January 10, 2018

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Weber State University – Property Disposal

Issue

Regent Policy R704, Disposal of Real Property requires the Board of Regents to approve the disposal of institutional property over $500,000. Weber State University (WSU) requests Board approval to dispose of an 8,323 square foot home that was gifted to the University located at 4140 Beus Drive in Ogden, Utah for a purchase price above appraised value.

Background

Owners of an 8,323 square foot private residence gifted the property to the University several years ago and rented it back from the University until their recent passing. WSU has listed the property for sale and received an offer of $585,000, more than the recent appraised value of $576,000. The University has determined the property to be surplus and requests Board authorization to sell the property located at 4140 Beus Drive in Ogden, Utah.

Additional information about this request may be found in the attached letter from the University and accompanying map as well as the executive summary of the property appraisal. Representatives from Weber State University will be in attendance at the meeting to provide additional information and respond to questions from the Board.

Commissioner’s Recommendation

The Commissioner recommends that the Board authorize Weber State University to dispose of the property located at 4140 Beus Drive in Ogden, Utah for a negotiated price of $585,000.

_______________________________
David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA

Attachments
January 9, 2018

Dr. David Buhler, Commissioner  
Utah System of Higher Education  
Board of Regents Building  
60 South 400 West  
Salt Lake City, UT 84101-1284

Dear Commissioner Buhler:

Weber State University (WSU) seeks authorization to sell a private residence in Ogden that was given to the University more than a decade ago. The residence was given to WSU by John and Telitha Lindquist. For several years, the home was rented back to the Lindquist’s to live in until their passing. For the past two years, the home has been listed for sale.

The 8,323 square foot home (1981) is located at 4140 Beus Drive in Ogden, on the bench just east of the WSU-Ogden Campus. It recently appraised for $576,000 by Lifferth-Lawson Appraisal Company (MAI). The offer received is for $585,000. If approved, closing for this deal will occur on February 28, 2018.

Proceeds from the sale of the home are planned to be used as needed for the construction of an Institutional Residence on the Ogden campus.

Please place this item on the Regent’s January 2018 action agenda.

Sincerely,

Dr. Norm Tarbox  
Vice President for Administrative Services
APPRAISAL OF REAL PROPERTY

LOCATED AT
4140 Beus Dr
Ogden, UT 84403
ALL OF LOTS 73 & 74, BEUS HILLS SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH.

FOR

OPINION OF VALUE

576,000

AS OF

11/27/2017

BY

Gentry Lawson
Liffith-Lawson Appraisal Company, Inc.
765 E Gordon Ave
Layton, UT 84041
801 547-9700
gentry@appraiseutah.com
RESIDENTIAL APPRAISAL REPORT

Property Address: 4140 Beus Dr
City: Ogden
State: UT
Zip Code: 84403

COUNTY, UTAH.

Assessor’s Parcel #: 05-088-0029 & 05-088-0026

Tax Year: 2017
R.E. Taxes: $0
Special Assessment: $0

Current Owner of Record: Weber State University

Owner Made Remodel: Irrigation Improvement

Property Type: PUD
Coverage: Ground Level

Location: Beus Hills Subdivision
Map Reference: 30260

Other Address: 1430 Edvalson Drive, Ogden, UT
Address: 755 E Gordon Ave, Layton, UT 84041

Sales Price: $30,005

Description: Single Residential, 10,000 sq. ft.

Use: Residential

Size: 30056 sf

Annual Assessment: $0

Total Fire Extinguisher: 0

The improvements have been adequately maintained but feature typical physical depreciation due to normal wear and tear. The home is well built and is constructed of very good quality materials and workmanship. The interior decor is dated but is functionally adequate. The home was vacant at the time of inspection. Deferred maintenance includes the needed repair of the swimming pool. It is noted that the home has been listed for sale since 9/29/2016. A conversation with the real estate agent disclosed that potential buyers are concerned about the investment to update the home. Although the home has been well maintained, it has dated decor.

See attached addenda.

GP RESIDENTIAL
Form GPRES2 - TOTAL appraisal software by a lay mone. Inc. - 1-800-444-MODE
# Residential Appraisal Report

## Sales Comparison Approach to Value (if developed)

<table>
<thead>
<tr>
<th>Subject</th>
<th>Comparable Sale 1</th>
<th>Comparable Sale 2</th>
<th>Comparable Sale 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4140 Baca Dr.</td>
<td>4955 Baca Dr.</td>
<td>2305 Regency Dr.</td>
</tr>
<tr>
<td>Location</td>
<td>Ogden, UT 84403</td>
<td>Ogden, UT 84403</td>
<td>Ogden, UT 84403</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>1.25 miles N</td>
<td>1.00 miles S</td>
<td>1.25 miles N</td>
</tr>
<tr>
<td>Price</td>
<td>$519,995</td>
<td>$513,700</td>
<td>$715,000</td>
</tr>
<tr>
<td>Date of Sale</td>
<td>07/17/17</td>
<td>01/07/17</td>
<td>01/07/17</td>
</tr>
<tr>
<td>Date of Comp</td>
<td>02/02/17</td>
<td>02/02/17</td>
<td>02/02/17</td>
</tr>
<tr>
<td>Description</td>
<td>Residential</td>
<td>Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>Quality of Construction</td>
<td>Good</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Age</td>
<td>39</td>
<td>39</td>
<td>39</td>
</tr>
<tr>
<td>Market Value</td>
<td>$55,500</td>
<td>$63,000</td>
<td>$32,500</td>
</tr>
<tr>
<td>Adjusted Market Value</td>
<td>$10,7</td>
<td>$13,3</td>
<td>$18,3</td>
</tr>
<tr>
<td>Adjusted Price</td>
<td>$575,495</td>
<td>$576,700</td>
<td>$584,500</td>
</tr>
</tbody>
</table>

The subject is a large rambler. Few ramblers of the subject's size exist and two-story homes are rare. The subject is built for its large size and comparable quality is not available. However, the home has had minimal updating recently. Based on a conversation with the listing agent, the market (potential buyers) are sensitive to the dated condition because it would take approximately $100,000 to update the home to current standards. Heavy condition adjustments are therefore made to account for the subject's dated condition. The comparables bracket the subject in size, age, and GLA, sales price and adjusted sales price. Specific adjustments are as follows:

- **Comp 1**: Located on the same street as the subject.
- **Comp 2**: Close to the subject, is a smaller rambler. It is designed as an addition to the subject and is a 2-story home that is similar in quality and design and size.
- **Comp 3**: Located on the same street as the subject.
- **Comp 4**: Located on the same street as the subject. This comparable is a 2-story home that is inferior in quality and design and size.

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