Trustee Property Action

**Board Policy R703, Acquisition of Real Property**, delegates authority to institutional boards of trustees to purchase institutional property valued at less than $500,000. **Board Policy R704, Disposal of Real Property**, delegates authority to institutional boards of trustees to dispose of institutional property valued at less than $500,000. Both policies require institutions to notify the Utah Board of Higher Education regarding any approved trustee property transactions in the next regularly scheduled meeting.

1) During the October 16, 2020 meeting, the Utah State University Board of Trustees approved the acquisition of land and water shares located at 1900 West 1700 North, Logan, Utah. The property is 40.75 acres with 10 shares of water and adjoins other university-owned property. An independent appraisal was obtained to establish the Fair Market Value. The two parcels of land with water shares were purchased for $388,250. The property will allow the Utah Agricultural Experiment Station to produce additional feed to support the increased demand for animal research and will enable UAES to irrigate and produce crops more efficiently on the adjacent farm ground. The source of funding is a combination of UAES funds and farm commodity sales.

2) During the June 30, 2020 meeting, the University of Utah Board of Trustees approved the disposal of vacant land that is located at 2056 Sidewinder Court, Grand Junction, Colorado. It was a gift to the university for the benefit of the Huntsman Cancer Institute by Mike Hugentobler. The property was appraised for $117,000 and was sold for $110,000 on July 2, 2020.

The attached letters and summaries of property appraisals from the institutions provide additional detail on the Board of Trustee action and fulfill the requirement of Board policy.

**Commissioner’s Recommendation**
This is an information item only; no action is required.

**Attachments:**
November 20, 2020

Commissioner David Woolstenhulme
Utah State Board of Regents
Board of Regents Building The Gateway
60 South 400 West
Salt Lake City, Utah 84101-1284

Subject: Reporting of Real Property Acquisition

Dear Commissioner Woolstenhulme:

Following policy R703, Acquisition of Real Property, Utah State University (USU) desires to report to the Utah Board of Higher Education, the recent acquisition of land and water shares located at approximately 1900 West 1700 North, Logan, Utah. The property is 40.75 acres in size and adjoins other University owned property as illustrated in Exhibit A.

USU obtained an independent appraisal of the property to establish Fair Market Value (FMV). The property and 10 shares of water were purchased for the appraised FMV.

The property will allow the Utah Agricultural Experiment Station (UAES) to produce additional feed to support the increased demand for animal research and will enable UAES to irrigate and produce crops more efficiently on the adjacent farm ground. The source of funding is a combination of UAES funds and farm commodity sales.

We appreciate your support and ask that this information be shared with the Utah Board of Higher Education during the December 18, 2020 meeting. This request received Board of Trustees approval on October 16, 2020.

Sincerely,

David T. Cowley
Vice President for Business and Finance

C: Rich Amon, Assistant Commissioner for Business Operations
    Noelle Cockett, President
EXHIBIT A

USU Property

Proposed Acquisition

30.75 Acres

10 Acres
SUMMARY OF SALIENT & IMPORTANT CONCLUSIONS

Identification 50.00 Acres of Vacant Land

Location ~1900 North 1400 North, Logan, Utah

Owners of Record Dennis & Merrilee Shupe, James Grant Shupe, Utah State University

Jurisdiction Cache County

Assessor Parcel Number 04-074-0002, 04-074-0004, Part of 04-077-0002, Part of 04-074-0005

Purpose of the Appraisal Estimate Market Value (subject to boundary line adjustments to combine parcels as outlined in Site Section)

Property Rights Appraised Fee Simple Estate

SITE DESCRIPTION
Shape North Parcel Rectangular South Parcel Rectangular
Frontage 1900 West 1900 West & 1400 North
Total Size 30 Acres 20 Acres
Utilities None
Zoning A-10 by Cache County

FINAL VALUE CONCLUSION

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Total Acreage</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Property</td>
<td>20-Acres</td>
<td>$220,000</td>
</tr>
<tr>
<td>North Property</td>
<td>30-Acres</td>
<td>$270,000</td>
</tr>
</tbody>
</table>
July 15, 2020

Commissioner David Woolstenhulme  
Board of Regents Building, The Gateway  
60 South 400 West  
Salt Lake City, Utah 84101-1284

Dear Commissioner Woolstenhulme:

The University of Utah hereby notifies the Board of Regents of the following sale of donated or gifted property:

1. Vacant land located at 2056 Sidewinder Court in Grand Junction, Colorado:
   a. Gifted to the University for the benefit of Huntsman Cancer Institute by Mike Hugentobler.
   b. Sold for $110,000.
   c. Appraised for $117,000.
      i. Executive summary page of the University’s appraisal is attached for reference.

Thank you as always, for your consideration and support. Please contact me with any questions or concerns.

