

WBCSD83 20240115

		<b>Vendor</b>		<b>Valbridge Property Advisors</b>			<b>Vogel Appraisal</b>			<b>Appraisal Associates</b>
<b>Description</b>	<b>Parcel</b>									
District Office	RPR0148003001AA	\$	2,900.00	\$ 1,400.00	\$ 1,200.00	\$ 1,650.00	\$ 4,500.00			
	RPR0148003001BA			\$ 1,400.00	\$ 900.00		\$ 3,500.00			
IDH Fields	RP00008001006BA	\$ 2,500.00	\$ 4,500.00	\$ 750.00	\$ 600.00		\$ 1,200.00			
	RP00296003005BA			\$ 750.00	\$ 600.00		\$ 3,000.00			
Hoo Doo Loop	RP55N05W194800A	\$ 2,500.00					\$ 800.00			

See attached quotes if you have questions

From: **Kari J. Campbell** <[kcampbell@valbridge.com](mailto:kcampbell@valbridge.com)>  
Date: Tue, Dec 3, 2024 at 8:07 AM  
Subject: RE: Appraisal of District Property for West Bonner County School District #83  
To: Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>  
Cc: Morgan Botha <[mbotha@valbridge.com](mailto:mbotha@valbridge.com)>, Kendra Salesky <[kendrasalesky@sd83.org](mailto:kendrasalesky@sd83.org)>, Tiffany Tauala <[ttauala@valbridge.com](mailto:ttauala@valbridge.com)>, Wyatt Mitchell <[wmitchell@valbridge.com](mailto:wmitchell@valbridge.com)>

Hi Kim –

Thanks for your time yesterday. The fees are as follows:

PARCEL	FEE	APPRAISER	USE PER KIM
RPR0148003001AA	\$2,900	Wyatt Mitchell	DISTRICT OFFICE
RPR0148003001BA			DISTRICT OFFICE
RP00008001006BA	\$2,500	Tiffany Tauala	IDAHO HILL ELEMENTARY FIELD
RP00296003005BA			IDAHO HILL ELEMENTARY FIELD
RP55N05W194800A	\$2,500	Tiffany Tauala	SPORTS FIELD

Based on our schedules, we could have reports to you around the first week of January. If we are awarded both of the land appraisals, please take \$500 off the total (so \$2250 each).

Thanks for the opportunity to bid. Have a great week.

Kari



**Kari J. Campbell, MAI**

Senior Managing Director  
Valbridge Property Advisors | [Inland Pacific Northwest](#)

1875 N. Lakewood Drive, Suite 100  
Coeur d’Alene, Idaho 83814

Office: 208.292.2965  
Cell: 509.879.1189



**National Coverage. Local Knowledge. Valuation Independence.**

# Re: West Bonner County School District #83 Seeking Quotes for Appraisals

1 message

Cary Vogel <cary@vogelappraisal.com>  
To: Julie Hinshaw <juliehinshaw@sd83.org>

Wed, Nov 6, 2024 at 10:15 AM

Julie,

Thanks for the request, turn time for the project is 2 to 4 weeks, depending on which option chosen.

Fees as follows:

130 Main St, or 379 Main St, Priest River buildings, as a separate assignment is \$1,400 each

130 Main St Priest River building, 4080 sf, and  
379 Main St, Priest River building, 1920 sf, if engaged at the same time as separate Appraisals is \$1,200 and \$900

130 Main St and 379 Main St buildings as one property is \$1,650

Oldtown land parcels \$750 for a single property in one Appraisal  
Second land Appraisal, if engaged at the same time \$600

Please confirm receipt of this message.

Thank you for your business,  
Cary

Vogel Appraisal  
PO Box 1728  
Sandpoint, ID 83864

208-255-2424, office  
208-255-8698, cell

Website: [vogelappraisal.com](http://vogelappraisal.com)

Cary Vogel  
Certified General Appraiser  
Idaho CGA #342



[Orders@revalues.net](mailto:Orders@revalues.net)

312 South First Ave, Suite B, Sandpoint, ID 83864

208-263-6322

Ms. Julie Hinshaw  
Board Clerk and District Office Support  
West Bonner County School District #83  
Delivered Via email

11/14/2024

Re: Appraisal of properties owned the West Bonner County School District #83

Dear Ms. Hinshaw,

Pursuant to our email conversations, I propose to prepare five different appraisals on the below noted properties. I understand that the purpose of these appraisals is for potential sale and disposition purposes. Client and Intended Users will be the Board of Trustees of the WBCSD.

- 1) RP55N05W94800A – 1.0-acre parcel of land off Hoo Doo Loop Rd – Fee \$800
- 2) RP0096003005BA – 1.17 acres comprised of 17 lots, located between Montana and Grover Avenues in Oldtown – Fee \$3,000
- 3) RP00008001006BA – 0.21-acre parcel comprised of 2 lots, located off E 3<sup>rd</sup> in Oldtown – Fee \$1,200
- 4) RP0148003001BA – 0.07 acre with 1,920 sf commercial building on the corner of Main and Montgomery in Priest River. Address is 138 Main St. Fee \$ 3,500
- 5) RP0148003001AA – 0.20-acre parcel with 4,080 sf commercial building located at 130 and 134 Main St in Priest River. Fee \$4,500

Total Project Fee \$13,000

I also understand the Effective Date of Valuation will be concurrent with the date of inspection. The function of the report is to estimate Market Value. I will provide PDF copies of the reports unless otherwise directed. Every attempt will be made to comply with the Uniform Standards of Professional Appraisal Practice.

I estimate having this report completed and returned to you prior to the end of February 2025. The total fee for this project is \$13,000. If you wish to proceed, please return a signed copy of this engagement letter and we will get you on the calendar. All report fees will be due upon completion of the project.

Thank you for the opportunity to be of service.

Respectfully submitted,

James Black, CGA-3594

Signature of Client \_\_\_\_\_

Date \_\_\_\_\_

Signature of Client \_\_\_\_\_

Date \_\_\_\_\_