

City of Carson City  
Agenda Report

Item # 9-5

**Date Submitted:** September 28, 2010

**Agenda Date Requested:** October 7, 2010  
**Time Requested:** Consent

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department - Open Space

**Subject Title:** Action to appoint and authorize the Mayor, the City Clerk/Recorder, or designee to swear Mr. Anthony J. Wren, MIA, as the appraiser for Carson City for lands owned by Mr. John Serpa located within the Carson River Canyon in Carson City, APN's 8-541-73, 8-531-05, 8-531-39, 10-021-55, 10-011-27, 8-531-40, 10-011-26, and 8-541-92 approximating 405.57 acres. (Juan F. Guzman)

**Staff Summary:** Appraisals are required by state law in order to determine the value of property to be purchased. This action is for appointment Mr. Wren as the appraiser for the property as required by N.R.S. 244.275. The approximate cost of the appraisal is \$8,500 which will be paid from the Open Space Question-18 Fund.

**Type of Action Requested:** (check one)

- Resolution                       Ordinance  
 Formal Action/Motion               Other (Specify)

**Does This Action Require A Business Impact Statement:**               Yes     No

**Recommended Board Action:** I move to appoint and authorize the Mayor, the City Clerk/Recorder, or designee to swear Mr. Anthony J. Wren, MIA, as the appraiser for Carson City for lands owned by Mr. John Serpa located within the Carson River Canyon in Carson City, APN's 8-541-73, 8-531-05, 8-531-39, 10-021-55, 10-011-27, 8-531-40, 10-011-26, and 8-541-92 approximating 405.57 acres.

**Explanation for Recommended Board Action:** State law requires the appointment of an appraiser who shall be sworn to make a true appraisal of the subject property according the best of their knowledge and ability. The appraisal is required in order to determine the value of properties in question. For clarification, this action does not require compliance with the list of appraisers that the Board of Supervisors approved as part of AB312 as codified as Title 20 of the Carson City Municipal Code. This list is used only when the City wishes to sell or lease property. The provisions of N.R.S. 244.275 are used in this case where the City is considering buying property. The appraisal is to be completed in not more than 45 days.

**Applicable Statute, Code, Policy, Rule or Regulation:** N.R.S. 244.275

**Fiscal Impact:** Approximately \$8,500

**Explanation of Impact:** This action is required by N.R.S. 244.275. An appraisal is required in order to establish the fair market value of the property.

**Funding Source:** Open Space - Contractual Services Account

**Alternatives:**


- No to approve and swear Mr. Wren as the appraiser for Carson City

**Supporting Material:**


- Copy of N.R.S. 244.275
- Proposal prepared by Anthony J. Wren dated September 22, 2010

Prepared By:  Date: 9, 28, 10  
 Juan F. Guzman, Open Space Manager

Reviewed By:  Date: 9, 28, 10  
 Roger Moellendorf, Parks & Recreation Director

 Date: 9, 28, 10  
 Lawrence A. Werner, City Manager

 Date: 9, 28, 10  
 District Attorney's Office

 Date: 9, 28, 10  
 Finance Department

**Board Action Taken:**

Motion: \_\_\_\_\_ 1: \_\_\_\_\_ Aye/Nay  
 \_\_\_\_\_ 2: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 (Vote Recorded By)

**NRS 244.275 Purchase or lease of property for use of county; appraisal.**

1. 1. The boards of county commissioners shall have power and jurisdiction in their respective counties:

(a) To purchase any real or personal property necessary for the use of the county.

(b) To lease any real or personal property necessary for the use of the county.

2. No purchase of real property shall be made unless the value of the same has been previously appraised and fixed by one or more competent real estate appraisers to be appointed for that purpose by the county commissioners. The person or persons so appointed shall be sworn to make a true appraisal thereof according to the best of their knowledge and ability. Purchases of real property from other federal, state or local governments are exempt from such requirement of appraisal.

[Part 8:80:1865; A 1871, 47; 1931, 52; 1933, 203; 1953, 681]—(NRS A 1957, 662; 1960, 374; 1965, 737; 1967, 126; 1969, 676, 1393; 1975, 570)

# ANTHONY J. WREN AND ASSOCIATES

REAL PROPERTY CONSULTANTS

Tony Wren MAI, SRA  
CERTIFIED GENERAL APPRAISER  
[TWRENMAISRA@AOL.COM](mailto:TWRENMAISRA@AOL.COM)

P.O. BOX 20867  
Reno, Nevada 89515  
Phone (775) 329-4221  
Fax (775) 329-5382

Susan A. Wren  
CERTIFIED RESIDENTIAL APPRAISER  
[SAW12345@AOL.COM](mailto:SAW12345@AOL.COM)

9-22-2010

VIA E-Mail, [jguzman@carson.org](mailto:jguzman@carson.org)

Juan Guzman  
Carson City Parks

RE: 405.57+/- acres located east/west of Deer Run Road and north/south of the Carson River

Dear Juan,

This letter is a follow up to your request for an appraisal of the above-referred property located on Deer Run Road in Carson City, Nevada.

