



MEMO

From: Department of Planning & Construction
North of the River Recreation & Park District
3825 Riverlakes Drive
Bakersfield, CA 93312

To: Interested Subdividers & Developers

The following is a general idea/breakdown of what we're expecting in a Fair Market Value Appraisal to comply with Standards Rule 2.2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP 2024 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 Quimby fees; the conditions of approval are also appreciated. Appraisals for Quimby fee calculation shall be made no more than 90-days prior to the recordation of the final map and NOR will honor the appraisal within the 90-day period, providing a calculation letter that provides directions for payment and form submission to the District based off the conditions of approval. Original signatures are required on these documents, some with notarization required. Quimby fees for the District are to be paid at the District Office, 3825 Riverlakes Drive, Bakersfield, CA 93312. Please give us, at a minimum, 48 hours' notice before arriving to pay the fees to generate the Certification form required to record. Once the Certification form has been released, it is only viable for a period of 6 months. If the map is not recorded within the 6-month timeframe, the map shall be subject to a new appraisal, and the previous Certificate of Completion becomes invalid. Please feel free to call or email me with any other questions you may have.

Sincerely,

Steph Thisius, PLA, ASLA
Director of Planning and Construction

SMT:cvw