Sincerely,

Patricia A. Ross, CPA  
Chief Business Strategy Officer

c:       Ruth V. Watkins  
           Richard Amon  
           Malin Francis  
           Jonathon Bates
APPRAISAL OF

LOCATED AT:

2056 Sidewinder Ct
Grand Junction, CO 81507

CLIENT:

Mike Hugentobler
702 Roundup Dr
Grand Junction, CO 81507

AS OF:

October 8, 2019

BY:

Kevin A Sawyer
Certified General Appraiser
## MARKET DATA ANALYSIS

### PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

### Intended Use

Income tax purpose/Tax donation

### Property Rights Appraised

Fee Simple

### Property Address

2056 Sidewinder Ct

### City

Grand Junction

### State

CO

### Zip Code

81507

### Owner of Record

Mike Hugentobler

### County

Mesa

### Appraiser’s Certification

B & B Appraisal, Inc.

### Client Address

Mike Hugentobler

### Client Name

University of Utah, a body corporate and politic of the State of Utah

### Additional Intended Uses

University of Utah, a body corporate and politic of the State of Utah

### Site

Neighborhood

### Sales History

Subject

### Purpose

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the real property, given the intended use of the appraisal.

### Summary of Sales Comparison Approach

Based on the scope of work, assumptions, limiting conditions and appraiser’s certification, my (our) opinion of the defined value of the real property that is the subject of this report is $117,000

### Site Comments

The subject has not sold in the past three years. Comps have no prior year sale/transfer history

### Neighborhood Name

REDLANDS

### Map Reference

Census Tract: 0014.62

### Prior Sale/Transfer

Subject was listed 11/30/2017 at $120,000 per GJARA MLS # 20176070. The list price was increased to $122,000 on 5/24/2019.

### Offering, options and contracts as of the effective date of the appraisal

3.05 miles SE

### Market Conditions (including support for the above conclusions)

Based on the scope of work, assumptions, limiting conditions and appraiser’s certification, my (our) opinion of the defined value of the real property that is the subject of this report is $117,000

### Neighborhood Characteristics

1.18 miles NW

### Site Improvements

Final Grade

### Zoning Compliance

Legal

### Location

16130 SF / Avg Views

### Utilities

Electricity

### Time Adjustment

3.05 miles SE

### Dimensions

16130 SF / Avg Views

### Neighborhood Description

The subject has not sold in the past three years. Comps have no prior year sale/transfer history

### MARKET DATA ANALYSIS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE NO. 1</th>
<th>COMPARABLE NO. 2</th>
<th>COMPARABLE NO. 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>726 Malachi St</td>
<td>716 Round Up Dr</td>
<td>419 Belle Canyon Ave</td>
<td></td>
</tr>
<tr>
<td>Priced to subject</td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td></td>
</tr>
<tr>
<td>S/Price</td>
<td>$112,000</td>
<td>$110,000</td>
<td>$129,000</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>MLS#20185745/Agent/MesaCoAssr</td>
<td>MLS#201618745/Agent/MesaCoAssr</td>
<td>MLS#20194454/Agent/MesaCoAssr</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Suburban/Riends/Area</td>
<td>Suburban/Riends/Area</td>
<td>Suburban/Riends/Area</td>
<td></td>
</tr>
<tr>
<td>S/View</td>
<td>16130 SF / Avg Views</td>
<td>8,712 SF / Avg Views</td>
<td>10,000 SF / Avg Views</td>
<td></td>
</tr>
<tr>
<td>Unfin</td>
<td>All Public Available</td>
<td>All Public Available</td>
<td>All Public Available</td>
<td></td>
</tr>
<tr>
<td>Topography</td>
<td>Level</td>
<td>Level</td>
<td>Level</td>
<td></td>
</tr>
<tr>
<td>Site improvements</td>
<td>Final Grade</td>
<td>Final Grade</td>
<td>Final Grade</td>
<td></td>
</tr>
<tr>
<td>Props Rights/Financing</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/Cash</td>
<td></td>
</tr>
<tr>
<td>Sales of Financing Concessions</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Net Adj (Total)</td>
<td>$7,000</td>
<td>$10,000</td>
<td>$6,000</td>
<td></td>
</tr>
<tr>
<td>Indicated Value of Subject</td>
<td>Gross Adj</td>
<td>Gross Adj</td>
<td>Gross Adj</td>
<td></td>
</tr>
<tr>
<td>Summary of Sales Comparison Approach</td>
<td>Six comparables presented herein.</td>
<td>See Attached Addendum</td>
<td>See Attached Addendum</td>
<td></td>
</tr>
</tbody>
</table>

Based on the scope of work, assumptions, limiting conditions and appraiser’s certification, my (our) opinion of the defined value of the real property that is the subject of this report is $117,000

This appraisal is made as of 09/08/2019, which is the effective date of this appraisal, as is

<table>
<thead>
<tr>
<th>Single point</th>
<th>$17,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Range</td>
<td>to $</td>
</tr>
<tr>
<td>Greater than</td>
<td>$</td>
</tr>
<tr>
<td>Less than</td>
<td>$</td>
</tr>
</tbody>
</table>

This appraisal was made subject to the following:

