

Sun Valley Appraisal Company

Since 1996

Serving Ketchum, Sun Valley & Greater Blaine County,
Idaho



**Experts in Real Estate Evaluation
and the Resolution of Real Estate
Matters**

***Appraisals
Consultation
Special Studies
Appraisal Reviews
Litigation Support***

Appraisal Services

As a full service real estate appraisal and consulting company, we perform appraisals to ascertain market value for a wide variety of purposes and clients. Services include valuations of real property for:

- Purchase
- Sale
- Financing
- Assessment evaluation
- Estate settlement
- Condemnation (Full and partial takings)
- Easements (Surface, sub-surface, air rights, avigation, scenic, transportation, utilities)
- Rental Value
- Leasehold and leased fee interests
- Fractional interests
- Bankruptcy
- Foreclosure
- Partnership interests
- Due diligence
- Marital dissolution
- Forensic appraisal analysis
- Appraisal report review and comment

Types of properties commonly appraised include single and multiple family residential, commercial, industrial, and vacant land of all classifications.

Specific types of properties and interests appraised include, airports and expansions, cemeteries, hospitals, institutional facilities, hotels and motels, office buildings, shopping centers, gas stations, restaurants, planned unit developments, quarries, recreational facilities, waste disposal facilities, railroad rights of way, transportation corridors, and other types of special use properties.

Consulting Services

Recognizing that clients have additional needs with respect to real estate concerns and transactions, consulting services are provided to assist in their decision process, either complimentary to or separate from a valuation analysis. Counsel is provided in such areas as:

- Acquisition
- Disposition
- Marketing
- Financing
- Planning/zoning decisions
- Mediation/arbitration
- Litigation

Not all real estate analysis produces a final valuation number. We also respond to the needs of the marketplace for special studies with respect to determining the optimum use of real estate, reasonable probability of highest and best use scenarios, economic feasibility, equitable real estate and special assessments, impact of one real estate use upon another, and alternative choices. Special studies include:

- Highest and best use
- Feasibility analysis
- Marketability and absorption
- Preliminary acquisition budgets
- Assessment allocations
- Alternate location analysis
- Real estate use impact
- Insurance valuations

As an adjunct to our consulting services, we have expertise in the areas of depreciation schedules, asset allocation, fractional interest valuation, special

Professional Fees

Professional services are invoiced only on a fee basis. When the scope of work in an assignment is clearly definable, it may be possible to establish a fixed fee or a not-to-exceed amount. In all instances, basic remuneration will take into account the nature of the valuation problem, the scope of services to be rendered, the urgency of the assignment, the professional skills and expertise required, the time to be expended, and the personnel involved. Expenses are charged at cost.

For established clients, an engagement letter may be all that is required to engage our services. For new clients and more complicated assignments, it is our practice to first discuss the scope of work with the client (or their legal counsel) and then to submit a proposal for professional services for review, approval, signature, and payment of an initial retainer. Such proposals may be submitted in a form offering various phases of consultation, appraisal, and litigation support, depending upon the circumstances.



Greater Ketchum/Sun Valley Area

Expert Testimony

Sun Valley Appraisal Company has the ability to prepare appraisal reports that conform to the varying needs of real estate litigation. Moreover, we have the ability to convey an informed opinion concerning real estate value issues through expert testimony – and to withstand rigorous cross-examination from opposing counsel. Our senior staff has provided expert testimony in both judicial and quasi-judicial proceedings such as:

- Eminent domain
- Zoning changes and/or amendments
- Assessment appeal
- Property settlement
- Marital dissolution
- Damages
- Bankruptcy
- Foreclosure
- IRS audits
- Partnership disputes
- Mediation and arbitration

Numerous law firms have called upon senior members of our staff to provide deposition and court room testimony regarding all types of real estate disputes. Our members have been approved by various city, county, state, and federal governmental agencies and their legal departments, as well as various branches of the circuit and federal courts, and boards of review.

For More Information

When you encounter a real estate issue that requires expert resolution, no matter how large or small, the experienced professionals of the Sun Valley Appraisal Company are available for consultation.

Please call, write, or e-mail to learn how we may be of service to you in real estate related matters. We would be pleased to have the opportunity provide additional information about our services and fees, or to schedule a meeting to discuss your needs.

Sun Valley Appraisal Company, Inc.
Real Estate Appraisal and Consulting Services

160 7th Street West, Suite 1D, Ketchum, ID, 83340
P.O. Box 1226, Sun Valley, ID, 83353
(208) 726-2194 Fax: 726-2854
e-mail: svappraisal@cox-internet.com
www.sunvalleyappraisal.com
