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MICHAEL McGUIRE
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MEMORANDUM

To: Tracy Murphy
FROM: Michael McGuire
DATE: May 1, 2026
RE: 20 Harris Ave, Village of Ravena, Tax Map ID# 168.11-3-23.2

20 Harris Ave is a 0.23-acre parcel located within the Village of Ravena and is currently assessed at \$20,700. Despite this assessment, the parcel has little to no marketable value due to significant physical and regulatory constraints.

According to the Village of Ravena, the parcel is unbuildable and located within a designated floodplain. The property is further impacted by a buried stream, which results in recurrent flooding multiple times each year. These conditions severely limit any reasonable economic use of the land and materially impair its marketability.

In light of these factors, the Village of Ravena has offered to purchase the parcel for \$250. Given the parcel's lack of developable potential and ongoing environmental limitations, this offer represents a reasonable and appropriate disposition value.