It is my understanding that you need an appraisal estimating the market value of the property as of a current date. You have indicated that you will be using the appraisal for the purpose of a possible purchase of the site. It is my intention to estimate the market value of the land and report it to you in a summary report.

I will perform the appraisal assignment for a fee of \$8,500.00. I will have the report completed and delivered to you in 30 to 45 days.

If testimony or additional meetings becomes necessary my hourly rate will be billed at \$275.00 per hour for prep time, testimony, meetings and deposition or court time.

Per this letter you are considered my client. I will not disclose any information to anyone other than you without written permission.

The reported analyses, opinions, and conclusions will be developed, and the Appraisal will be prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I look forward to working with you on this assignment. If these terms are acceptable to you please sign this letter and return it. This will serve as a contract between us.

Sincerely,

\_\_\_\_\_  
Accepted by the Client  
Juan Guzman



Anthony J. Wren MAI, SRA  
Certified General Appraiser #A.0000090-CG

**QUALIFICATIONS OF  
ANTHONY J. WREN, MAI, SRA  
REAL ESTATE APPRAISER**

**PROFESSIONAL DESIGNATIONS:** MAI – Member Appraisal Institute 1991  
SRPA – Senior Real Property Appraiser 1987  
SRA – Senior Residential Appraiser 1984

**PROFESSIONAL INVOLVEMENT:**

Appointed by the Governor of Nevada to serve on the Nevada State Board Equalization 3/06/2008 to 3/05/2012 (Current Chair)  
Appointed by the Governor of Nevada to serve on the Nevada Commission of Appraisers 9/94 to 6/97 and 7/97 to 6/00  
President, Commission of Appraisers of Real Estate, State of Nevada (1996, 1998)  
Expert Witness for Nevada District Court, Washoe and Elko Counties  
Member of the Appraisal Institute, National Board of Realtors, and Reno/Carson/ Tahoe Board of Realtors  
Over 36 years of Appraisal Experience

**APPRAISAL LICENSE:** Nevada Certified General Appraiser #A0000090-CG

**REAL ESTATE BROKERAGE:** Nevada Real Estate Brokerage Licensed  
Broker–Anthony J. Wren #B.0023456.INDV.

**OFFICES HELD:** *Member Young Advisory Council SREA, San Diego & San Francisco, CA 1989 & 1991*  
*Education Chairman, Reno/Tahoe/Carson Chapter Appraisal Institute 1993*  
*Board of Directors, Reno/Carson/Tahoe Chapter Appraisal Institute 1993-2007*  
*President, Reno/Carson/Tahoe Chapter 189 1988-1989*  
*First Vice President, Reno/Carson/Tahoe Chapter 189 1987-1988*  
*Secretary, Reno/Carson/Tahoe Chapter 189 1986-1987*  
*President, Reno/Carson/Tahoe Chapter 189 2000*

**Appraisal Instruction**

I teach USPAP updates on an annual basis through 2010  
15-Hour Standards of Professional Practice (Seattle, WA) 03/22/07  
7-Hour National USPAP Update (Las Vegas, NV) 03/02/07  
7-Hour National USPAP Update (Chicago, IL) 04/15/05  
7-Hour National USPAP Update (Reno, NV) 02/24/05

