

Proposed Land Exchange

City Council Work Session
May 9, 2016



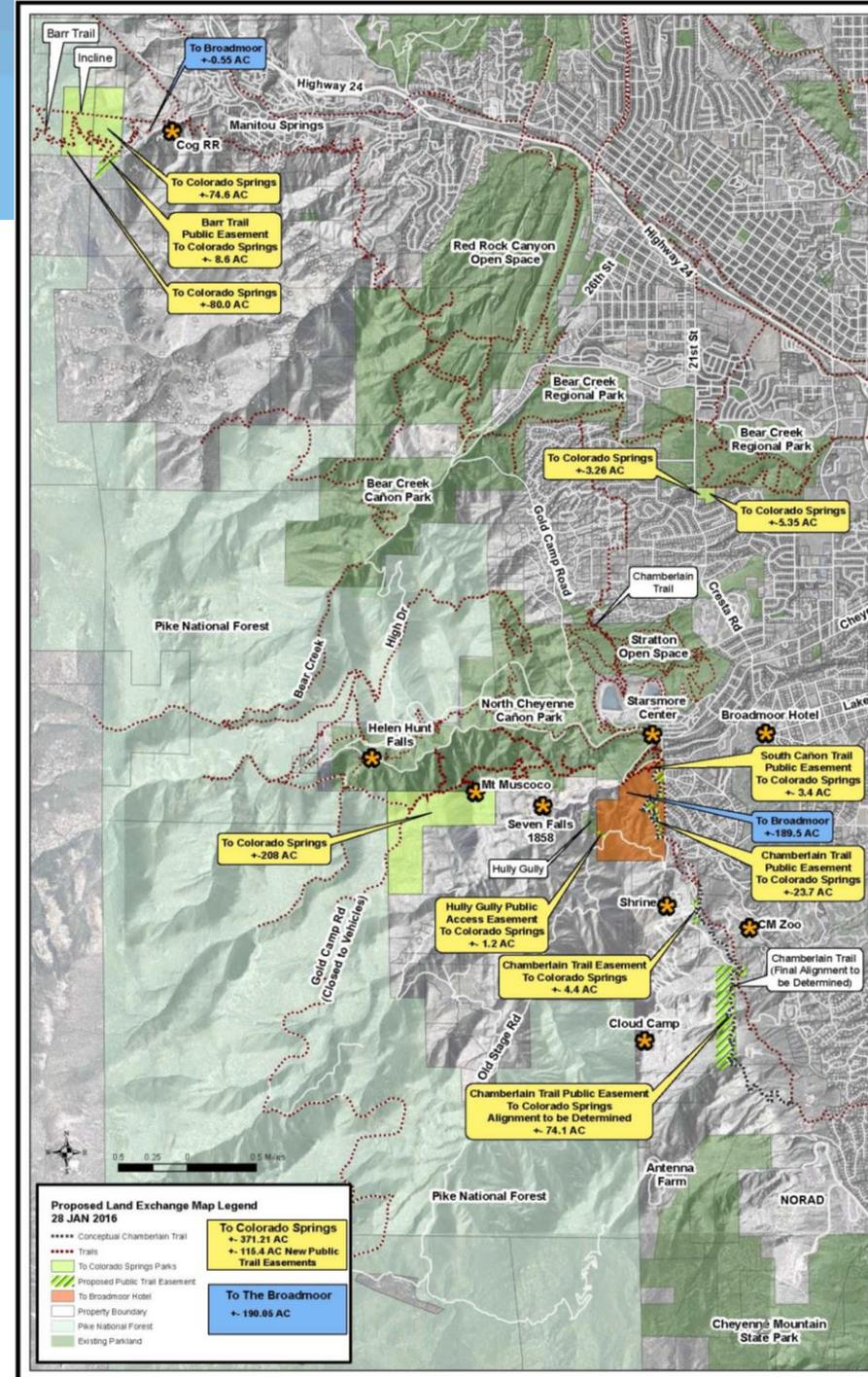
Proposed Land Exchange Appraisals

Thomas Colon and Associates:

