

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: 8/04/2022	PREPARED BY: Shirley Jones
Meeting Date Requested: 8/23/2022	PRESENTED BY: Keith Johnson
ITEM: (Select One) Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: Declaring county-owned real property as surplus and authorization of disposal via public auction	
FISCAL IMPACT: Addition of property auction sale price	
BACKGROUND: Franklin County owns a certain real property located at 210 and 224 N. 7 th Ave, Pasco, WA 99301 which was combined into one Parcel 112251484 in 2015 and includes one residential single family house and a second abandoned residential single family house. This property is commonly known as "Wilson House". The property is currently being leased by Lifepoint Health dba Lourdes Health Network.	
RECOMMENDATION: Approve the resolution.	
COORDINATION: Keith Johnson, Franklin County Administrator	
ATTACHMENTS: (Documents you are submitting to the Board) ASR/Resolution	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) Shirley Jones, County Administration	

I certify the above information is accurate and complete.



Keith Johnson, Administrator

FRANKLIN COUNTY RESOLUTION NO. _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON

***DECLARING COUNTY-OWNED PROPERTY AS SURPLUS AND AUTHORIZATION
OF DISPOSAL VIA PUBLIC AUCTION***

WHEREAS, Franklin County owns a certain real property located at 210 and 224 N. 7th Ave, Pasco, WA 99301, "Wilson House". The property was combined into one Parcel 112251484 in 2015 and includes one residential single family house and a second abandoned residential single family house; and

WHEREAS, the Franklin County Board of Commissioners have determined that the property is not useful for county purposes, and that the sale of said property, through public auction, to be the most cost effective for the county (*RCW 36.34.010*); and

WHEREAS, the Board held a public hearing, in accordance with *RCW 36.34*, upon the proposal to dispose of county property at the day and hour fixed in the notice at its usual place of business, and admitted evidence for and against the propriety and advisability of the proposed auction; and

WHEREAS, the Franklin County Board of County Commissioners constitutes the legislative authority of Franklin County and finds that the surplus and sale of the subject county owned property as being in the best interest of Franklin County; and

WHEREAS, the proceeds of the sale to be paid to the County Treasurer, and the title will not be transferred until full payment is made, in accordance with *RCW 43.09.210*.

NOW, THEREFORE, BE IT RESOLVED that the Franklin County Board of Commissioners declare the subject county property as surplus, and authorizes the Franklin County Treasurer to supervise the property sale via public auction at a minimum bid of \$350,000 (*RCW 36.34.050*), and to have the County Auditor remove the property from the County Asset List; and

BE IT FURTHER RESOLVED, that the County Administrator be, and hereby is, authorized to sign all deeds, for the release of Franklin County's interest in said property, on behalf of Franklin County.

APPROVED this 23rd day of August, 2022.

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

Chair

Chair Pro Tem

Attest:

Member

Clerk to the Board

Shirley Jones

From: Sheree Morkal
Sent: Wednesday, June 29, 2022 9:52 AM
To: Shirley Jones
Subject: FW: 112251484

Sheree Morkal
Real Property Appraiser
Franklin County Assessor's Office
1016 N 4th Ave Pasco, Wa 99301
(509)545-3506 ext 2504
www.franklincountywa.gov/assessor

From: Sheree Morkal
Sent: Wednesday, June 29, 2022 9:47 AM
To: Shirley Jones <sjones@franklincountywa.gov>
Subject: 112251484

Here are the total assessed value for 224 N 7th Ave

Land total \$80,730
Primary SFR total \$264,740
Secondary SFR total \$24,320
Total of all Land and improvements \$369,790

Land		Value	Roll			0
Land	Assessed Value: \$59800	Value	Roll	59800	+	59800
Market Adjustment		Value	Roll	35	%	20930
Types	Description				Add	
Single Family Residence PRIMARY SFR		Value	Roll			0
Single Family Residence		Value	Roll	170800	+	170800
Market Adjustment		Value	Roll	55	%	93940
Types	Description				Add	
Single Family Residence SECOND SFR		Value	Roll			0
Single Family Residence		Value	Roll	15200	+	15200
Market Adjustment		Value	Roll	60	%	9120
Types	Description				Add	
(New Object)					Add	
Object Total:						0

Appraisal Summary

Sheree Morkal
Real Property Appraiser

APPRAISAL OF REAL PROPERTY



LOCATED AT
224 N 7th Ave
Pasco, WA 99301
PETTITS LOTS 3 TO 6, BLK 10

FOR
Benton County DHS
7102 W Okanogan Pl, Suite 201
Kennewick, WA 99336

AS OF
05/20/2021

BY
Shawn Shaffer
Priority First Appraisal LLC
8350 W Grandridge Blvd, Suite 200-438
Kennewick, WA 99336
(509) 679-0079
priorityfirstappraisal@gmail.com

