

COMPARISON CHART – Existing & Proposed Abandonment Valuation Procedure

6-2021

PROCEDURE	TYPE OF PARCEL & TYPE OF ABANDONMENT					
	DEVELOPED SFR PARCEL Roadway Easement Abandonment	DEVELOPED SFR PARCEL Roadway owned-in-fee Abandonment	VACANT SFR PARCEL Roadway Easement Abandonment	VACANT SFR PARCEL Roadway owned-in-fee Abandonment	NON-SFR PARCEL Roadway Easement Abandonment	NON-SFR PARCEL Roadway owned-in-fee Abandonment
2/2018 Procedure	*Current Nominal Valuation	*Current Nominal Valuation	90% of ** Standard Valuation	**Standard Valuation	90% of **Standard Valuation	**Standard Valuation
6/2021 Proposed Procedure	*Proposed Nominal Valuation	*Proposed Nominal Valuation	*Proposed Nominal Valuation	**Standard Valuation	*Proposed Nominal Valuation	**Standard Valuation
7/2020 City Attorney report to CC	*Current Nominal Valuation <i>only where (1) parcel will not be further subdivided OR (2) be part of a development application</i>	*Current Nominal valuation <i>only where (1) parcel will not be further subdivided OR (2) be part of a development application</i>	<i>further valuation changes likely forthcoming</i>	<i>further valuation changes likely forthcoming</i>	<i>further valuation changes likely forthcoming</i>	<i>further valuation changes likely forthcoming</i>

SFR: Single Family Residential

- * **Current Nominal Valuation:** \$0.20/sf -- Government Land Office Public Easement (“GLOPE”); \$0.50/sf Roadway Easement **OR** Roadway owned in fee
- * **Proposed Nominal Valuation:** \$0.50/sf -- Government Land Office Public Easement (“GLOPE”) **OR** roadway easement **OR** Roadway owned in fee adjoining Developed SFR Parcel
- ** **Standard Valuation** (staff valuation or appraisal must utilize and specifically acknowledge use of procedure identified below):
 - as vacant land;
 - as if assembled with the adjoining land;
 - as having an equal zoning classification as the property to which it is proposed to be joined; **AND**
 - as available for development at its highest and best use.

ABANDONMENT VALUATION PROCEDURE

Rev 6-2021

GOAL

The overriding principle in the development of this abandonment valuation procedure is consistency and transparency.

VALUATION PROCEDURE COMMENCING WITH ABANDONMENT PRE-APPLICATION CASES FILED ON OR AFTER 6-2021

For all abandonments of city right(s)-of-way to a person who owns an interest in the land to be abandoned or has an adjoining property interest, interest in the right-of-way proposed to be abandoned shall be valued:

- as vacant land;
- as if assembled with the adjoining land;
- as having an equal zoning classification as the property to which it is proposed to be joined; **AND**
- as available for development at its highest and best use.

The following alternative ***“nominal valuation”*** of \$0.50/sf will be applied only where:

- The abandonment applicant’s land is a Developed Single Family-Zoned Residential Parcel and the applicant proposes the abandonment of a Federal Land Patent (GLO) or other roadway easement on such Parcel **OR** the applicant proposes the abandonment of right-of-way in fee adjoining such Parcel
- The abandonment applicant’s land is a Vacant Single Family-Zoned Residential Parcel and the applicant proposes the abandonment of a Federal Land Patent (GLO) or other roadway easement on such Parcel
- The abandonment applicant’s land is a Non-Single Family-Zoned Parcel and the applicant proposes the abandonment of a Federal Land Patent (GLO) easement or other roadway easement on such parcel

VALUATION METHODOLOGY

Except where the alternative “**nominal valuation**” above is applicable, the abandonment area valuation will be accomplished through:

- (1) a staff valuation performed by City Real Estate staff; **OR**
- (2) an appraisal

Real Estate Staff Valuation Methodology

City Real Estate staff will produce a valuation report, at applicants request through abandonment case Planning Project Coordinator, and will acknowledge adherence to the valuation procedure

- A valuation fee is not applicable at this time, but may be added to the Planning Department fee schedule.
- The Real Estate staff valuation must value city right-of-way in accordance with the valuation procedure.
- City Real Estate staff preparing the valuation must specifically acknowledge the use of this procedure within the valuation report.

Appraisal Methodology

If applicant wishes to pursue an appraisal, Applicant must select appraiser from appraiser list provided by the City. All appraisers on the list are State of Arizona Certified General Appraisers and follow Uniform Standards of Professional Appraisal Practice (USPAP) guidelines. This list may be modified with additions and deletions by City Real Estate staff, from time to time.

- The appraisal fee is the responsibility of the applicant.
- The appraiser must value the city right-of-way in accordance with the valuation procedure.
- The appraiser must specifically acknowledge the use of this procedure within the appraisal.

Appraisal review by City of Scottsdale

- Appraisal will receive review for completeness and recommendation of acceptance by the Sr. Real Estate Manager or designee (SREM) and the Planning Director or designee (PD).
- Upon completion of step noted above, SREM/PD may require a review appraisal, at applicant’s cost, to confirm or recommend adjustments to the applicant’s appraiser methodology and value finding.
- All appraisal methodology noted above will apply to review appraiser.