



At ZENGEL & Associates, we have what it takes to guide your government agency through the thicket of real estate appraisal and related valuation issues. We assist government at the federal, state and local levels. For your projects in Northern and Central California and the coast for whatever public purpose you have from condemnation to school site acquisition, look no further for accurate, defensible, timely and competitively-priced valuations.



Government Clients

In today's landscape of tighter public budgets, ZENGEL & Associates is poised to bring you exceptional quality that will get the job done right, and on budget. Our valuations will give you the most current and relevant site/economic information that you need about your subject and its neighborhood, locality and region. Our public clients include:

- Cities
- Counties
- State Agencies
- Federal Agencies
- Flood Control Agencies
- Municipal Utilities
- Public Works Departments
- Redevelopment Agencies
- School Districts
- Transportation Agencies
- Universities

Consulting The Public Can Depend On

Since we began in 1982, ZENGEL & Associates has earned the trust of over 40 different public agencies in California. We know how to work within your procedural requirements, and to focus on the key engagement issues to meet your project deadlines. We have a solid background in Litigation Support to defend the values against public scrutiny and potential litigation. Our public clients typically engage us to conduct appraisals and consulting for:

- Eminent Domain/Condemnation
- Flood Control Easements
- Freeway & Street Widening
- Public Easements
- Redevelopment Projects
- Rights of Way (Transit & Light Rail Corridors)
- School Bond Collateralization
- School Site Acquisition (OPSC Funding)
- Utility Easements
- Water & Sewage Treatment Plants
- High Speed Rail Authority

Partial List Of Our Government Clients

Cities

- Atwater
- Brentwood
- Clovis
- Coalinga
- Fresno
- Lemoore
- Reedley
- Sanger
- Sacramento
- Selma
- Woodland
- And more...

School Districts

- Bret Harte
- Calaveras County Dept. of Education
- Central Unified
- Chowchilla Unified
- Clovis Unified
- Fresno Unified
- Lemoore Unified
- Madera County Board of Education
- McKinleyville Union
- Oakdale Unified
- Planada
- Selma Unified
- And more...

Universities

- CSU Fresno Foundation
- Pepperdine
- University of California

Agencies

- Caltrans
- GSA
- Sacramento Regional Transit Authority
- US Veterans Administration
- US SBA
- And more...

Superior Expertise – With Independence & Integrity

With over 45 years of professional experience in real estate appraisals, A. George Zengel, MAI at ZENGEL & Associates brings to your government project unsurpassed market knowledge with unquestioned independence and integrity. We combine our expertise with a superior support staff, modern, web-based research tools, and our extensive, in-house proprietary database to form an extremely efficient valuation capability. For government agencies like yours, this translates into dependable deliverables and cost savings. Whether you are involved in acquisition, facility expansion, funding support, or condemnation, our Government practice covers many different property types for you:

- Apartments
- Commercial
- Farmland (improved and transitional)
- Industrial
- Public Offices & Operations Facilities
- Retail
- School Sites (existing and proposed/OPSC)
- Special Use
- Urban Renewal/Transitional Areas
- Vacant Land



Sample Engagements

- For a lessor Southern California county transit authority, we established market value of its 32-mile right of way along a railroad corridor to help it negotiate a rent renewal with multiple oil/gas pipeline lessees.
Valuation: near \$19 million.
- For a Central California school district, we prepared a limited valuation study of three alternative grammar school sites containing over 40 residential parcels each to help the district decide which site might be subject to a condemnation action critical to a central-city urban renewal project.
Valuation range: \$2.3 to \$4.3 million
- For a Northern California city, we valued a proposed library site in a high-growth area quickly transitioning from farmland to residential to help the city support a State Grant application for library funding.
Valuation: over \$1.3 million.



- For a Central California school district, we valued multiple school locations in order to support the collateralization of general obligation bond financing.
Valuation: \$6 million combined.
- For a City airport authority exploring development of the remainder of an industrial park it owned, we valued the existing master leased fee so that the City could negotiate in condemnation with the sublessee interest holder.

Take a Look – Contact Us

Explore our web site at www.zenglassoc.com. Please view details of our service offerings, our expanded government client list, sample projects, our service area, and our qualifications. Then, please contact us. We want to be your preferred provider of government-related valuation services.



ZENGEL & ASSOCIATES
Real and Special Use Property Valuation

Integrity is not a choice, it's our Business...

ZENGEL & Associates

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