

5-26-20

Staff Responses related to the Benefit Appraisal

- 1) Did the appraiser say that the benefit increase amount would be exactly the same, even though one lot is 20% smaller square footage wise?

Response: The appraiser is hired to provide the City with an approximate benefit amount for different property types in the project area. Not all properties are appraised. The City utilizes its front foot assessment ordinance and policy for adjusting front footage to establish a property proposed assessment. In summary, the benefit amount would be uniform but not exact.

- 2) Did the appraiser say that the benefit increase amount would be exactly the same regardless of the square footage served per front foot?

Response: Properties have been placed into a special use group and the appraiser has provided an approximate front foot value benefit for each special use group.

- 3) Is the appraiser saying the market value of a 10,000 square foot lot is the same as an 8,000 square foot lot?

Response: The appraiser hasn't indicated that the market value for a 10,000 square foot lot is same as an 8,000 square foot lot. What the appraiser said is the land value for these residential group properties special use in the same neighborhood would be uniform.

- 4) Did the appraiser state that \$4,300 was an appropriate increase in value benefits for a property only 80 % the size of a property subject to individual appraisal?

Response: Not every property is appraised; staff and Council utilize City Ordinance and policy for adjusting front footage to implement a uniform and fair assessment to the properties proposed for assessment. Staff does not believe any property is egregiously being over assessed and proposed assessment is uniform and fair.

- 5) Did the appraiser state when the value benefit might need to be adjusted, if not at 80% perhaps 75% ? 50%? Never?

Response: If a uniform assessment could not be applied to properties in the proposed special use groups, additional appraisals would be performed to create property special use group.

- 6) If square footage cannot be used to make a linear adjustment, why can front footage be used? Front footage can have a wide range in amount of land area served, for every foot of street frontage yet we don't take that into account when determining an assessment value.

Response: Front foot method and per lot method are the options available in City Ordinance.