



Claresholm

REQUEST FOR DECISION

Meeting: October 15, 2024

PINE PLACE LOTS

The Pine Place lots are currently under construction for servicing and the completion of the road. The Town has received a few inquiries as to their status and if/when they may be listed. Town Council sets all listing prices in relations to Town owned lands for sale. Administration has obtained appraisals for the lots. The information is noted in the chart below.

DISCUSSION/OPTIONS:

As per MGA requirements land for sale should be as close to market value as possible, Council can therefore carry a motion to set the prices at the current appraised value. Any offers would be reviewed by Council for a decision. Direction is required as to any additional requirements or listing with a realtor. The Town can begin first advertising on our website, and social media platforms, or we can accept proposals from local realtors if desired.



Roll	Address	Urban Legal	Area	Unit	Land Value 2024	Appraisal
11942000	2 PINE PL	8010781 118 58	6799.	Sq. Feet	\$ 54,000	\$ 62,000
11943000	4 PINE PL	8010781 118 59	6753.	Sq. Feet	\$ 53,000	\$ 62,000
11944000	6 PINE PL	8010781 118 60	8862.	Sq. Feet	\$ 66,000	\$ 79,000
11945000	8 PINE PL	8010781 118 61	10552.	Sq. Feet	\$ 75,000	\$ 97,000
11946000	7 PINE PL	8010781 118 62	10314.	Sq. Feet	\$ 73,000	\$ 97,000
11947000	5 PINE PL	8010781 118 63	8551.	Sq. Feet	\$ 64,000	\$ 77,000
11948000	3 PINE PL	8010781 118 64	6501.	Sq. Feet	\$ 51,000	\$ 58,000
11949000	1 PINE PL	8010781 118 65	7083.	Sq. Feet	\$ 56,000	\$ 63,000

RECOMMENDED ACTION:

Council pass a motion to set listing prices for the lots. Council can also pass a motion if there are any terms or conditions required.

Example: Development requirement for a permit issued or construction commencement within one year of title transfer.

PROPOSED RESOLUTIONS:

Moved by Councillor _____ to set the listing price for 1 Pine Place, Urban Legal 8010781 118 65, at \$63, 000.

Moved by Councillor _____ to set the listing price for 3 Pine Place, Urban Legal 8010781 118 64, at \$58, 000.

Moved by Councillor _____ to set the listing price for 5 Pine Place, Urban Legal 8010781 118 63, at \$77, 000.

Moved by Councillor _____ to set the listing price for 7 Pine Place, Urban Legal 8010781 118 62, at \$97, 000.

Moved by Councillor _____ to set the listing price for 8 Pine Place, Urban Legal 8010781 118 61, at \$97, 000.

Moved by Councillor _____ to set the listing price for 6 Pine Place, Urban Legal 8010781 118 60, at \$79, 000.

Moved by Councillor _____ to set the listing price for 4 Pine Place, Urban Legal 8010781 118 59, at \$62, 000.

Moved by Councillor _____ to set the listing price for 2 Pine Place, Urban Legal 8010781 118 58, at \$62, 000.

ATTACHMENTS:

- 1.) none

PREPARED BY: Tara Vandervalk, Development Services Manager

APPROVED BY: Abe Tinney, CAO

DATE: October 2, 2024