Borrower	N/A	File No.	U0423243-DHS
Property Address	224 N 7th Ave		
City	Pasco	County	Franklin
Lender/Client	Franklin County	State	WA
		Zip Code	99301

TABLE OF CONTENTS

Cover Page	1
GP Residential	2
Additional Comparables 4-6	5
GP Residential Certifications Addendum	6
Supplemental Addendum	8
General Text Addendum	11
Building Sketch	13
Plot Map	14
Aerial Map	15
Subject Photos	16
Subject Photos	17
Subject Photos	18
Subject Photos	19
Subject Photos	20
Subject Photos	21
Subject Photos	22
Subject Photos	23
Subject Photos	24
Subject Photos	25
Subject Photos	26
Subject Photos	27
Subject Photos	28
Subject Photos	29
Comparable Photos 1-3	30
Comparable Photos 4-6	31
Location Map	32
E & O Insurance Policy	33
Appraiser Certification	34

RESIDENTIAL APPRAISAL REPORT

Property Address: 224 N 7th Ave		City: Pasco		File No.: U0423243-DHS																																																																																					
County: Franklin		Legal Description: PETTIT'S LOTS 3 TO 6 BLK 10		State: WA Zip Code: 99301																																																																																					
Tax Year: 2021 R.E. Taxes: \$ 40		Special Assessments: \$ 0		Assessor's Parcel #: 112251484																																																																																					
Current Owner of Record: Franklin County		Borrower (if applicable): N/A		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing																																																																																					
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HQA: \$ 0		per year <input type="checkbox"/> per month <input type="checkbox"/>																																																																																					
Market Area Name: Central Pasco		Map Reference: 28420		Census Tract: 0202.00																																																																																					
The purpose of this appraisal is to develop an opinion of <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																									
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the inspection date is the effective date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																									
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																									
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																									
Intended Use: The Intended Use is to evaluate the property that is the subject of this appraisal for the current owner, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value as defined in the report.																																																																																									
Intended User(s) (by name or type): Franklin County and/or assignees																																																																																									
Client: Benton County DHS		Address: 7102 W Okanogan Pl, Suite 201, Kennewick, WA 99336																																																																																							
Appraiser: Shawn Shaffer		Address: 8350 W Grandridge Blvd, Suite 200-438, Kennewick, WA 99336																																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Predominant Occupancy: <input checked="" type="checkbox"/> One-Unit Housing</td> <td>Present Land Use: <input checked="" type="checkbox"/> One-Unit</td> <td>Change in Land Use: <input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td>Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>PRICE \$1000: 79</td> <td>AGE (yrs): 0</td> <td>2-4 Unit: 3%</td> </tr> <tr> <td>Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>79 Low 0</td> <td>Multi-Unit: 10%</td> <td>* To: <input type="checkbox"/> Likely <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>327 High 121</td> <td>Comm: 7%</td> <td></td> </tr> <tr> <td>Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>230 Pred 69</td> <td>Other: 5%</td> <td></td> </tr> <tr> <td>Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> </tr> </table>					Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> One-Unit Housing	Present Land Use: <input checked="" type="checkbox"/> One-Unit	Change in Land Use: <input checked="" type="checkbox"/> Not Likely	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	PRICE \$1000: 79	AGE (yrs): 0	2-4 Unit: 3%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	79 Low 0	Multi-Unit: 10%	* To: <input type="checkbox"/> Likely <input type="checkbox"/> In Process *	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	327 High 121	Comm: 7%		Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	230 Pred 69	Other: 5%		Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> One-Unit Housing	Present Land Use: <input checked="" type="checkbox"/> One-Unit	Change in Land Use: <input checked="" type="checkbox"/> Not Likely																																																																																						
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	PRICE \$1000: 79	AGE (yrs): 0	2-4 Unit: 3%																																																																																						
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	79 Low 0	Multi-Unit: 10%	* To: <input type="checkbox"/> Likely <input type="checkbox"/> In Process *																																																																																						
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	327 High 121	Comm: 7%																																																																																							
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	230 Pred 69	Other: 5%																																																																																							
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																																									