Title is assumed clear & marketable. If not, results could be impacted. Subject's list price is slightly below market, based on competing sales and offerings. The Subject appears to be priced to sell; however, it lacked market exposure of competing lots/developments. Final value conclusion is well supported.
**Land Appraisal Report**

**File No. 190724**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE NO. 4</th>
<th>COMPARABLE NO. 5</th>
<th>COMPARABLE NO. 6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>2056 Sidewinder Ct</td>
<td>410 Belize Canyon Ave</td>
<td>446 High Pointe Cir</td>
<td>697 Roundup</td>
</tr>
<tr>
<td></td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td></td>
</tr>
<tr>
<td><strong>Proximity to subject</strong></td>
<td>3.08 miles SE</td>
<td>4.71 miles SE</td>
<td>0.08 miles SW</td>
<td></td>
</tr>
<tr>
<td><strong>Price ($)</strong></td>
<td>112,000</td>
<td>127,900</td>
<td>115,000</td>
<td>125,000</td>
</tr>
<tr>
<td><strong>Data Source</strong></td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
</tr>
<tr>
<td><strong>Date of Sale and Time Adjustment</strong></td>
<td>9/04/2019</td>
<td>Listing</td>
<td>Listing</td>
<td></td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
</tr>
<tr>
<td><strong>$ in View</strong></td>
<td>181.30 SF / Avg Views</td>
<td>12,197 SF / Avg Views</td>
<td>21,790 SF / Avg Views</td>
<td>13,939 SF / Avg Views</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>All Public Available</td>
<td>All Public Available</td>
<td>All Public Available</td>
<td>All Public Available</td>
</tr>
<tr>
<td><strong>Topography</strong></td>
<td>Level</td>
<td>Level</td>
<td>Level</td>
<td>Level</td>
</tr>
<tr>
<td><strong>Site Improvements</strong></td>
<td>Fee Simple</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/TBD</td>
<td>Fee Simple/TBD</td>
</tr>
<tr>
<td><strong>Sales or Financing</strong></td>
<td>Final Grade</td>
<td>Final Grade</td>
<td>Final Grade</td>
<td>Final Grade</td>
</tr>
<tr>
<td><strong>Concessions</strong></td>
<td>Final Grade</td>
<td>Fee Simple</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/TBD</td>
</tr>
<tr>
<td><strong>Net Adj. (Total)</strong></td>
<td>$6,000</td>
<td>$5,000</td>
<td>$2,000</td>
<td></td>
</tr>
<tr>
<td><strong>Gross Adj.</strong></td>
<td>4.7%</td>
<td>4.3%</td>
<td>1.6%</td>
<td></td>
</tr>
<tr>
<td><strong>Summary of Sales Comparison Approach</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MARKET DATA ANALYSIS**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE NO. 7</th>
<th>COMPARABLE NO. 8</th>
<th>COMPARABLE NO. 9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>2056 Sidewinder Ct</td>
<td>410 Belize Canyon Ave</td>
<td>446 High Pointe Cir</td>
<td>697 Roundup</td>
</tr>
<tr>
<td></td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td>Grand Junction, CO 81507</td>
<td></td>
</tr>
<tr>
<td><strong>Proximity to subject</strong></td>
<td>3.08 miles SE</td>
<td>4.71 miles SE</td>
<td>0.08 miles SW</td>
<td></td>
</tr>
<tr>
<td><strong>Price ($)</strong></td>
<td>112,000</td>
<td>127,900</td>
<td>115,000</td>
<td>125,000</td>
</tr>
<tr>
<td><strong>Data Source</strong></td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
<td>MLS/Agent/MesaCoAssr</td>
</tr>
<tr>
<td><strong>Date of Sale and Time Adjustment</strong></td>
<td>9/04/2019</td>
<td>Listing</td>
<td>Listing</td>
<td></td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
<td>Suburban/Redlands</td>
</tr>
<tr>
<td><strong>$ in View</strong></td>
<td>181.30 SF / Avg Views</td>
<td>12,197 SF / Avg Views</td>
<td>21,790 SF / Avg Views</td>
<td>13,939 SF / Avg Views</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>All Public Available</td>
<td>All Public Available</td>
<td>All Public Available</td>
<td>All Public Available</td>
</tr>
<tr>
<td><strong>Topography</strong></td>
<td>Level</td>
<td>Level</td>
<td>Level</td>
<td>Level</td>
</tr>
<tr>
<td><strong>Site Improvements</strong></td>
<td>Fee Simple</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/TBD</td>
<td>Fee Simple/TBD</td>
</tr>
<tr>
<td><strong>Sales or Financing</strong></td>
<td>Final Grade</td>
<td>Final Grade</td>
<td>Final Grade</td>
<td>Final Grade</td>
</tr>
<tr>
<td><strong>Concessions</strong></td>
<td>Final Grade</td>
<td>Fee Simple</td>
<td>Fee Simple/Cash</td>
<td>Fee Simple/TBD</td>
</tr>
<tr>
<td><strong>Net Adj. (Total)</strong></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>Gross Adj.</strong></td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td><strong>Summary of Sales Comparison Approach</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>