**COUNTY OF SISKIYOU**

**STAFF REPORT**

**MEETING DATE:** March 18, 2025

**TO:**  Siskiyou County Board of Supervisors

**FROM:** County Administration

**SUBJECT:** Value of County-owned Property Identified as APN: 038-210-010

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**BACKGROUND:**

In early 1955, a fractional portion of the Northwest quarter of Section 24, Township 44 North, Range 6 West, MDB&M, was deeded to the County of Siskiyou, a political subdivision of the State of California by Lewis and Helen Foulke. The subject property is a three (3) acre, bare land lot with no listed improvements or additions, APN: 038-210-010. The County has previously declared the property as surplus and has received no offers from any other public agencies. Staff is now recommending to sell the property to the public.

**DISCUSSION:**

As part of the process of preparing the property for sale, and to comply with the Government Code which provides for the requirements to sell County owned real property, the County is required to estimate the value of real property they intend to sell. The County is allowed to utilize industry acceptable methods of determining the value of property, which includes comparable sales data.

The subject property, APN 038-210-010 is a three (3) acre bare lot. To determine the estimated value of the property, County staff researched six other local bare lots sold in the calendar year 2024 consisting of five (5) or less acres.

Comparable Properties:

* APN 100-221-010: 2.4 acres, sale price $15,000.
* APN 014-551-250: 4.02 acres, sale price $37,500.
* APN 100-521-090: 2.5 acres, sale price $20,000.
* APN 100-551-100: 2.5 acres, sale price $23,000.
* APN 103-180-430: 1.3 acres, sale price $10,000.
* APN 039-220-200: 2.6 acres, sale price $8,500.

**CONCLUSION:**

The average sale price per acre for the six comparable lots is $7,293.03 (additional details can be found in Exhibit A). Using that calculation, the subject property has an estimated value of $21,879.09, which the County will round up to $21,900 for sale purposes.