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda.																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Dimensions: 200x120</td> <td>Site Area: 24,000 sf</td> </tr> <tr> <td>Zoning Classification: R-1</td> <td>Description: Low Density Residential - 7,200 sf minimum</td> </tr> <tr> <td>lot size</td> <td>Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning</td> </tr> <tr> <td>Are CCARs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</td> <td>Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)</td> <td>Ground Rent (if applicable) \$ /</td> </tr> </table>					Dimensions: 200x120	Site Area: 24,000 sf	Zoning Classification: R-1	Description: Low Density Residential - 7,200 sf minimum	lot size	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Are CCARs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /																																																																											
Dimensions: 200x120	Site Area: 24,000 sf																																																																																								
Zoning Classification: R-1	Description: Low Density Residential - 7,200 sf minimum																																																																																								
lot size	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																																																																																								
Are CCARs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																								
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /																																																																																								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Actual Use as of Effective Date: Residential</td> <td>Use as appraised in this report: Residential</td> </tr> <tr> <td colspan="2">Summary of Highest & Best Use: The Highest and Best Use is residential. The subject can be rebuilt if destroyed. The predominate use in the area is residential.</td> </tr> </table>					Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential	Summary of Highest & Best Use: The Highest and Best Use is residential. The subject can be rebuilt if destroyed. The predominate use in the area is residential.																																																																																		
Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential																																																																																								
Summary of Highest & Best Use: The Highest and Best Use is residential. The subject can be rebuilt if destroyed. The predominate use in the area is residential.																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/></td> <td>Off-site Improvements: Type <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/></td> <td>Topography: Flat</td> </tr> <tr> <td>Electricity: <input checked="" type="checkbox"/></td> <td>Street: Asphalt</td> <td>Size: Exceeds common size range</td> </tr> <tr> <td>Gas: <input checked="" type="checkbox"/></td> <td>Curb/Gutter: Concrete</td> <td>Shape: Rectangular</td> </tr> <tr> <td>Water: <input checked="" type="checkbox"/></td> <td>Sidewalk: Concrete</td> <td>Drainage: Appears adequate</td> </tr> <tr> <td>Sanitary Sewer: <input checked="" type="checkbox"/></td> <td>Street Lights: Overhead</td> <td>View: N:Res</td> </tr> <tr> <td>Storm Sewer: <input checked="" type="checkbox"/></td> <td>Alley: Asphalt</td> <td></td> </tr> <tr> <td>Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)</td> <td></td> <td></td> </tr> </table>					Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Off-site Improvements: Type <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/>	Topography: Flat	Electricity: <input checked="" type="checkbox"/>	Street: Asphalt	Size: Exceeds common size range	Gas: <input checked="" type="checkbox"/>	Curb/Gutter: Concrete	Shape: Rectangular	Water: <input checked="" type="checkbox"/>	Sidewalk: Concrete	Drainage: Appears adequate	Sanitary Sewer: <input checked="" type="checkbox"/>	Street Lights: Overhead	View: N:Res	Storm Sewer: <input checked="" type="checkbox"/>	Alley: Asphalt		Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																		
Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Off-site Improvements: Type <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/>	Topography: Flat																																																																																							
Electricity: <input checked="" type="checkbox"/>	Street: Asphalt	Size: Exceeds common size range																																																																																							
Gas: <input checked="" type="checkbox"/>	Curb/Gutter: Concrete	Shape: Rectangular																																																																																							
Water: <input checked="" type="checkbox"/>	Sidewalk: Concrete	Drainage: Appears adequate																																																																																							
Sanitary Sewer: <input checked="" type="checkbox"/>	Street Lights: Overhead	View: N:Res																																																																																							
Storm Sewer: <input checked="" type="checkbox"/>	Alley: Asphalt																																																																																								
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>FEMA Spec 1 Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td>FEMA Flood Zone: C</td> <td>FEMA Map #: 53004806</td> <td>FEMA Map Date: 5/10/1977</td> </tr> <tr> <td colspan="4">Site Comments: See attached addenda.</td> </tr> </table>					FEMA Spec 1 Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone: C	FEMA Map #: 53004806	FEMA Map Date: 5/10/1977	Site Comments: See attached addenda.																																																																																
FEMA Spec 1 Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone: C	FEMA Map #: 53004806	FEMA Map Date: 5/10/1977																																																																																						
