



## **Agenda Report 2015-03-23-03**

Date: March 13, 2015

To: Members, West Linn City Council

From: Dylan Digby, Public Improvement Specialist

Through: Lance Calvert, P.E., Public Works Director/City Engineer LEC  
Chris Jordan, City Manager *CJ*

Subject: Sale of Surplus Property at 4979 Summit Street

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### **Purpose**

The City Council is required to hold a public hearing to determine if the City should accept a final offer for the sale of the vacant City-owned lot located at 4979 Summit Street.

### **Question(s) for Council:**

Does the Council want to accept the offer of \$250,000 for the sale of this City-owned property?

### **Public Hearing Required:**

Yes.

### **Background & Discussion:**

The City purchased this property for use as a water reservoir site in 1916 in exchange for \$1 and the right of the sellers to connect to the City water main at standard City rates. A reservoir was located on the property for several years, but it was discontinued and removed in approximately 1992 when improvements were made to the water system. On November 10, 2014, the Council passed Resolution 2014-15 declaring this property surplus and authorizing the City Manager to undertake "any reasonable methods" to sell the property because it is no longer needed for the City's water system. The property was placed on the market for \$235,000 and received 6 competing offers, resulting in a final and best all cash offer of \$250,000. A summary of the general terms of the offers is attached.

Under state law and West Linn Municipal Code 2.880, surplus real property can only be sold following notice and a public hearing. The public notice was published in the West Linn Tidings on March 12, 2015, and on the City's website March 5, 2015. The notices fulfill state and local requirements that the notice be published more than 7 days before the hearing.

### **Budget Impact:**

The \$250,000 will be deposited in the Water Fund.

### **Council Options:**

1. Accept the offer of \$250,000.
2. Do not accept the offer and direct staff to continue to market the property.

### **Staff Recommendation:**

Staff recommends sale of the property at \$250,000.

**Potential Motion:**

Move to authorize the City Manager to execute all necessary documents to sell the property at 4979 Summit Street for \$250,000 and authorize the City Attorney to undertake any actions necessary to facilitate the sale of the property.

