

Item # 5-3

City of Carson City
Agenda Report

Date Submitted: August 29, 2006

Agenda Date Requested: September 7, 2006

Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department-Open Space

Subject Title: Action to appoint and authorize the Mayor, the City Clerk Recorder or designee to swear Mr. Mark Warren as the appraiser for Carson City with regard to the self-contained appraisal of the following property on Carson City: 1) APN 7-031-04 and 7-091-26, consisting of 111 acres located at the terminus of Ash Canyon Road.

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 Mr. Mark Warren as the appraiser for the property, as required by NRS. 244.275. This property is of interest to the Open Space program and is under Congress' consideration for funding under the U.S. Forest Legacy Program. The approximate cost of the appraisal is \$4,500.00 that will be paid from the Open Space Question 18 fund.

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 Mr. Mark Warren as the appraiser for Carson City with regard to the self-contained appraisal of the following property on Carson City: 1) APN 7-031-04 and 7-091-26, consisting of 111 acres located at the terminus of Ash Canyon Road.

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 recently approved as part of AB 312 as codified in NRS 244.2795. This list is used only when the City wishes to sell or lease City property. The provisions of NRS. 244.275 are used in this case where the City is considering buying property.

Applicable Statute, Code, Policy, Rule or Regulation: NRS. 244.275

Fiscal Impact: Approximately \$4,500

Explanation of Impact: This action is required by NRS. 244.275. An appraisal is required in order to establish the fair market value of the property.

Funding Source: Open Space Professional Services 254-5047-452-0309.

Alternatives:

Not to approve and swear Mr. Mark Warren as the appraiser for the Carson City Open Space Program for this appraisal.

Supporting Material: Copy of NRS. 244.275 (Page 1)
Estimates from Mr. Mark Warren (Page 2)

Prepared By: Juan H. Guzman **Date:** 8/29/06
Juan H. Guzman, Open Space Manager

Reviewed By: Roger Moellendorf **Date:** 8/29/06
Roger Moellendorf, Parks & Recreation Director

Linda Ritter **Date:** 8/29/06
Linda Ritter, City Manager

Mary-Margaret Madden **Date:** 8/29/06
Mary-Margaret Madden, Senior Deputy District Attorney

Tom Minton **Date:** 8/29/06
Tom Minton, Finance Director

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. 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)

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Robert E. Schiffmacher, MAI
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August 2, 2006

Mr. Juan Guzman
Open Space Manager
Carson City Parks and Recreation Department
3303 Butti Way, Bldg. 9
Carson City, NV 89701

Re: Wilson, E. J.
APNs 007-031-04 and 007-091-26

Dear Mr. Guzman:

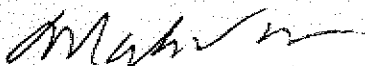
This is my proposal to provide appraisal services to the Municipality of Carson City in connection with the above property. Carson City will be both the client and intended user of the appraisal. The intended use is in support of the proposed purchase of the property by Carson City.

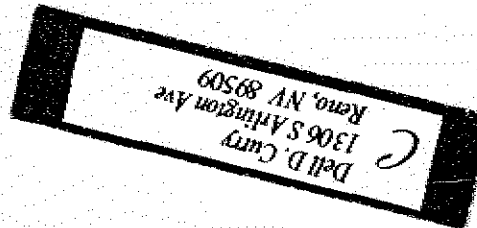
The parcels are two non-contiguous tracts of 15 and 96.28 acres respectively, located in Ash Canyon west of central Carson City. I propose to conduct an appraisal of these parcels, reporting my results in a self-contained appraisal report. I will address both parcels in a single report, and will report a single value for both as if purchased in one transaction. The appraisal will be conducted and reported under the generally recognized appraisal standards promulgated in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, as well as with the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, of which I am a member.

My fee for this work is \$4,500. I will deliver the completed report, with three copies signed in original, within 120 days of your authorization to proceed. Additional consultation, expert witness testimony, and other work outside the scope of the original assignment will be billed at my standard hourly rate of \$175.

I look forward to working with you on this project. Please feel free to contact me if you have any questions.

Sincerely,


Mark Warren, MAI



opened because my address label was placed over address. Sorry