

Wem # 4-2B
City of Carson City
Agenda Report

Date Submitted: January 19, 2007

Agenda Date Requested: February 1, 2007

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) Mr. Duane Steidley APN 7-031-29, consisting of 137.060 acres located on both sides of US Highway 50, approximately seven miles west of Carson City.

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. 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) Mr. Duane Steidley APN 7-031-29, consisting of 137.060 acres located on both sides of US Highway 50, approximately seven miles west of Carson City.

Explanation for Recommended Board Action: State law requires the appointment of an appraiser who shall be sworn to make a true appraisement 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 Contractual Services 254-5047-452-0349.

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
Estimates from Mr. Mark Warren.

Prepared By: Ann Bollinger **Date:** 1/23/07
Ann Bollinger, Open Space Assistant

Reviewed By: Roger Moellendorf **Date:** 1/23/07
Roger Moellendorf, Parks & Recreation Director

Linda Ritter **Date:** 1/23/07
Linda Ritter, City Manager

Melanie Babbitt **Date:** 1/23/07
District Attorney's Office

Mark Rhoads **Date:** 1/23/07
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay _____

2: _____

(Vote Recorded By)

**Warren & Schiffmacher, LLC
85 Keystone Avenue, Suite C
Reno, Nevada 89503
775 686-2622**

Mark Warren, MAI
markwws@sbcglobal.net

Robert E. Schiffmacher, MAI
bobwws@sbcglobal.net

January 18, 2007

Ms. Ann Bollinger, Assistant
Carson City Parks and Recreation Department
3303 Butti Way, Bldg. 9
Carson City, NV 89701

Re: Carson City Assessor's Parcel 007-031-29
Duane Steidley

Dear Ms. Bollinger

This is my proposal to provide appraisal services to the Municipality of Carson City in connection with the above referenced 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 parcel is some 137.060 acres located on both sides of US Highway 50, approximately seven miles west of Carson City. I propose to conduct a complete appraisal of this property, reporting my results in a self-contained appraisal report. 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, by April 16, 2006. Additional consultation, expert witness testimony, and other work outside the scope of the original assignment will be billed at \$150 per hour.

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

Warren & Schiffmacher, LLC
85 Keystone Avenue, Suite C
Reno, Nevada 89503
775 686-2622

Mark Warren, MAI
markwws@sbcglobal.net

Robert E. Schiffmacher, MAI
bobwws@sbcglobal.net

January 22, 2007

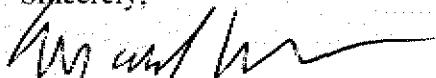
Daria Petrenko
Carson City Parks Department
3303 Butti Way #9
Carson City, NV 89701

RE: Statement of General Hourly Rates
Appraisal of Steidley APN #007-031-29
Appraisal of V-R Property Management APN #010-582-01

Dear Ms. Petrenko:

My hourly rate for consultation, expert witness testimony and other work outside the scope of the original assignment will be billed at \$150 per hour.

Sincerely,



Mark Warren, MAI

CARSON CITY, NEVADA

THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY, IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.

NOTE

SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

NOTE 2:

PARCEL DESCRIPTION OBTAINED FROM
WASHOE COUNTY ASSESSOR'S OFFICE
JANUARY 1995; RIDGE LINE DERIVED
FROM USGS CARSON CITY 15' QUAD
PHOTO REVISED IN 1982.

WASHOE COUNTY

THICK LINE DEPICTS RIDGE LINE BOUNDARY. LAND WEST OF THIS LINE LIES WITHIN TRPA JURISDICTION. ALSO, LAND WEST OF THIS MAP PAGE (7-01-02) IS INCLUDED IN THAT JURISDICTION. TOTAL AREA WITHIN CARSON CITY IS 4,715 ACRES MORE OR LESS.

(2) Scale: 1" = 2000'
Revised: 07.12.2003

A compass rose with four main points: North, South, East, and West. The text "NORTH" is at the top, "SOUTH" at the bottom, "EAST" on the right, and "WEST" on the left. The word "CARSON" is written vertically along the outer edge of the compass rose. A central dot is located at the intersection of the cardinal lines.

T.15 N., R.19 E., M.D.B. & M.

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7-03

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T. 15 N., R. 19 E., M.D.B. & C.

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DOUGLAS COUNTY

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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 appraisement 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 appraisement.

[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)