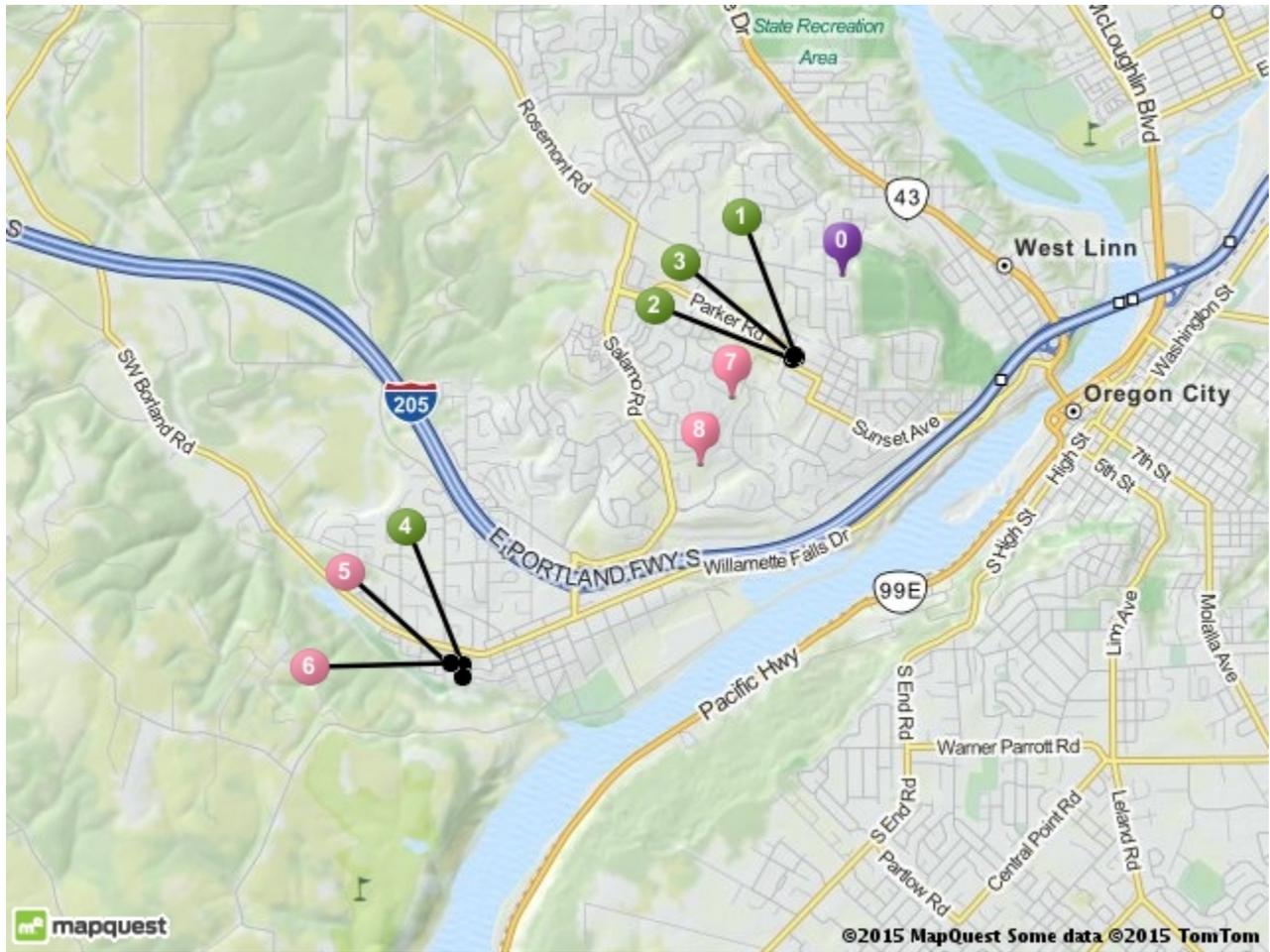
**Attachments:**

1. Summary of Offers
2. Comparable Properties



### Summary of Offers

Offer	Offer Price	Earnest Money	Down Payment	Cash or Finance	Additional Terms
1	\$225,000	\$2,250	NA	All Cash	No
2	\$240,100	\$6,000	NA	All Cash	Yes
3	\$146,000	\$750	\$109,250	Finance \$36,000	No
4	\$240,000	\$10,000	NA	All Cash	No
5	\$245,000	\$10,000	\$39,000	Finance \$196,000	Yes
6	\$250,000	\$5,000	NA	All Cash	No



	MLS #	Status	Address	Price
0	Subject		4979 Summit St, West Linn, OR 97068	
1	15093445	A	2830 YORK ST	\$197,000
2	15419318	A	4703 SUMMER RUN DR	\$197,000
3	15509257	A	4705 SUMMER RUN DR	\$197,000
4	14283441	A	25598 CHERYL DR	\$225,000
5	14207321	S	25575 KATHERINE CT	\$145,000
6	14364604	S	25568 CHERYL DR	\$167,000
7	13552889	S	2615 LORINDA LN	\$200,000
8	14667710	S	2589 COEUR D ALENE DR 9, Unit 9	\$230,000

Status: A = Active, S = Sold

## Active Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
2830 YORK ST		0/0			\$197,000		
4703 SUMMER RUN DR		0/0			\$197,000		
4705 SUMMER RUN DR		0/0			\$197,000		
25598 CHERYL DR		0/0			\$225,000		
Averages				0	\$204,000		

## Sold Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
25575 KATHERINE CT		0/0			\$150,000	\$145,000	8/22/14
25568 CHERYL DR		0/0			\$165,000	\$167,000	7/21/14
2615 LORINDA LN		0/0			\$250,000	\$200,000	4/25/14
2589 COEUR D ALENE DR 9, Unit 9		0/0			\$250,000	\$230,000	3/3/15
Averages				0	\$203,750	\$185,500	

## Active Listings

Number of listings	4
Lowest price	\$197,000
Average price	\$204,000
Highest price	\$225,000
Avg price per sqft	
Avg DOM	92



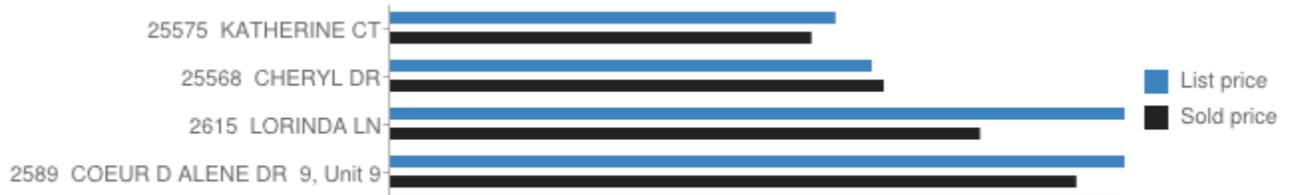
## Sold Listings

Number of listings	4
Lowest price	\$145,000
Average price	\$185,500
Highest price	\$230,000
Avg price per sqft	
Avg DOM	117



# SOLD PROPERTY ANALYSIS

# ANALYSIS



Address	List Price	Sold Price	Difference	DOM	\$ per Sqft
25575 KATHERINE CT	\$150,000	\$145,000	-3.33%	11	
25568 CHERYL DR	\$165,000	\$167,000	1.21%	2	
2615 LORINDA LN	\$250,000	\$200,000	-20.00%	384	
2589 COEUR D ALENE DR 9, Unit 9	\$250,000	\$230,000	-8.00%	74	
Sold Averages	\$203,750	\$185,500	-8.96%	117	

Analysis of the comparable properties suggests a list price of:

**\$235,000**

Here are some other pricing factors to consider:

	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$145,000	\$197,000	\$194,750	\$230,000	
Active listings	\$197,000	\$197,000	\$204,000	\$225,000	
Sold listings	\$145,000	\$167,000	\$185,500	\$230,000	