
MEMORANDUM

TO: OREGON PARKS AND RECREATION COMMISSION
FROM: JIM MORGAN
SUBJECT: GROUSE MOUNTAIN APPRAISAL
DATE: FEBRUARY 4, 2014

On November 20, 2013, Oregon Parks and Recreation Commission made a finding that the proposed acquisition of Grouse Mtn. in Grant County met OAR 736-019-0060 and instructed the department to prepare a final order for Commission consideration of approval. The Commission also requested additional related information, including updated appraisals on the property being considered for acquisition. The status of the appraisal and review appraisal on the property is provided below.

The department's goal was to have the appraisal and review appraisal completed for consideration at the Commission's February 5, 2014 meeting. An appraisal of the property was completed in August 2014; however, review had not been completed prior to the November 20 meeting. An independent review appraisal was contracted with completion scheduled for January 2014.

The independent review appraisal on the entire property has been completed and was delivered to the department after close of business on February 3, 2014. Summary results of the appraisal and the review appraisal are provided in Attachment A.

**February 2014 Oregon Parks and Recreation Commission Meeting
Grouse Mountain Appraisal Memo; Attachment A**

Property	Acres	Appraised Value (date)	Final Reviewed Value (date)	Notes on Final Reviewed Value
Grouse Mountain	6,476	\$3,956,000 (8/2013)	\$4,555,000 (2/3/2014)	<p>Zoning: Exclusive Farm Use, Multiple Use Range Highest & Best Use: Recreational Ranch Assumptions and Conditions:</p> <ul style="list-style-type: none"> • Water Rights are secured or perfected • Water and drainage system components, including distribution equipment and piping are real estate fixtures • Any mobile surface piping or equipment essential for water distribution is secured with the title to real estate <p>Note: Review appraiser stated overall, the original report was well developed; however, omitted applicable adjustments for conditions of comparable sales and replacement costs. The reviewer found that while small, these concerns were significant to the point of uncertainty in the final value conclusion. Based on this determination, and in conformance with Uniform Standards of Professional Appraisal Practice, they developed their own opinion of market value.</p>