INTRODUCTION

• Who we are and what we do
• Why we need appraisers
• Types of assignments
• Expectations for contractors
• Questions
On any given day, you could be asked what to do with 4,000 or 4 million acres - usually in the West. The National Park Service wanted to make a park out of it...
“...the Fish and Wildlife Service wanted to make a refuge out of it...”
“…the Bureau of Land Management wanted to lease it for grazing or mineral search or whatever…”
“...and the Bureau of Reclamation wanted to dam up any water in sight and sell it to somebody,...”
“The Department of Everything Else”

“...then in would come the Bureau of Indian Affairs and say, 'Forget it, folks; it's belonged to the Indians all along’.”
"It doesn't matter what decision you make; you're going to offend at least four out of five constituents and possibly all five if you do your job right."

Donald Hodel
Secretary of the Interior
February 8, 1985 – January 20, 1989

https://www.nps.gov/parkhistory/online_books/utley-mackintosh/index.htm
DOI Managed Lands

DOI manages 500 million acres of surface land, or about one-fifth of the land in the United States, including:

- 256 million acres managed by the Bureau of Land Management
- 96.2 million acres managed by the Fish and Wildlife Service
- 84.6 million acres managed by the National Park Service
- 8.7 million acres managed by the Bureau of Reclamation associated with reclamation projects
- 66 million acres managed by the Bureau of Indian Affairs


Ninepipe National Wildlife Refuge, Montana
The federal Indian trust responsibility is a legal obligation under which the United States "has charged itself with moral obligations of the highest responsibility and trust" toward Indian tribes (Seminole Nation v. United States, 1942).
The federal Indian trust responsibility is also a legally enforceable fiduciary obligation on the part of the United States to protect tribal treaty rights, lands, assets, and resources, as well as a duty to carry out the mandates of federal law with respect to American Indian and Alaska Native tribes and villages.
DOI VALUATION STRUCTURE

Five Divisions

- Federal Lands Division (FLD)
- Indian Trust Property Valuation Division (ITPVD)
- Land Buy Back Property Valuation Division (LBBPVD)
- Technical Services Division (TSD)
- Division of Minerals Evaluation (DME)
The core purpose and focus of AVSO is to deliver competent and credible appraisal, appraisal review, minerals evaluation, and consulting expertise to its clients and other stakeholders.

- We are a large appraisal organization (200+ staff), but not large enough to handle all assignments
- Many assignments need special expertise available in the private sector
- Current structure geared toward review rather than appraisal
- Oversight of grant programs at the state level needs qualified appraisers
TYPES OF ASSIGNMENTS

- Full Acquisition of real property
- Acquisition of partial interests
  - Conservation easements
  - Flowage and seepage easements
  - Rights-of-way
- Land exchanges
- Sales/Disposals
- Grant program assistance
- Legislative/policy development and review
- Legal support – DOI Solicitors and DOJ

- Market rent determinations for Rights of Way
  - Communication sites, roads, pipelines, etc.
- Market rent determinations for office space
- Market rent determinations for concessions
- Consultation

Big Bend National Park, Texas
DOI EXPECTATIONS FOR APPRAISAL

• There will be a review appraiser assigned to the case – use them as a resource.
• If the assignment is required to be UASFLA compliant, be UASFLA competent.
• If you have a question, ask before it becomes an issue
• If you think it, write it. Saves the review appraiser asking later

• Don’t assume, seek clarification
• If a contract is involved, read the contract
• Read the Statement of Work provided to you
• We share the same goal – an approvable appraisal report!

Shasta Dam, California
Questions?

Thank You!!!

Crater Lake National Park, Oregon