Site Comments: See attached addenda.																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>General Description</td> <td>Exterior Description</td> <td>Foundation</td> <td>Basement</td> <td>Heating</td> </tr> <tr> <td># of Units: 1 <input type="checkbox"/> Acc. Unit</td> <td>Foundation: Concrete/Stone</td> <td>Slab</td> <td>Area Sq. Ft.: 2,128</td> <td>Type: HP/Furnace</td> </tr> <tr> <td># of Stories: 2</td> <td>Exterior Walls: Vinyl/Stone</td> <td>Crawl Space</td> <td>% Finished: 86%</td> <td>Fuel: Electric</td> </tr> <tr> <td>Type: <input type="checkbox"/> Det. <input type="checkbox"/> Att.</td> <td>Roof Surface: Comp Shingle</td> <td>Basement</td> <td>Ceiling: Drywall/Tiled</td> <td>Cooling: Central AC</td> </tr> <tr> <td>Design (Style): DT2: Traditional</td> <td>Gutters & Downspouts: Aluminum</td> <td>Sump Pump: <input type="checkbox"/></td> <td>Walls: Drywall</td> <td>Other: Central AC</td> </tr> <tr> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.</td> <td>Window Type: Vinyl Dbl Pane</td> <td>Dampness: <input type="checkbox"/></td> <td>Floor: Carpet/Vinyl</td> <td></td> </tr> <tr> <td>Actual Age (Yrs.): 91</td> <td>Storm/Screen: Fiberglass</td> <td>Settlement: <input type="checkbox"/></td> <td>Outside Entry: Yes</td> <td></td> </tr> <tr> <td>Effective Age (Yrs.): 15</td> <td></td> <td>Infestation: <input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Interior Description</td> <td>Appliances</td> <td>Air Conditioning</td> <td>Woodstove(s) #</td> <td>Car Storage</td> </tr> <tr> <td>Floors: Carpet/HrdWd/Vinyl</td> <td>Refrigerator: <input checked="" type="checkbox"/></td> <td>A/C: <input type="checkbox"/> None <input checked="" type="checkbox"/> Air</td> <td>0</td> <td>Garage: <input type="checkbox"/> None</td> </tr> <tr> <td>Walls: Textured DW/Plaster</td> <td>Range/Oven: <input checked="" type="checkbox"/></td> <td>Stairs: <input checked="" type="checkbox"/></td> <td></td> <td># of cars: (8 Tot.)</td> </tr> <tr> <td>Trim/Finish: Wood/Rubber</td> <td>Disposal: <input type="checkbox"/></td> <td>Drop Stair: <input checked="" type="checkbox"/></td> <td></td> <td>Detach.: 2</td> </tr> <tr> <td>Bath Floor: Vinyl</td> <td>Dishwasher: <input checked="" type="checkbox"/></td> <td>Scuttle: <input checked="" type="checkbox"/></td> <td></td> <td>Blk-in: 6</td> </tr> <tr> <td>Bath Wainscot: Tile/Cast Iron</td> <td>Fan/Hood: <input type="checkbox"/></td> <td>Doorway: <input checked="" type="checkbox"/></td> <td></td> <td>Carport: 6</td> </tr> <tr> <td>Doors: Solid Wood</td> <td>Microwave: <input type="checkbox"/></td> <td>Floor: <input type="checkbox"/></td> <td></td> <td>Driveway: 6</td> </tr> <tr> <td></td> <td>Washer/Dryer: <input type="checkbox"/></td> <td>Heated: <input type="checkbox"/></td> <td></td> <td>Surface: Gravel</td> </tr> <tr> <td></td> <td></td> <td>Finished: <input type="checkbox"/></td> <td></td> <td></td> </tr> </table>					General Description	Exterior Description	Foundation	Basement	Heating	# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Concrete/Stone	Slab	Area Sq. Ft.: 2,128	Type: HP/Furnace	# of Stories: 2	Exterior Walls: Vinyl/Stone	Crawl Space	% Finished: 86%	Fuel: Electric	Type: <input type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface: Comp Shingle	Basement	Ceiling: Drywall/Tiled	Cooling: Central AC	Design (Style): DT2: Traditional	Gutters & Downspouts: Aluminum	Sump Pump: <input type="checkbox"/>	Walls: Drywall	Other: Central AC	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type: Vinyl Dbl Pane	Dampness: <input type="checkbox"/>	Floor: Carpet/Vinyl		Actual Age (Yrs.): 91	Storm/Screen: Fiberglass	Settlement: <input type="checkbox"/>	Outside Entry: Yes		Effective Age (Yrs.): 15		Infestation: <input type="checkbox"/>			Interior Description	Appliances	Air Conditioning	Woodstove(s) #	Car Storage	Floors: Carpet/HrdWd/Vinyl	Refrigerator: <input checked="" type="checkbox"/>	A/C: <input type="checkbox"/> None <input checked="" type="checkbox"/> Air	0	Garage: <input type="checkbox"/> None	Walls: Textured DW/Plaster	Range/Oven: <input checked="" type="checkbox"/>	Stairs: <input checked="" type="checkbox"/>		# of cars: (8 Tot.)	Trim/Finish: Wood/Rubber	Disposal: <input type="checkbox"/>	Drop Stair: <input checked="" type="checkbox"/>		Detach.: 2	Bath Floor: Vinyl	Dishwasher: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>		Blk-in: 6	Bath Wainscot: Tile/Cast Iron	Fan/Hood: <input type="checkbox"/>	Doorway: <input checked="" type="checkbox"/>		Carport: 6	Doors: Solid Wood	Microwave: <input type="checkbox"/>	Floor: <input type="checkbox"/>		Driveway: 6		Washer/Dryer: <input type="checkbox"/>	Heated: <input type="checkbox"/>		Surface: Gravel			Finished: <input type="checkbox"/>		
General Description	Exterior Description	Foundation	Basement	Heating																																																																																					
# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Concrete/Stone	Slab	Area Sq. Ft.: 2,128	Type: HP/Furnace																																																																																					
# of Stories: 2	Exterior Walls: Vinyl/Stone	Crawl Space	% Finished: 86%	Fuel: Electric																																																																																					
Type: <input type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface: Comp Shingle	Basement	Ceiling: Drywall/Tiled	Cooling: Central AC																																																																																					
Design (Style): DT2: Traditional	Gutters & Downspouts: Aluminum	Sump Pump: <input type="checkbox"/>	Walls: Drywall	Other: Central AC																																																																																					
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type: Vinyl Dbl Pane	Dampness: <input type="checkbox"/>	Floor: Carpet/Vinyl																																																																																						
