

AGREEMENT FOR APPRAISAL SERVICES

File No. 25292

1. PARTIES Canyon County Client
hereby agrees to employ Jeffrey Bull Appraiser
2. PROPERTY located in Canyon County, State of Idaho legally described as:
Lots 7-12 Enc Block 55, Foote Addition
- STREET ADDRESS 1325 E Denver St
CITY Caldwell STATE ID ZIPCODE 83605 hereinafter called Property.
3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:
- ☒ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☒ General Information ☒ Other To determine cost value for purchase of property by county.
4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other _____
5. COMPLETION of the appraisal shall be by 7 days after acceptance of agreement subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is Digital
6. PAYMENTS FOR SERVICES:
- ☒ AGREED FEE. Client agrees to pay Appraiser a cash fee of \$ 525.00
- ☐ HOURLY-PER DIEM. Client agrees to pay Appraiser a cash fee of \$ N/A per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of \$ N/A
- ☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following N/A
- ☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of \$ 150.00 for each Hour plus Appraiser's usual and customary expenses.
- ☒ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of If the appraisal process has not been started, there will be no cancellation fee. Once the process has started cancellation fee is determined on the amount of work completed
- ☐ RETAINER fee in the amount of \$ N/A is payable The scope of work at the initial si to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

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(continued)

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7. **AUTHORITY.** Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.
8. **CONDITIONS.** The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).
9. **WARRANTIES AND INDEMNITY.** Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.
10. **ADDITIONAL AGREEMENTS:**
The scope of work given by the client is to develop a value for the subject property, using only the cost approach, including the cost as new, of all of the improvements on the subject site. The income approach is not applicable and not used. The sales approach is applicable for market value, but not cost value. Therefore the sales approach is not used. The cost approach to value is not market value. The value given on the appraisal report will be a "Value In Use" and not a market value.
The scope of work at the initial stage of the appraisal is to collect data on the subject property from the records. The subject property will then be viewed by the appraiser from the street only. That viewing will entail a brief exterior viewing of the improvements and land and is reduced to only a readily visual inspection. The further scope of work will be detailed on the appraisal report. The scope of work does not include any court time, time with the client's attorney or any additional time spent beyond the completed appraisal. Any court time, attorney time, etc., will be charged an additional fee at \$150 per hour. Please note that the client for the appraisal will be Canyon County. It is to be known that the appraiser will only communicate with the client's representative unless written information is given. The client fully understands that this assignment is not taken or accepted with an predetermined value opinions. Payment for the appraisal is due upon receipt, regardless of the estimated opinion of value. Client further acknowledges that is the appraiser is to go to court or give disposition, the appraiser will do so as an unbiased expert, and will not be biased any way to the client.

Executed in duplicate originals on this day, 07/09/2025

See attached signature page

Client Signature


Appraiser Signature

Canyon County

Client Name

Jeffrey Bull

Appraiser Name

1115 Albany St. Caldwell, ID 83605

Client Address

PO Box 632, Caldwell, ID 83606

Appraiser Address

208-454-7492

Client Telephone

(208) 337-4105

Appraiser Telephone

**AGREEMENT FOR APPRAISAL SERVICES WITH
BULL APPRAISALS**

DATED this 10th day of July, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
<u>did not participate</u> Commissioner Leslie Van Beek	_____	_____	_____
<u>Brad Holton</u> Commissioner Brad Holton	<u>X</u>	_____	_____
<u>ZBm</u> Commissioner Zach Brooks	<u>x</u>	_____	_____

ATTEST: RICK HOGABOAM, CLERK

By: J Ross
Deputy Clerk