

## 6.4 Appraisal Summary Statement-Purchase Summary Statement

CITY OF FRESNO  
APPRAISAL SUMMARY STATEMENT

**CONFIDENTIAL**  
This document contains personal information and pursuant to Civil Code 1798.21,  
it shall be kept confidential in order to protect against unauthorized disclosure.

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Revised 8--2007

Project Description	Parcel No.	Federal Aid Project No.	Date
Marks and Weber	4363-080-11	CML 5060 (075)	August 30, 2007

Owner: Lester H. and Deard J. Henkel

Date Acquired: **More than 5 years ago**

Property Address: 3320 North Weber Avenue

Property to be acquired: Street easement  
Part X All     

Locale: Fresno, CA 93722

Total Property Area: 3,562 square feet

**Including Access Rights:** Yes      No     .

### STATUTORY BASIS OF VALUATION

The market value for the property to be acquired by the City is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to between a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Code of Civil Procedure Section 1263.321 defines Fair Market Value as follows:

A just and equitable method of determining the value of nonprofit, special use property for which there is no relevant, comparable market is as set forth in Section 824 of the Evidence Code, but subject to the exceptions set forth in subdivision © of Section 824 of Evidence Code.

The market value for the property to be acquired by the City is based upon Code of Civil Procedure Section \_\_\_\_\_ as defined above.

### BASIC PROPERTY DATA

Interest valued: Public street easement

Date of inspection: December 13, 2007 Original  Updated

Date of valuation: December 13, 2007 Original  Updated

Applicable zoning: M - 1

Area to be acquired: 6,725 square feet

Highest and best use: Industrial

Current use: As Improved

Value of the Entire Property	233,482 SF X \$3.150Per SF		<u>\$817,187.00</u>
Value of the property being acquired including the following improvements:	6,725 SF X \$3.50 Per SF		\$23,528.00
6 'chain link w / 3 strand barb wire	44 LF X \$13.60 Per LF	\$598.00	
Asphalt drive / gravel base;	100 SF X \$3.09 Per SF	\$309.00	
Total Improvement Value:		<u>\$907.00</u>	
Total Value of Part Taken:			<u>\$24,445.00</u>
Value of the remainder as part of the whole before the City's acquisition		<u>\$793,649.00</u>	
Value of the remainder as a separate parcel (cured)		<u>\$793,649.00</u>	
Severance Damages: new right of way line proximity			<u>\$1,000.00</u>
Cost to Cure Damages:			
None	\$00.00		
Total Damages:		<u>\$1,000.00</u>	
Benefits:	<u>\$0.00</u>		
Net Damages:			<u>\$0.00</u>
The amount of any other compensation: incidental use of remainder during construction	<u>\$0.00</u>		
<b>JUST COMPENSATION FOR ACQUISITION</b>			<u>\$25,445.00</u>
	<b>Rounded To</b>		<u>\$25,450.00</u>
 <u>Construction Contract Work:</u>		<u>\$00.00</u>	

**THE FOLLOWING INFORMATION IS BASED ON THE ENTIRE SUBJECT PARCEL**

**THE FOLLOWING INFORMATION IS BASED ON THE PARTIAL ACQUISITION ONLY**

1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.  
 Indicated value by Sales Comparison Approach. \$25,450.00  
 See attached sheet for principal transactions.
  
2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.
 

Total Replacement Cost New	\$	<u>NA</u>
Depreciation from all causes	\$	<u>NA</u>
Value of Improvements in Place	\$	<u>NA</u>
Land (estimated by direct sales comparison)	\$	<u>NA</u>
Indicated value by Cost Approach	\$	<u>NA</u>
  
3. The income approach is based on an analysis of income and expenses to the property.
 

Overall Capitalization Rate	%	<u>NA</u>
Net Operating Income	\$	<u>NA</u>
Indicated value by income Approach	\$	<u>NA</u>
  
4. Other
 

Indicated Value	\$	<u>NA</u>
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**SUMMARY OF THE BASIS FOR JUST COMPENSATION**

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**LIST OF PRINCIPAL TRANSACTIONS**

**ADDRESS:** NWC Clovis and Kings Canyon, Fresno  
**APN:** 463-260-48/49 (87,120 sq. ft.) C-2 zone  
**SALE DATE:** September 21, 2000  
**SALE PRICE:** \$1,905,000 or \$21.87 per square foot

**ADDRESS:** SWC Kings Canyon and Peach, Fresno  
**APN:** 472-021-19 (65,340 sq. ft.) C-6 zone  
**SALE DATE:** Pending  
**SALE PRICE:** \$1,045,440 or \$16.00 per square foot