Actual Age (Yrs.): 91	Storm/Screen: Fiberglass	Settlement: <input type="checkbox"/>	Outside Entry: Yes																																																																																						
Effective Age (Yrs.): 15		Infestation: <input type="checkbox"/>																																																																																							
Interior Description	Appliances	Air Conditioning	Woodstove(s) #	Car Storage																																																																																					
Floors: Carpet/HrdWd/Vinyl	Refrigerator: <input checked="" type="checkbox"/>	A/C: <input type="checkbox"/> None <input checked="" type="checkbox"/> Air	0	Garage: <input type="checkbox"/> None																																																																																					
Walls: Textured DW/Plaster	Range/Oven: <input checked="" type="checkbox"/>	Stairs: <input checked="" type="checkbox"/>		# of cars: (8 Tot.)																																																																																					
Trim/Finish: Wood/Rubber	Disposal: <input type="checkbox"/>	Drop Stair: <input checked="" type="checkbox"/>		Detach.: 2																																																																																					
Bath Floor: Vinyl	Dishwasher: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>		Blk-in: 6																																																																																					
Bath Wainscot: Tile/Cast Iron	Fan/Hood: <input type="checkbox"/>	Doorway: <input checked="" type="checkbox"/>		Carport: 6																																																																																					
Doors: Solid Wood	Microwave: <input type="checkbox"/>	Floor: <input type="checkbox"/>		Driveway: 6																																																																																					
	Washer/Dryer: <input type="checkbox"/>	Heated: <input type="checkbox"/>		Surface: Gravel																																																																																					
		Finished: <input type="checkbox"/>																																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Finished area above grade contains: 10 Rooms</td> <td>6 Bedrooms</td> <td>1.1 Bath(s)</td> <td>3,232 Square Feet of Gross Living Area Above Grade</td> </tr> <tr> <td colspan="4">Additional features: The subject has forced air heating, central AC, double pane windows, tiled UGS, covered porch, detached 2 car garage, partial fencing, one fireplace, ample storage, off street parking & typical insulation assumed.</td> </tr> <tr> <td colspan="4">Describe the condition of the property (including physical, functional and external obsolescence): Condition of the improvements is considered good and quality of construction is considered average for the neighborhood. The estimated effective age and depreciation reflect maintenance. There were no apparent functional inadequacies noted at the time of the observation. For a home of this original era, the subject has been well maintained. More recent updates include siding, windows, roof, paint, flooring and select bathrooms. The subject's overall maintenance has resulted in a good condition rating and an effective age of 15 years. The subject is considered to be of typical marketability at the appraised value.</td> </tr> </table>					Finished area above grade contains: 10 Rooms	6 Bedrooms	1.1 Bath(s)	3,232 Square Feet of Gross Living Area Above Grade	Additional features: The subject has forced air heating, central AC, double pane windows, tiled UGS, covered porch, detached 2 car garage, partial fencing, one fireplace, ample storage, off street parking & typical insulation assumed.				Describe the condition of the property (including physical, functional and external obsolescence): Condition of the improvements is considered good and quality of construction is considered average for the neighborhood. The estimated effective age and depreciation reflect maintenance. There were no apparent functional inadequacies noted at the time of the observation. For a home of this original era, the subject has been well maintained. More recent updates include siding, windows, roof, paint, flooring and select bathrooms. The subject's overall maintenance has resulted in a good condition rating and an effective age of 15 years. The subject is considered to be of typical marketability at the appraised value.																																																																												
Finished area above grade contains: 10 Rooms	6 Bedrooms	1.1 Bath(s)	3,232 Square Feet of Gross Living Area Above Grade																																																																																						
Additional features: The subject has forced air heating, central AC, double pane windows, tiled UGS, covered porch, detached 2 car garage, partial fencing, one fireplace, ample storage, off street parking & typical insulation assumed.																																																																																									
Describe the condition of the property (including physical, functional and external obsolescence): Condition of the improvements is considered good and quality of construction is considered average for the neighborhood. The estimated effective age and depreciation reflect maintenance. There were no apparent functional inadequacies noted at the time of the observation. For a home of this original era, the subject has been well maintained. More recent updates include siding, windows, roof, paint, flooring and select bathrooms. The subject's overall maintenance has resulted in a good condition rating and an effective age of 15 years. The subject is considered to be of typical marketability at the appraised value.																																																																																									

