

SCHOOL FACILITIES

Site Acquisition

Prior to the purchase of land for school district purposes, a professionally designated real estate appraiser, licensed/certified in the State of Washington, will be responsible for processing an objective appraisal. As a minimum, the appraiser:

1. Shall research subject market area and select a minimum of three recent sales of properties most similar and proximate to the subject property and make a dollar adjustment (negative or positive) when appropriate to reflect the market reaction to those items of significant variation.
2. Shall take into consideration the factors that have an impact on value in the development of the estimate of market value.
3. Shall provide a true and correct appraisal report, including a statement that the appraiser:
 - a. has not withheld any significant information;
 - b. has no present or prospective interest in the property;
 - c. has no present or prospective personal interest with respect to the participants in the transaction;
 - d. did not appraise the property based on race, color, religion, gender, disability, familial status, or national origin of the occupants or present owners of the property.
4. Shall perform the appraisal in conformity with the Uniform Standards of Professional Appraisal Practice.
5. Shall not disclose the contents of the appraisal report as provided for in the Uniform Standards of Professional Appraisal Practice.

This appraisal will be submitted to the school board by the superintendent or designee who will determine as to whether or not additional information is needed, prior to the purchase of land.