

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 147-2021

Introduced: September 8, 2021

Auditor: Melanie A. Bishop

Fiscal Impact:

The fiscal impact from this legislation is \$6,395 in County revenues.

Of this amount, \$5,425 is expected as compensation to the County for the cost of ordering two appraisals. The Real Estate Services Division indicated if the legislation does not pass, the County would still seek reimbursement for the two appraisals; however, this has not been the precedent.

Also, the County is expected to receive proceeds of approximately \$970, which is the average value determined by two appraisals.

- The S.H. Muller & Associates, LLC, appraisal determined a value of \$1,900 based on market value and assemblage with the adjacent property.
- Principle Valuation & Advisory Group's appraisal determined a value of \$40. However, this appraisal was subject to the opinion that the property is an "uneconomic remnant" due to its size, as well as an extraordinary assumption and hypothetical condition based on a neighbor's unconfirmed existence of a noxious weed known as Johnsongrass.

According to the Administration, the County is not currently maintaining the property, and no ongoing costs for this property exist.

Purpose:

The purpose of this legislation is to convey 0.1431 acres of property along Roxbury Road to adjacent property owner, Roxbury View, LLC.

Other Comments:

Roxbury Road was previously closed with the passage of CR28-2020.