RESIDENTIAL APPRAISAL REPORT

File No: U0423243-DHS

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Date Source(s): Franklin County Assessor

1st Prior Subject Sale/Transfer

Date: _____ Price: _____

Source(s): Franklin County Assessor

2nd Prior Subject Sale/Transfer

Date: _____ Price: _____

Source(s): _____

Analysis of sale/transfer history and/or any current agreement of sale/leasing: Per the Franklin County Assessor, there were no prior sales or transfers of the subject property in the previous three years prior to the effective date this appraisal. Franklin County Assessor records reported no prior sales or transfers of comparables C1 or C3 for one year prior to the most recent sale date. C2 is reported to have sold for \$130,000 on 08/04/2020. The home since then has been heavily updated.

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	224 N 7th Ave Pasco, WA 99301	220 N 10th Ave Pasco, WA 99301	912 S 4th Ln Pasco, WA 99301	125 N Beech Ave Pasco, WA 99301
Proximity to Subject		0.19 miles SW	0.53 miles SE	1.21 miles E
Sale Price	\$	\$ 290,000	\$ 295,000	\$ 327,600
Sale Price/GLA	/sq.ft.	164.03 /sq.ft.	297.98 /sq.ft.	220.84 /sq.ft.
Date Source(s)	Site Visit	PAC MLS #246431;DOM 51	PAC MLS #252908;DOM 3	PAC MLS #250913;DOM 48
Verification Source(s)	County Assessor	Driveby/County Assessor	Driveby/County Assessor	Site Visit/County Assessor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing				
Concessions		ArmLth	ArmLth	ArmLth
Date of Sale/Time		Conv0	FHA0	Conv0
Rights Appraised		s09/20:c08/20	s05/21:c04/21	s04/21:c03/21
Location	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	N:Res:	A:Res:BsyRd	N:Res:	N:Res:
View	24,000 sf	5,760 sf	10,500 sf	6,250 sf
Design (Style)	N:Res:	N:Res:	N:Res:	N:Res:
Quality of Construction	DT2:Traditional	DT2:Traditional	DT1:Traditional	DT1:Ranch
Age	Average	Average	Average	Average+
Condition	91	81	0 111	0
Above Grade	Good	Good	Very Good	New
Room Count	Total Rooms Baths	Total Rooms Baths	Total Rooms Baths	Total Rooms Baths
Gross Living Area	10 6 1.1	9 5 3.0	0 5 2 1.0	0 7 4 2.0
Basement & Finished	3,232 sq.ft.	1,768 sq.ft.	990 sq.ft.	1,483 sq.ft.
Rooms Below Grade				
Functional Utility	2128sf1830sfwu	704sf704sfm	864sf864sfm	0sf
Heating/Cooling	2r0br0.2ba2o	1r3br1.0ba1o	1r0br1.0ba4o	
Energy Efficient Items	Average	Average	Average	Average
Garage/Carport	FWA/CAC	FWA/CAC	FWA/CAC	FWA/CAC
Porch/Patio/Deck	Insul/Dbl Pane	Insul/Dbl Pane	Insul/Dbl Pane	Insul/Dbl Pane
Fence/Finplace	2gd6dw	2gd2dw	0	2ba2dw
Outbuildings	Large Porch	Porch/Patio/Deck	Porch/Patio	Porch/Patio
Landscaping/Pool	PartFence/1 FP	PartFence/0 FP	Fence/0 FP	PartFence/1 FP
	None	None	Shed	None
	Average/None	Average/None	Average/None	Fair/None
Net Adjustment (Total)				
Adjusted Sale Price				
of Comparables				
	Net 12.4 %	Net 11.2 %	Net 0.3 %	
	Gross 13.8 %	Gross 20.3 %	Gross 24.1 %	
	326,000	328,000	326,500	

