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 X 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. 7th 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 RESO	DLUTION NO.	
BEFORE THE BOARD OF COUNTY COMMIS	SSIONERS, FRANKLIN COUNTY, WASHINGTON	N

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

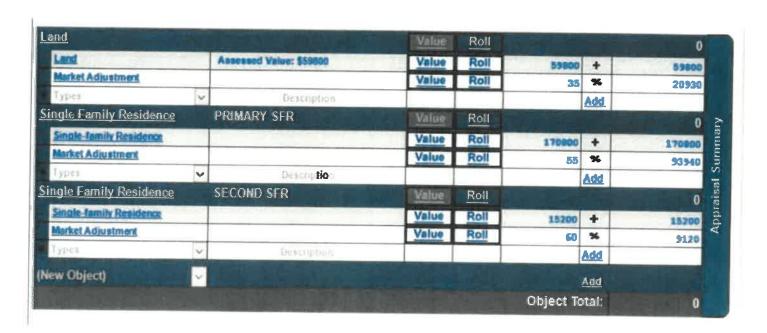
Sent: Wednesday, June 29, 2022 9:47 AM

To: Shirley Jones <sjones@franklincountywa.gov>

Subject: 112251484

Here are is 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



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) 579-0079
priorityfirstappraisal@gmail.com

Borrower	N/A		File No.	HO400040 DUID
Property Address	224 N 7th Ave		THE HO	U0423243-DHS
City	Pasco	County Franklin	State W.A	Zip Code on 2.0.4
Lender/Client	Franklin County	Transmi	11/4	др Code 99301

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Priority First Appraisal

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A of w plant of the	Complexities of the assignment included the subject's year bullit, 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 virtage 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 that 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.														
90	& C2 represent house closed sale evaluation with course location will ighted analysis and appraiser finds the cated Value by Sales Communication of the cated Sales Communi	other	C5 is p	rovide	d to fu arison	rther o	demonstrate formed in the	the local made	most prox rket's read	imate home tion in the	area of a hom	mmed e with	liate acre	area but ha age. After	a a

	RESIDENTIAL APPRAISAL REPORT OST APPROACHTO VALUE (if developed) The Cast degree was not developed.				laka: U042	
ı	Provide adequate information for replication of the following cost figures and calculations.	ior tais appraisal.				
	Support for the opinion of six value (summary of comparable land sales or other methods for estimating site value); overall size and very limited pool of available proximate land sales, the value and was therefore not developed.	Cost Approach	şeçtlen wa	In conside not conside	ration of the sered a reliable	subject's age, a indicator of
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	the Income Approach lacks adequate support and was not developed.	Occupancy is p	redominant	within the s	ubject's neigh	borhood. Thus,
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2022-157

NOT APPROVED

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 X 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. 7th 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

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.	BOARD OF COUNTY COMMISSIONERS FRANKLIN COUNTY, WASHINGTON Chair Pro Tem
Attest:	
Clerk to the Board	Member