Manitou Incline Property Incline Parcels 1 & 2	154.6 acres
Barr Trail Easement West Ruxton Avenue	8.6 acres
Bear Creek Property Bear Creek	8.61 acres
North Cheyenne Cañon Gold Camp Road	208 acres
Chamberlain Trail Easement (north) 0 McKay Road	4.4 acres
Chamberlain Trail Easement (south) 0 Cheyenne Mountain Hyw	74.1 acres

Kyle Wigington:

Utility Parcel at COG	.55 acres
North Cheyenne Cañon (Strawberry Hill)	189.5 acres



Proposed Land Exchange Valuation Process – 8 Steps



- **Appraisal Defined**
- **Scope of Work**
- **Data Collection and Selection**
- **Data Analysis**
- **Land Value Opinion**
- **Three Approaches to Value**
- **Reconciliation and Final Value Opinion**
- **Define Value Opinion – The Appraisal**

Proposed Land Exchange Components of an Appraisal



- **Subject Property – Physical Characteristics**
- **Highest and Best Use**
- **Valuation Method**
 - **Cost Approach**
 - **Sale Comparison Approach**
 - **Income Approach**
- **Date Selection/Analysis**
- **Conclusion of value indication on each valuation approach**
- **Reconciliation**
 - **Strengths and weakness of each valuation approach**
- **Final Value Opinion**

Proposed Land Exchange Components of an Appraisal Review



- **Typographical/Editing**
- **Sales Comparison and Market Condition Adjustments**
- **General Assumptions**
- **Hypothetical Conditions**
- **Highest and Best Use**
- **Factual Information**

Proposed Land Exchange City Appraisal Review



Examples of Review Findings

- **Data Selection/Analysis**

 - Land Sales – Open Space & Recreation**

 - Individual adjustments require some consideration for revision (properties with wells and access)**

- **Assumptions**

 - Assumptions used on the Income Approach were based on the appraiser prior experience on valuing parking lots in the metro area.**

Proposed Land Exchange Broadmoor Appraisal Review



Examples of Review Findings

- **Valuation Method**

Trail Easements: revise report format to be consistent with the intended purpose of the appraisal.

- **Highest and Best Use**

In some appraisals the primary use stated as Open Space and Recreation included possible small areas for development (35ac) is inconsistent with the description of the subject property.

Revision to the appraisal would reflect Open Space/Recreation

- **Date Selection**

Adjustments tables on land sales needed to be revised to reconsider the value conclusion.

Proposed Land Exchange APPRAISALS REPORT



Property To The City of Colorado Springs

Incline Parcel 1	76.4 AC	\$ 626,500
Incline Parcel 2	80 AC	\$ 656,000
Bear Creek Parcels	9 AC	\$1,400,000
N. Cheyenne Cañon	208 AC	\$ 634,000

Total Appraised Value **\$ 3,316,500**

Trail Easement Parcels To The City of Colorado Springs

Barr Trail Connector	8.6 AC	\$35,600 \$35,000*
Chamberlain Trail (North)	4.4 AC	\$19,000 \$18,200*
Chamberlain Trail (South)	74.1 AC	\$240,100

Total Appraised Value \$ 294,700 - \$293,300*

***These amounts have been updated by Thomas Colon and Associates**

Property To The Broadmoor

Strawberry Hill	189.5 AC	\$1,581,000
Parking Lot	0.55 AC	\$ 580,000

Total Appraised Value **\$ 2,161,000**

**Total Appraised Property Value
To the Broadmoor: \$2,161,000**

**Total Appraised Property and
Trail Easement Value To The City
of Colorado Springs: \$3,611,200
Now \$3,609,800**

Proposed Land Exchange Muegge and Associates



Appraisal Review Questions!