Summary of Sales Comparison Approach

The subject is considered to be compatible to the neighborhood and of typical marketability at the appraised value. At least two data sources have been used whenever available. The Washington State Association of Realtors has advised agents to not disclose concession information but the Appraiser may have included these amounts if first hand knowledge exists. A thorough search of the local MLS and public records was performed. The comparables utilized were determined to be the most similar, recently recorded and best available sales found within an extensive search of the subject's market neighborhood as of the effective date of this report and the cited data sources. Occasionally, a more recent or proximate transaction may have been found but was discarded due to the lack of a secondary or reliable data source or it was determined to be a non-arm's length transaction.

Complexities of the assignment included the subject's year built, site size and overall living area when compared to the surrounding area of properties. Such factors mixed with a limited pool of comparable sales resulted in not all subject's features being adequately bracketed. Additionally, it was determined based on a review of available market data that the subject appears overbuilt for the neighborhood. Analysis of PAC MLS data found only one sale in the previous 12 months that was larger in overall size when compared to the subject. This home was viewed by the Appraiser and not provided as this home was built in 1994, has a river front location, expansive river views, has an indoor pool and reflects a much higher quality custom home that sold for more than 1.3 million. The subject's neighborhood does have homes of similar design and vintage but the largest home sold through the PAC MLS since 2016 has a total living area of 3,690 sf. As such, it was determined the subject's total living area at 5,360 sf is a superadequacy. As a result, the adjustments utilized for differences in above and below grade finished living area were much lower than market norms to avoid excessive and/or misleading report results.

While the subject's total site size remains within the overall range, it is much larger than what is typical for the surrounding area. For the purpose of this assignment, the subject's site is being viewed as surplus land. There may be some additional value in the land but the Client requested an AS IS current market value of the subject only. Market participants are not typically seeking properties similar to the subject for the purpose of later subdividing. There is also an abandoned structure on the subject parcel. Per the owner's representative, there is no utilities in place and the structure has been boarded up for several years. As such, no value was given in the development of this report.

C1 & C2 represent homes of similar design, age/era, garage feature and overall condition. C2 closed just 7 days ago while C3 reflects the highest closed sale ever in the subject's neighborhood. C4 is the largest and most proximate home outside the immediate area but has a golf course location/views. C5 is provided to further demonstrate the local market's reaction in the area of a home with acreage. After a weighted analysis and other recent comparisons performed in the local market, consideration of the subject's overall features and amenities, the Appraiser finds the indicated opinion of value for the subject at \$327,500 to be reasonable and supported based on comp selection.

