		
(Reno, NV)		1998
(Casper, WY)		1999
(Sacramento, CA)		1999
Residential Case Study, Course 210	(Las Vegas, NV)	10/97
Alternative Residential Reporting Forms	(Buffalo, WY)	09/97
(Polson, MT)		09/97
Data Confirmation and Verification	(Richland, WA)	11/96
(Riodoso, NM)		09/96
(Reno, NV)		03/96
(Savannah, GA)		12/95
Understanding the Limited Appraisal	(Savannah, GA)	12/95
(Tucson, AZ)		09/94
110 "Real Estate Appraiser Principles"	(Minneapolis, MN)	07/99
(Sacramento, CA)		05/95
(Wenatchee, WA)		09/94
(St. Louis, MO)		02/94
(Las Vegas, NV)		05/94
URAR Update	(Casper, WY)	01/94
(Reno, NV)		12/93
1A2 Basic Valuation Procedures	(Las Vegas, NV)	05/92
Course 207B, Income Valuation Appraising	(Reno, NV)	Fall 1989
Truckee Meadows Community College	(Reno, NV)	Spring 1989

APPRAISAL COURSES AUDITED:

Case Studies in Real Estate Valuation	1991
Cost Valuation of Small, Mixed-Use Properties	1988
Income Valuation of Small Mixed-Use Properties	
Sales Comparison Valuation of Small, Mixed-Use Properties	

APPRAISAL COURSES SATISFACTORILY CHALLENGED:

A1: Course I210 Residential Case Studies	(1993)
A1: Course 410 Standards of Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
SREA: Course 301 Special Applications of Real Estate Analysis	(1989)
SREA: Course 202 Applied Income Property Valuation	(1985)
SREA: Course 201 Principles of Income Property Appraising	(1984)
SREA: Course 101 An Introduction to Appraising Real Property	(1983)
SREA: Course 102 Applied Residential Property Valuation	(1983)

Classes Attended

Uniform Appraisal Standards for Federal Land Acquisitions (Phoenix, AZ)	12/17 & 18/09
Valuation of Easements and Other Partial Interests (Reno, NV)	12/04/09
General Market Analysis and Highest & Best Use (Las Vegas, NV)	08/31/09 – 09/03/09
Introduction to International Valuation Standards (Online)	08/01/31 – 08/31/09
Valuation of Green Residential Properties (Phoenix, AZ)	02/19/09
REO Appraisal: Appraisal of Residential Property Foreclosures (Las Vegas, NV)	10/11/08
Forecasting Review	10/10/08
AQB Awareness Training for Appraisal Institute Instructors (Online)	08/15/07
Committee CE Credit (Chapter Level)	12/31/09
AQB USPAP Instructor Recertification Course (Dedham, MA)	02/24/07
AQB USPAP Instructor Recertification Course (Tucson, AZ)	12/04/04
Water Rights in Nevada	2/01/03
Training & Development Conference	08/26/03
AQB USPAP Instructor Recertification (San Francisco, CA)	10/30/02
Appraisal Continuing Education	12/10/02
Property Flipping and Predatory Lending Seminar	10/17/01
2001 USPAP Update for Instructors & Regulators-CA (San Diego, CA)	12/09/00
Lake Tahoe Case Studies in Commercial Highest & Best Use (Sacramento, CA)	10/20/00
Supporting Sales Comparison Grid Adjustments for Residential Properties (Reno, NV)	09/29/00
Case Studies in Commercial Highest and Best Use (Reno, NV)	07/28/00
Tools For Teaching Excellence, Day 1	07/09/00
USPAP Update for Instructors and Regulators (Las Vegas, NV)	07/08/00
Tools For Teaching Excellence, Day 2	07/10/00
Residential Consulting	03/31/00
Residential Consulting	2000
FHA's Home buyer Protection Plan & the Appraisal Process Seminar	1991
Affordable Housing Valuation Seminar	1997
Alternative Residential Reporting Forms	1986
Business Valuation Part 1	1996
Understanding Limited Appraisals – General	1995
Data Confirmation & Verification Methods	1995

Mandatory Faculty Workshop	1995
Appraising 1- to 4-Family Income Properties	1995
Investment Techniques with the HP-17/19II Calculator	1994
Fair Lending and the Appraiser	1994
Mock Trial	1994
Electronic Spreadsheet Workshop	1994
Basic Argus Training (Spreadsheets)	1994
Investment Techniques with the HP-17/19II Calculator	1994
FNMA URAR Update	1993
Maximizing the Value of an Appraisal Practice	1993
Litigation Valuation	1992
101 "Instructors Clinic	1990
Comprehensive Appraisal Review	1990

Meetings Attended

Committee Credit – National	12/31/00
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FORMAL EDUCATION:

University of Texas at Arlington (No Degree)	1974
Casper College (No Degree)	1973
Peacock Military Academy	1972