USPAP Update 2003 – Standards & Ethics for Professionals 09/05/03  
 Business Practices and Ethics 07/25/03  
 7-Hour National USPAP Update Course 05/02/03  
 15-Hour National USPAP 03/22/03  
 Appraisal Procedures 05/19/01  
 Sales Comparison Valuation of Small, Mixed-Use Properties 03/31/01  
 Standards of Professional Practice, Part B (USPAP) 02/10/01  
 Income Valuation of Small, Mixed-Use Properties 02/19/00  
 Standards of Professional Practice, A, B, & C, USPAP 1992–2003  
 Reno, NV, Casper, WY, Eugene, OR, Sacramento, CA, Las Vegas, NV  
 Income Valuation of Small Mixed Use Properties  
 (Reno, NV) 1998  
 (Casper, WY) 1999  
 (Sacramento, CA) 1999  
 Residential Case Study, Course 210 (Las Vegas, NV) 10/97  
 Alternative Residential Reporting Forms (Buffalo, WY) 09/97  
 (Polson, MT) 09/97  
 Data Confirmation and Verification (Richland, WA) 11/96  
 (Riodoso, NM) 09/96  
 (Reno, NV) 03/96  
 (Savannah, GA) 12/95  
 Understanding the Limited Appraisal (Savannah, GA) 12/95  
 (Tucson, AZ) 09/94  
 110 "Real Estate Appraiser Principles" (Minneapolis, MN) 07/99  
 (Sacramento, CA) 05/95  
 (Wenatchee, WA) 09/94  
 (St. Louis, MO) 02/94  
 (Las Vegas, NV) 05/94  
 URAR Update (Casper, WY) 01/94  
 (Reno, NV) 12/93  
 1A2 Basic Valuation Procedures (Las Vegas, NV) 05/92  
 Course 207B, Income Valuation Appraising (Reno, NV) Fall 1989  
 Truckee Meadows Community College (Reno, NV) Spring 1989

**APPRAISAL COURSES AUDITED:**

Case Studies in Real Estate Valuation 1991  
 Cost Valuation of Small, Mixed-Use Properties 1988  
 Income Valuation of Small Mixed-Use Properties  
 Sales Comparison Valuation of Small, Mixed-Use Properties

**APPRAISAL COURSES SATISFACTORILY CHALLENGED:**

A1: Course I210 Residential Case Studies (1993)  
 A1: Course 410 Standards of Professional Appraisal Practice (1991)  
 A1: Course 420 Ethics of the Professional Appraisal Practice (1991)  
 A1: Course 420 Ethics of the Professional Appraisal Practice (1991)  
 SREA: Course 301 Special Applications of Real Estate Analysis (1989)  
 SREA: Course 202 Applied Income Property Valuation (1985)

SREA: Course 201 Principles of Income Property Appraising (1984)  
 SREA: Course 101 An Introduction to Appraising Real Property (1983)  
 SREA: Course 102 Applied Residential Property Valuation (1983)

**Classes Attended**

AQB USPAP Instructor Recertification Course (Dedham, MA) 02/24/07  
 AQB USPAP Instructor Recertification Course (Tucson, AZ) 12/04/04  
 Water Rights in Nevada 12/01/03  
 Training & Development Conference 08/26/03  
 AQB USPAP Instructor Recertification (San Francisco, CA) 10/30/02  
 Appraisal Continuing Education 12/10/02  
 Property Flipping and Predatory Lending Seminar 10/17/01  
 2001 USPAP Update for Instructors & Regulators-CA (San Diego, CA) 12/09/00  
 Lake Tahoe Case Studies in Commercial Highest  
 & Best Use (Sacramento, CA) 10/20/00  
 Supporting Sales Comparison Grid Adjustments for  
 Residential Properties (Reno, NV) 09/29/00  
 Case Studies in Commercial Highest and Best Use (Reno, NV) 07/28/00  
 Tools For Teaching Excellence, Day 1 07/09/00  
 USPAP Update for Instructors and Regulators (Las Vegas, NV) 07/08/00  
 Tools For Teaching Excellence, Day 2 07/10/00  
 Residential Consulting 03/31/00  
 Residential Consulting 2000  
 FHA's Home buyer Protection Plan & the Appraisal Process Seminar 1991  
 Affordable Housing Valuation Seminar 1997  
 Alternative Residential Reporting Forms 1986  
 Business Valuation Part 1 1996  
 Understanding Limited Appraisals – General 1995  
 Data Confirmation & Verification Methods 1995  
 Mandatory Faculty Workshop 1995  
 Appraising 1- to 4-Family Income Properties 1995  
 Investment Techniques with the HP-17/19II Calculator 1994  
 Fair Lending and the Appraiser 1994  
 Mock Trial 1994  
 Electronic Spreadsheet Workshop 1994  
 Basic Argus Training (Spreadsheets) 1994  
 Investment Techniques with the HP-17/19II Calculator 1994  
 FNMA URAR Update 1993  
 Maximizing the Value of an Appraisal Practice 1993  
 Litigation Valuation 1992  
 101 "Instructors Clinic 1990  
 Comprehensive Appraisal Review 1990  
**FORMAL EDUCATION:**

University of Texas at Arlington (No Degree) 1974  
 Casper College (No Degree) 1973  
 Peacock Military Academy 1972