



MEMO

From: Planning & Construction Department
North of the River Recreation & Park District
405 Galaxy Avenue
Bakersfield, California 93308

To: Interested Subdividers & Developers

The following is a general idea and breakdown of what North of the River Recreation and Park District expects in a Fair Market Value Appraisal to comply with Standards Rule 2.2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP 2012-2013 edition) including, but not limited to:

- An overall summary of the appraiser's findings including property value opinion
- Purpose of the appraisal, intended use
- Qualifications of the appraiser
- Date the appraisal was done and the date the report was completed
- Identification of the property, including but not limited to locations, size, tax ID numbers, zoning designation, neighborhood and site analysis, property history, photos, etc.
- Certification of the appraisal

The appraisal shall take into consideration map approvals, subdivision improvements, existing utilities and engineering completed to date. All comparable properties shall be adjusted accordingly. As the appraisal requested is to calculate fees associated with residential development, the appraisal highest and best use shall be based on Residential Subdivision Development

We will also need the most current tentative tract map to be recorded to calculate the in-lieu/Quimby fees. We honor the appraisal for a period of 90 days from the stated date the report was completed. Once the report is received, the Quimby fee calculations will be completed in a timely manner and mailed to you with the Proposition 214 waiver to join the North of the River Maintenance District. Original signatures are required on these documents. Quimby fees for the District are to be paid at the District Office, 405 Galaxy Avenue, Bakersfield, CA 93308. Please give me, at a minimum, 48 hours notice before arriving to pay the fees to generate the Certification form required to record. Thank you for your interest in the District and please contact me with any questions you may have. We look forward to working with you in the near future.

Sincerely,

Steph Sanders
Landscape Architect & Park Planner

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