



Excess Property MWD Parcel 1006-1-100 near Robert B. Diemer Water Treatment Plant

Real Property & Asset Management Committee

Item 8-3

March 23, 2010

Presentation

- Location Map
- Property Description
- Options and Recommendation

Location Map



Property Description

- Single Family Residence
 - Built in 1953
 - One story, 1,854 square feet
 - 3 bedrooms, 2.5 baths
 - 2 car attached garage
 - Lot size 0.17 acre
- Zoned – Residential Urban

4232 Valley View Avenue
Yorba Linda, CA



Appraisal Summary

- Date of Purchase: January 1999
- Purchase Price: \$227,200
- Date of Appraisal: November 30, 2009
- Appraised Value: \$430,000
- Highest & Best Use: Single family home

Comparable Sales

Address	Sale Date	Description	Square Footage	Sale Price
4182 Casa Loma Avenue Yorba Linda	3/2009	Built in 1962 3 bedrooms, 2 baths 2 car garage Lot size 0.22 acre	1,516	\$470,000
4212 Casa Loma Avenue Yorba Linda	5/2009	Built in 1963 3 bedrooms, 2 baths 2 car garage Lot size 0.22 acre	1,921	\$472,000
18311 Avolinda Drive Yorba Linda	8/2009	Built in 1962 4 bedrooms, 2 baths 2 car garage Lot size 0.16 acre	1,521	\$400,000

Surplus Determination

- Purchased as residence for emergency first responder assigned to Diemer Plant
- First responder program revised
- Property is current vacant
- Property deemed excess to MWD needs

Board Options

● Option #1

- Affirm the General Manager's determination that the subject property comprised of 0.17 acre is surplus and carry out disposition of the property in its current condition
- Market the property for sale on the open market for its fair market value of \$430,000

Board Options (cont.)

● Option #2

- Affirm the General Manager's determination that the subject property comprised of 0.17 acre is surplus and carry out disposition of the property in its current condition
- Market the property for lease at an initial rate of \$1,800 per month

● Option #3

- Do not surplus the property

Staff Recommendation

- Option #1