Indicated Value by Sales Comparison Approach \$ 327,500

RESIDENTIAL APPRAISAL REPORT

File No: U0423243-DHS

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): In consideration of the subject's age, overall size and very limited pool of available proximate land sales, the Cost Approach section was not considered a reliable indicator of value and was therefore not developed.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: Quality rating from cost service: Effective date of cost data: Comments on Cost Approach (gross living area calculations, depreciation, etc.):	OPINION OF SITE VALUE DWELLING Sq.Ft. @ \$ - Sq.Ft. @ \$ - Sq.Ft. @ \$ - Sq.Ft. @ \$ - Sq.Ft. @ \$ - Garage/Carport Sq.Ft. @ \$ - Total Estimate of Cost-New - Less Physical Functional External - Depreciation - Depreciated Cost of Improvements - "As-Is" Value of Site Improvements - Estimated Remaining Economic Life (if required): Years INDICATED VALUE BY COST APPROACH -
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM): Owner Occupancy is predominant within the subject's neighborhood. Thus, the Income Approach lacks adequate support and was not developed.	
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:	
PUD	Indicated Value by Sales Comparison Approach \$ 327,500 Cost Approach (if developed) \$ Income Approach (if developed) \$ Final Reconciliation: The sales comparison approach reflects the current actions of buyers and sellers in the subject's market area and it is considered the most reliable approach to value for this appraisal. Due to the subject's age and limited land sales, the cost approach is not considered a reliable value indicator. Homes in this area are typically purchased for residential use and not as income generating properties. Thus, the Income Approach lacks adequate support and was not developed.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: This appraisal is written "AS IS" without any conditions and to the best of my knowledge, this appraisal conforms to FIRREA & USPAP Standards.	
RECONCILIATION	This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 327,500, as of: 05/20/2021, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 34 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. This appraisal report may not be Attached Exhibits:	
ATTACHMENTS	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions	
	Client Contact: Kyle Sullivan E-Mail: kyle.sullivan@co.benton.wa.us Address: 7102 W Okanogan Pl Suite 201, Kennewick, WA 98336 APPRAISER: Shawn Shaffer SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable):	
SIGNATURES	Appraiser Name: Shawn Shaffer Company: Priority First Appraisal LLC Phone: (509) 579-0079 Fax: E-Mail: priorityfirstappraisal@gmail.com Date of Report (Signature): 06/09/2021 License or Certification #: 1703389 State: WA Designation: Expiration Date of License or Certification: 01/05/2023 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 06/20/2021	
	Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection:	

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: 6/30/2022		PREPARED BY: Shirley Jones	
Meeting Date Requested: 7/12/2022		PRESENTED BY: Keith Johnson	
ITEM: (Select One)		Consent Agenda	<input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes
SUBJECT: Declaring county-owned real property as surplus and authorization of disposal via public auction			
FISCAL IMPACT: Addition of property auction sale price			
BACKGROUND: Franklin County owns a certain real property located at 210 and 224 N. 7 th Ave, Pasco, WA 99301 which was combined into one Parcel 112251484 in 2015 and includes one residential single family house and a second abandoned residential single family house. This property is commonly known as "Wilson House". The property is currently being leased by Lifepoint Health dba Lourdes Health Network.			
RECOMMENDATION: Approve the resolution.			
COORDINATION: Keith Johnson, Franklin County Administrator			
ATTACHMENTS: (Documents you are submitting to the Board) ASR/Resolution			
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) Shirley Jones, County Administration Whitney Hottell, Treasurer's Office			

I certify the above information is accurate and complete.



Keith Johnson, Administrator

NOT APPROVED

~~2022-157~~

FRANKLIN COUNTY RESOLUTION NO. _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON

**DECLARING COUNTY-OWNED PROPERTY AS SURPLUS AND AUTHORIZATION
OF DISPOSAL VIA PUBLIC AUCTION**

WHEREAS, Franklin County owns a certain real property located at 210 and 224 N. 7th Ave, Pasco, WA 99301, "Wilson House". The property was combined into one Parcel 112251484 in 2015 and includes one residential single family house and a second abandoned residential single family house; and

WHEREAS, the Franklin County Board of Commissioners have determined that the property is not useful for county purposes, and that the sale of said property, through public auction, to be the most cost effective for the county (*RCW 36.34.010*); and

WHEREAS, the Board held a public hearing, in accordance with *RCW 36.34*, upon the proposal to dispose of county property at the day and hour fixed in the notice at its usual place of business, and admitted evidence for and against the propriety and advisability of the proposed auction; and

WHEREAS, the Franklin County Board of Commissioners authorize the auction to be supervised by the County Treasurer, Josie Koelzer, and will require a minimum bid of \$350,000 (*RCW 36.34.050*); and

WHEREAS, the Franklin County Board of County Commissioners constitutes the legislative authority of Franklin County and finds that the surplus and sale of the subject county owned property as being in the best interest of Franklin County; and

WHEREAS, the proceeds of the sale to be paid to the County Treasurer, and the title will not be transferred until full payment is made, in accordance with *RCW 43.09.210*.

NOW, THEREFORE, BE IT RESOLVED that the Franklin County Board of Commissioners declare the subject county property as surplus, and authorize the Franklin County Treasurer to dispose of the property via Public Auction, and to therefore have the County Auditor remove the property from the County Asset List; and

BE IT FURTHER RESOLVED, that the County Administrator be, and hereby is, authorized to sign all deeds, for the release of Franklin County's interest in said property, on behalf of Franklin County.

APPROVED this ____ day of July, 2022.

Motion not
approved.
Signed in error.
8/8/22

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro Tem

Member

Attest:

Clerk to the Board