



UNUSED PROPERTY SALE

POLICY ISSUE / SITUATION:

Board Policy DN requires School Board approval to declare property surplus prior to sale or disposal. Two individuals who own contiguous parcels to the Scholls Heights Elementary School site have expressed interest in purchasing a one-quarter acre segment of that property. Staff believes that sale of this property would be in the District's best interest, and believes a competitive sale among the parties is the appropriate means to fairly determine the market value and the successful buyer.

BACKGROUND INFORMATION:

The property in question was a flag lot extension of Taxlot 2S105BB00100 that provided a possible future connection to Scholls Ferry Road; see Attachment (a). A road was never built on this strip of property and it remains unimproved. When the surrounding neighborhood was developed, an alternate street network was constructed that connects the Scholls Heights school site to Scholls Ferry Road via Loon Drive. With that connection established, it is very unlikely that Washington County would ever allow another access to Scholls Ferry Road at the location of this property. Furthermore, the school is better served by the Loon Drive link. Given the relatively narrow width and topography of this segment of the property coupled with an existing sewer line easement, there appears to be no viable use of this asset for the benefit of the District.

The only parties who appear to be positioned to benefit from the property are the two existing adjacent owners who could expand their existing lots. Because of the small value of the property, staff estimates that the cost of having a professional appraisal of the property would consume much of the sale value and has instead made an estimate of value, which is \$4,500.00. It is proposed that the fair market value be determined by competitive bid with the minimum bid requirement being the staff's estimate of value.

RECOMMENDATION:

(14-495) BE IT HEREBY RESOLVED that the Beaverton School District Board of Directors authorizes the District to enter into an agreement for the purpose of selling approximately 0.25 acres of the Scholls Heights Elementary School site for a minimum amount of \$4,500.00 and further authorizes the Superintendent or designee to execute the appropriate documents on behalf of the District.

District Goal: All students will show continuous progress toward their personal learning goals, developed in collaboration with teachers and parents, and will be prepared for post-secondary education and career success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.



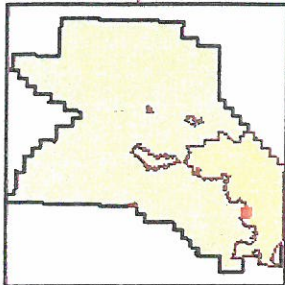
Intermap Geographic Information Systems

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Parcel Report for Taxlot: 2S105BB00100

Site Address: 16400 SW LOON DR. BEAVERTON OR, 97007

Overview Map



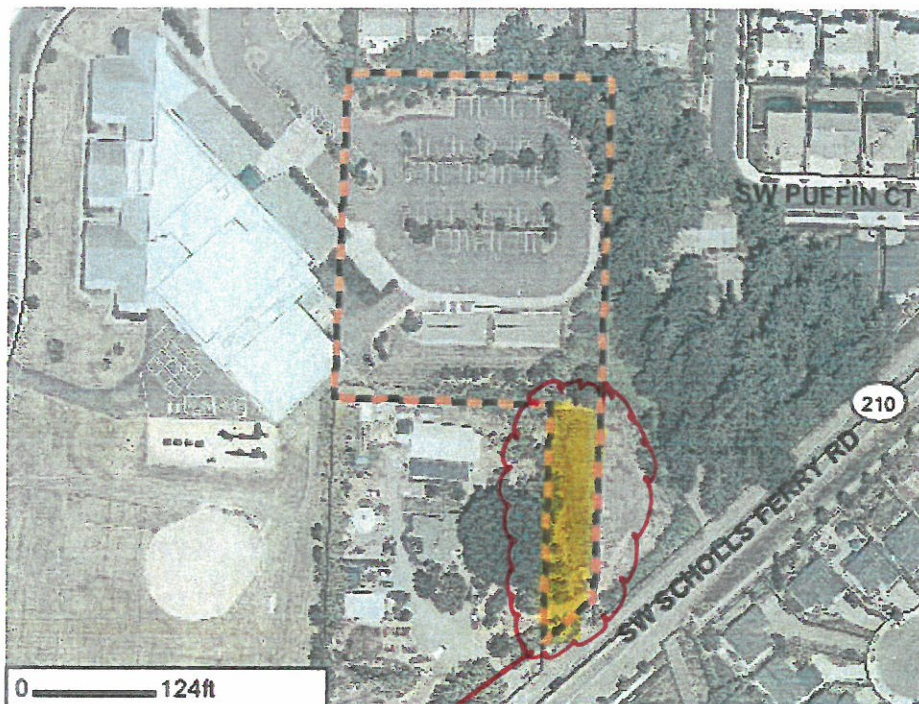
- Selected Taxlot
- Overview Location

Maps:

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[View Legend](#)

Scholls Heights Elementary School Site



Zoom



Proposed Property
Sale Area

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