



**Request for Proposals
Hocking Athens Perry Community Action
Is seeking
Professional Appraisal Services**

Date: August 13, 2020

Requesting Agency:

HOCKING ATHENS PERRY COMMUNITY ACTION
Housing & Community Development Division
3 Cardaras Drive
Glouster OH 45732

Project:

Village of Trimble – FEMA Mitigation Project
Lake Drive/St Rt 13
Trimble, OH 45782

Project Description:

1. Seeking State of Ohio Licensed or certified appraisers to submit in narrative format or through general appraisal valuation form format, appraisal valuation of 17 parcels in the Village of Trimble Ohio relating to an ongoing FEMA Hazard Mitigation Grant Program in the community. These parcels will be deed restricted to open space use only and all structures on the land will be demolished. Mitigating these properties from any future flood losses and benefiting the community as a whole. The post event fair market value of the appraised parcels will be used as match toward the local municipalities project share of the project cost.
2. Project delivery is to be a negotiated contract with the sub recipient and the selected appraiser.
3. Appraisal firm will be required at times to work directly with the sub recipient as well as a State Review Appraiser (SRA's) as needed to develop the project.
4. Appraisal firm will provide required documents according to Uniform Standards of Professional Appraisal practices.

Scope of Services:

1. Appraisal will meet, at a minimum, the requirements under Standard Rules #1 and #2 of the Uniform Standards of Professional Appraisal Practices. The appraisal review will also be in conformance with Standard Rule #3 of the Uniform Standards of Professional Appraisal Practices.
2. Provide in narrative format or on a General Appraisal Form (The URAR appraisal forms cannot be utilized) appraisals for all single family structures and parcels identified in the specifications utilizing post-event fair market value.
3. Standard appraisal services requested are:
 - Post event market valuation
 - Narrative format or general appraisal form documentation



Seeking summary proposal for the following items:

1. Preliminary appraisal including narrative report and all associated documentation, pictures, sketches, and forms to include:
 - Neighborhood and introductory section
 - Site description
 - Improvement description
 - Cost approach section
 - Estimate of Cost New
 - Sales Comparison Approach
 - Final Reconciliation of Value
 - Floor plan
 - Dimensions of the structure
 - Subject and comparable sales location map
 - USPAP Compliance forms
 - Flood map and site location map
 - Deeds
 - Auditors data
 - MLS data

Please include the following:

Appraiser certifications & qualifications to perform the requested service.

We appreciate your time. Please feel free to contact the HAPCAP Community Development office with any questions you may have. 740-767-4500.

Due to a condensed timeframe, we are requesting all interested firms submit RFP's to our office by mail or electronically by Thursday, August 20th, 2020.