

Real Property Sale Procedures

Oregon Revised Statutes provide for the sale of district property which may not, in the judgment of the Board, be required for school purposes. The sale of any district owned real property shall go through the following process:

1. The district shall secure from an Oregon licensed appraiser an independent appraisal of the market value of the property to be sold;
2. The district shall have a survey of the property performed by an Oregon licensed surveyor;
3. The district shall set as a minimum bid the appraised value of the property plus the cost of the appraisal and survey;
4. The district shall advise the sale of said property for three consecutive weeks prior to the sale in a newspaper of wide distribution in the area;
5. Property sale shall be awarded to the highest bidder above the minimum bid;
6. All closing costs are to be borne by the purchaser;
7. If no bids are received above the minimum bid price, the Board may choose to negotiate a sale at a price as close as possible to the minimum bid, or retain the property for future use or sale;
8. Such other terms and conditions as may be determined by the Board may also apply to the sale of property;
9. Property may be sold at auction if the Board determines that the auction contemplated will probably result in a higher net return than if the property were sold by competitive written bid;
10. The Board may reserve the right to reject all bids if they do not meet minimum standards.