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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 \_\_\_\_\_