**ADDRESS:** 927 South Clovis Avenue, Fresno  
**APN:** 474-030-32 (34,456 sq. ft.) C-3 zone  
**SALE DATE:** November 10, 1998  
**SALE PRICE:** \$492,000 or \$14.28 per square foot

**ADDRESS:** 1710 Clovis Avenue, Fresno  
**APN:** 497-204-05 (27,312 sq. ft.) C-2 zone  
**SALE DATE:** September 30, 2003  
**SALE PRICE:** \$252,000 or \$9.23 per square foot

**ADDRESS:** 1595 N. Peach Avenue, Fresno  
**APN:** 455-030-29 (34,238 sq. ft.) CM zone  
**SALE DATE:** August 16, 2004  
**SALE PRICE:** \$310,000 or \$9.05 per square foot

**APPRAISAL SUMMARY STATEMENT**

**AREA WITHIN ACQUISITION PARCEL**

Total Area = 68 square feet

**IMPROVEMENTS WITHIN THE ACQUISITION PARCEL**

Item	Size/Quantity
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**COST TO CURE DAMAGE ITEMS**

Item	Estimated cost
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Total Cost to Cure	\$ -0-
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**CONSTRUCTION CONTRACT WORK ITEMS**

City's contractor to relocate 15 linear feet of wood fencing

CITY OF FRESNO

**SUMMARY STATEMENT RELATING TO PURCHASE OF REAL PROPERTY OR AN INTEREST THEREIN**

The City of Fresno plans to improve portions of Whites Bridge between West Avenue and Freeway 99, in the City of Fresno. Additional street right of way must be acquired to accommodate the street improvements of curb, gutter and sidewalks. The City will need to acquire an easement across a portion of your property at 1504 B Street, Fresno. The property is also identified as Fresno County Tax Assessor's Parcel No. 465-171-11.

Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the California Relocation Assistance and Real Property Acquisition Guidelines requires that each owner from whom the City of Fresno purchases real property or an interest therein or each tenant owning improvements on said property be provided with a summary of the appraisal of the real property or interest therein as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property being purchased unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of real property taxes which are allocable to any period subsequent to the passage of title or possession.
2. The City will offer to purchase any remnant(s) considered by the City to be an uneconomic unit(s) which is/(are) owned by you or, if applicable, occupied by you as a tenant and which is/(are) contiguous to the land being conveyed.
3. All buildings, structures and other improvements affixed to the land described in the referenced document(s) covering this transaction and owned by the grantor(s) herein or, if applicable, owned by you as a tenant, are being conveyed unless other disposition of these improvements has been made. The interest acquired is a street easement. The property to be purchased encompasses total take or 32 square feet as described in the attached deed and outlined on the attached map.
4. The market value of the property being purchased is based upon a market value valuation which is summarized on the attached Appraisal Summary Statement and such amount:
  - a. Represents the full amount of the appraisal of just compensation for the property to be purchased; and
  - b. Is not less than the approved appraisal of the fair market value of the property as improved; and
  - c. Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired or by the likelihood that the property would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and

- d. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the City of Fresno.
5. Pursuant to Civil Code of Procedure Section 1263.025 should you elect to obtain an independent appraisal, the City of Fresno will pay for the actual reasonable costs up to \$5,000.00 subject to the following conditions:
  - a. You, not the City of Fresno, must order the appraisal. Should you enter into a contract with the selected appraiser; the City of Fresno will not be a party to the contract.
  - b. The selected appraiser must be licensed with the Office of Real Estate Appraisers (OREA)
  - c. Appraisal cost reimbursement requests must be made in writing, and submitted to the City of Fresno, Public Works Department, Real Estate Section, RM 4019 2600 Fresno Street, Fresno, CA 93721 within 90 days of the earliest of the following dates: (1) the date the selected appraiser requests payment from you for the appraisal; or (2) the date upon which you, or someone on your behalf, remitted full payment to the selected appraiser for the appraisal. Copies of the contract (if a contract was made), appraisal report, and invoice for completed work by the appraiser must be provided to the City of Fresno concurrent with submission of the appraisal cost reimbursement request. The costs must be reasonable and justifiable.
6. The owner of a business conducted on a property to be acquired, or conducted on the remaining property which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.
7. If you ultimately elect to reject the City's offer for your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.
8. You are entitled to receive all benefits that are available through donation to the City of Fresno of all or any part of your interest in the real property sought to be acquired by the City of Fresno, a nonprofit corporation.