

Property Valuation Policy Draft

Saint Paul Housing and Redevelopment Authority

Market value of lots or buildings offered for sale by the HRA will be established through a third party appraisal or broker's opinion of market value dated within 12 months of property listing ("Base Appraisal"). The HRA reserves the right to order one Base Appraisal for lots of similar size and characteristics within a Planning District to establish the value of all HRA owned lots within that Planning District. When possible, the HRA will select a parcel that is 5,000 square feet to use as the base appraisal for a Planning District.

Parcels that are within 200 square feet of the Base Appraisal will use the same Base Appraisal to establish value and make no adjustments to price. When the discrepancy between the property used for the Base Appraisal and another HRA owned property is greater than 200 square feet or there is a significant discrepancy in topography, zoning requirements, or other site conditions, the HRA will either:

- a) Order a separate appraisal or broker's opinion; or
- b) Use the Base Appraisal to establish a market value per square foot and apply the square foot market value; or
- c) Reduce the market value in estimated proportion to variance or rezoning fees that may be necessary to develop the site.

Any adjustments to Market Value are in the sole discretion of the HRA and will be made prior to posting properties for purchase.

If property is offered in two application cycles and does not receive any successful proposals, HRA staff will adjust the market value to encourage property sale. "Application cycle" is defined as a public posting of property either through an open application or RFP process administered by the HRA or through an MLS listing of a minimum of 5 days. Residential property that has not sold within four application cycles will be eligible for sale under the HRA's Policy and Procedure for the Sale of Splinter Parcels for Residential Side Yard approved by HRA Resolution 13-1592.