



Real Property Review Program

The Finance & Property Workgroup proposes the initiation of a systematic program to inventory and value all real property (land and buildings) owned by the Presbytery and by member churches. There has not been an inventory of real property recently and the review would serve the following purposes:

1. For the Presbytery it would enable a better knowledge of all the real property assets under the domain of the Presbytery.
2. For both the Presbytery and member churches, it would assist in the fulfillment of the stewardship of real property and the fiduciary duty to properly manage and account for real property. More specifically, it would help fulfill obligations outlined in the PCUSA Legal Resource Manual Fourth Edition (2020). Under Section 3 the Manual, regarding record keeping and reporting, calls for a “legal description and the reasonable valuation of each parcel of real estate owned by the church.” In Section 9 of the Manual, the obligation to maintain up-to-date insurance coverage based on current property valuation of the property is covered.
3. For member churches, the review would assist in the consideration of property options, such as potential sale or lease of portions of the property.

The Review Program would be completed over the next two years by the real estate firm currently representing the Presbytery. The real estate firm will utilize publicly available property records (such as zoning and any unique property restrictions). The firm will provide a realtor estimate of value after viewing the property and considering comparable values from real estate sales of similar property. It is important to recognize that the valuation is a realtor estimate and does not meet the standards of a property appraisal. The realtor conducting the survey will not physically enter the church buildings unless requested by the church. If a member church wants to obtain a more in-depth review of their property, they will be able to contact the real estate firm and arrange for this. Churches that have recently completed a review and valuation of their property (due to construction, PILP loan, or for any other purpose) may provide the information to the Presbytery in lieu of participation in this Review Program.

The real estate firm of Shames Makovsky has offered to complete the Review Program over the next two years. The firm has already provided property reviews and valuations on some member churches, and these have been very helpful. There will not be a cost to the Presbytery for the Review Program except for mileage reimbursement for visiting churches located outside of the Denver Metro area.