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| Introduction |

Client and Intended Users of the Appraisal

${client\_name} is the client in this assignment. The intended users of this report are the client, as well as their related attorneys and accountants, the Internal Revenue Service and any other pertinent taxation authorities.

Intended Use of the Appraisal

The intended use of this appraisal is to estimate the market value in the above-cited real property for gift tax purposes associated with the preparation of your 20\_\_\_ tax return relating to a charitable donation. The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) and IRS regulations, particularly the Pension Protection Act (PPA) and IRS Notice 2006-96 relative to non-cash charitable contributions. The latter applies to all appraisals performed for returns filed after February 16, 2007. The appraisals also conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). Please note that the documents are not intended for use in relation to a Federally insured loan transaction.

Real Estate Identification

The subject property is located at ${address}, ${citystatezip}. The subject property is further identified by Assessor Parcel No. ${legal\_desc}.

Legal Description

The legal description is provided as part of the County Data records included in the report’s Addenda. We assume the legal description corresponds to the subject APN and property address.

Use of Real Estate as of the Effective Date of Value

As of the effective date of the appraisal, the subject reflected a vacant, single-tenant, Class B office building. However, the property recent sold in early January 2019 to a partial owner-user who plans to convert the building to two-tenant medical office use.

Use of Real Estate as of the Date of this Report

Same as above.

Ownership of the Property

Public records indicate title is vested in the name of Old Laurelhurst Church LLC (Dr. Robert Buckler 503.784.4648). The last transaction at the subject property was from Robert E. and Deborra L. Buckler transferred ownership of the subject to Old Laurelhurst Church LLC in March 2017 for $0 consideration, as this is a related party transaction. A search of public records indicates no other transactions involving the subject having occurred during the last three years.

History of the Property

The subject property primarily consists of an existing religious facility originally built in 1924, with various remodels over the years (last county reference was 1994). The property has been rented over time for various religious events and wedding ceremonies, but is not home to a specific denomination or affiliated church/religion. Prior uses are unknown.

Listings/Offers/Contracts

The property is currently under contract for sale at a price of $2,500,000 or $102.20 per SF. The property was not officially put on the market but a deal was put together by Chris Wagner of Mal & Seitz Realty and Dan Anderson of Vanermeer Real Estate. The subject is pending sale to The Rose Church (Andrew DeMazio, 503.737.9313) who plan to owner-occupy the building for religious services and events, after the sale closes. The subject is an arm’s length transaction with terms cash to the seller. The transaction is estimated to close by the end of October 2019. After closing of the sale, the subject will by owner-occupied as a church. A copy of the purchase and sale agreement is contained in the Addenda of this report.

Type and Definition of Value

The purpose of this appraisal is to develop an opinion of the market value of the subject property. Market Value, as used in this appraisal, is defined as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

* *Buyer and seller are typically motivated.*
* *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
* *A reasonable time is allowed for exposure in the open market;*
* *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
* *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.”[[1]](#footnote-1)*

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date(s) of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Date of Report

The date of this report is ${DueDate}, which is the same as the date of the letter of transmittal.

Valuation Scenarios, Property Rights  
Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following value scenario:

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| **Value Type** | **Value Premise** | **Value Perspective** | **Interest Appraised** | **Effective Date** |
| Market Value | As Is | Current | ${estateapp} | ${eff\_date\_value} |

List of Items Requested but Not Provided

* None.

Assumptions and Conditions of the Appraisal

The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report. The acceptance of this appraisal assignment and the completion of the appraisal report submitted are contingent on the following extraordinary assumptions and/or hypothetical conditions which may have impacted the assignment results:

Extraordinary Assumptions:

* None.

Hypothetical Conditions

* None.

1. Source: OCC, 12 CFR, Part 34, Subpart C-Appraisals 34.42 Definitions (g) [↑](#footnote-ref-1)