



Land Transactions
March 1 & 2, 2013

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval *
- Close

Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
 - “(2) Real property shall be appraised before the initiation of negotiations ...”
 - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”

Land Transaction Appraisal

- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

Issaquah Creek – Hatchery Intake King County

Project Location

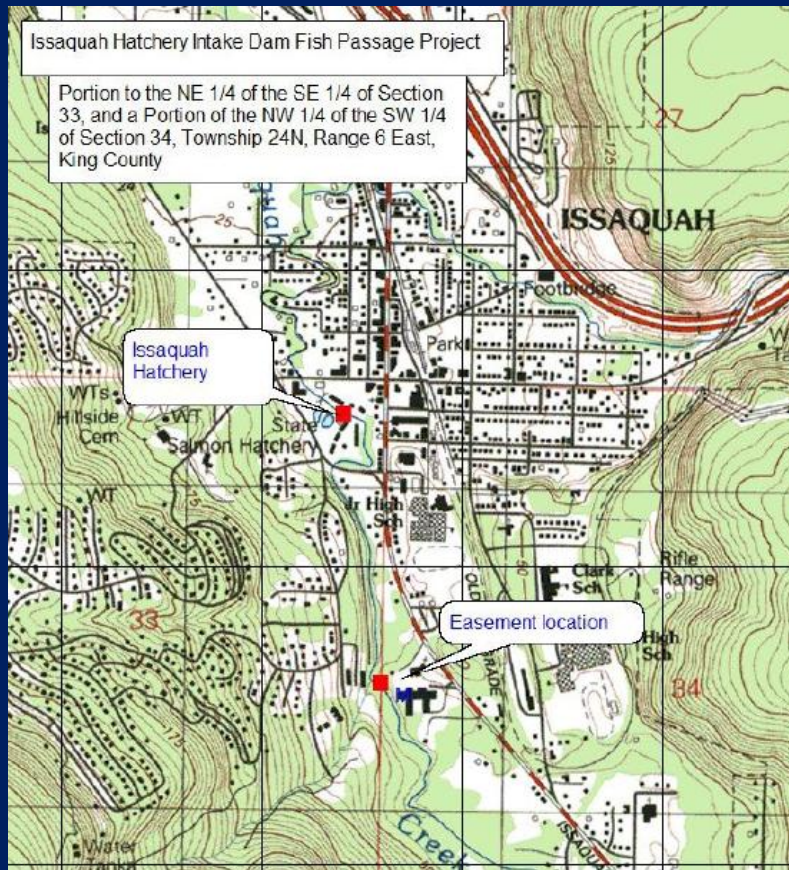
WDFW Lands 20/20



Issaquah Creek – Hatchery Intake King County



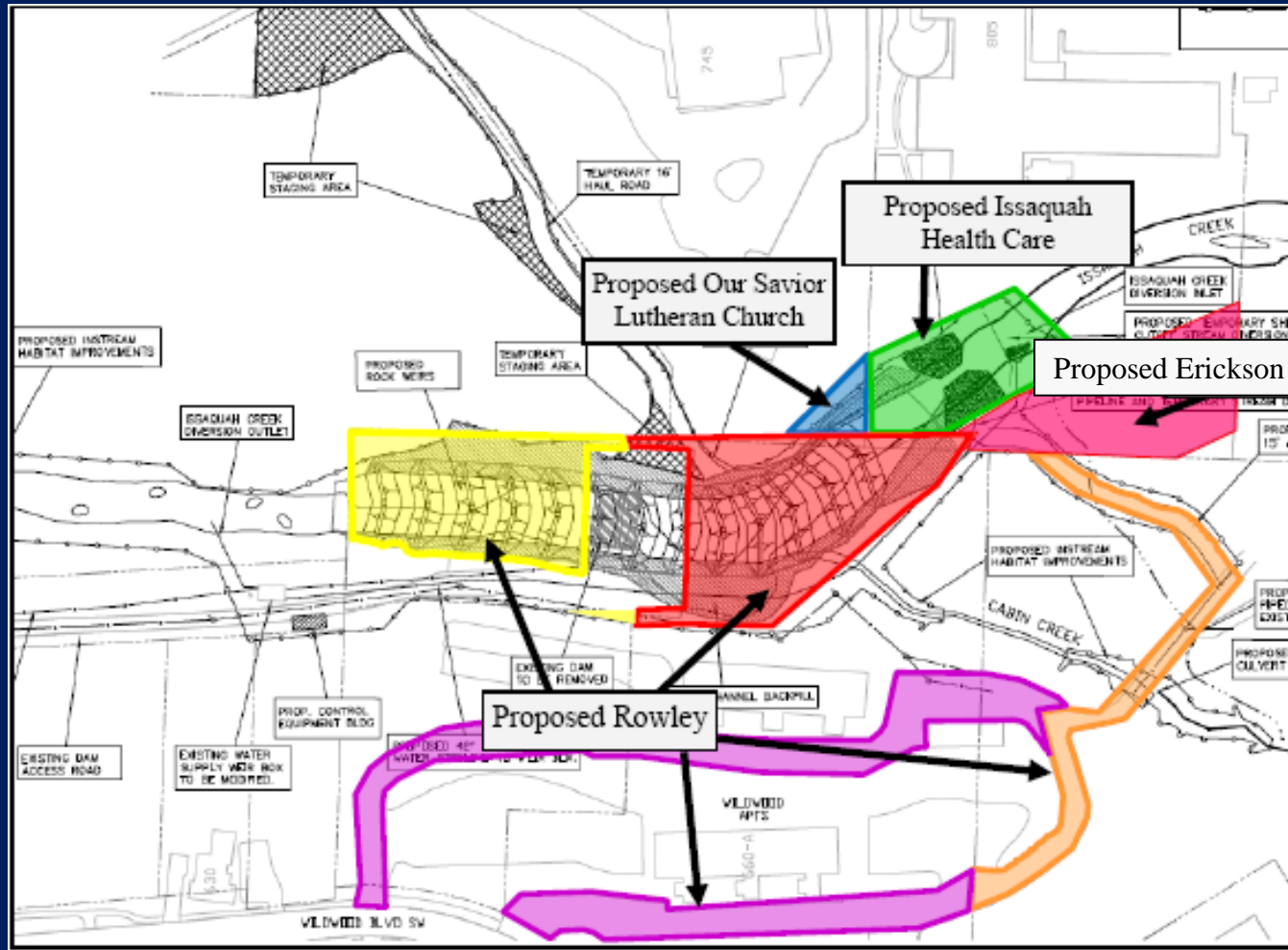
Issaquah Creek – Hatchery Intake King County



Partnership project with the City of Issaquah.



Issaquah Creek – Hatchery Intake King County



Odom/4-0 Acquisition Phase 2 Asotin County

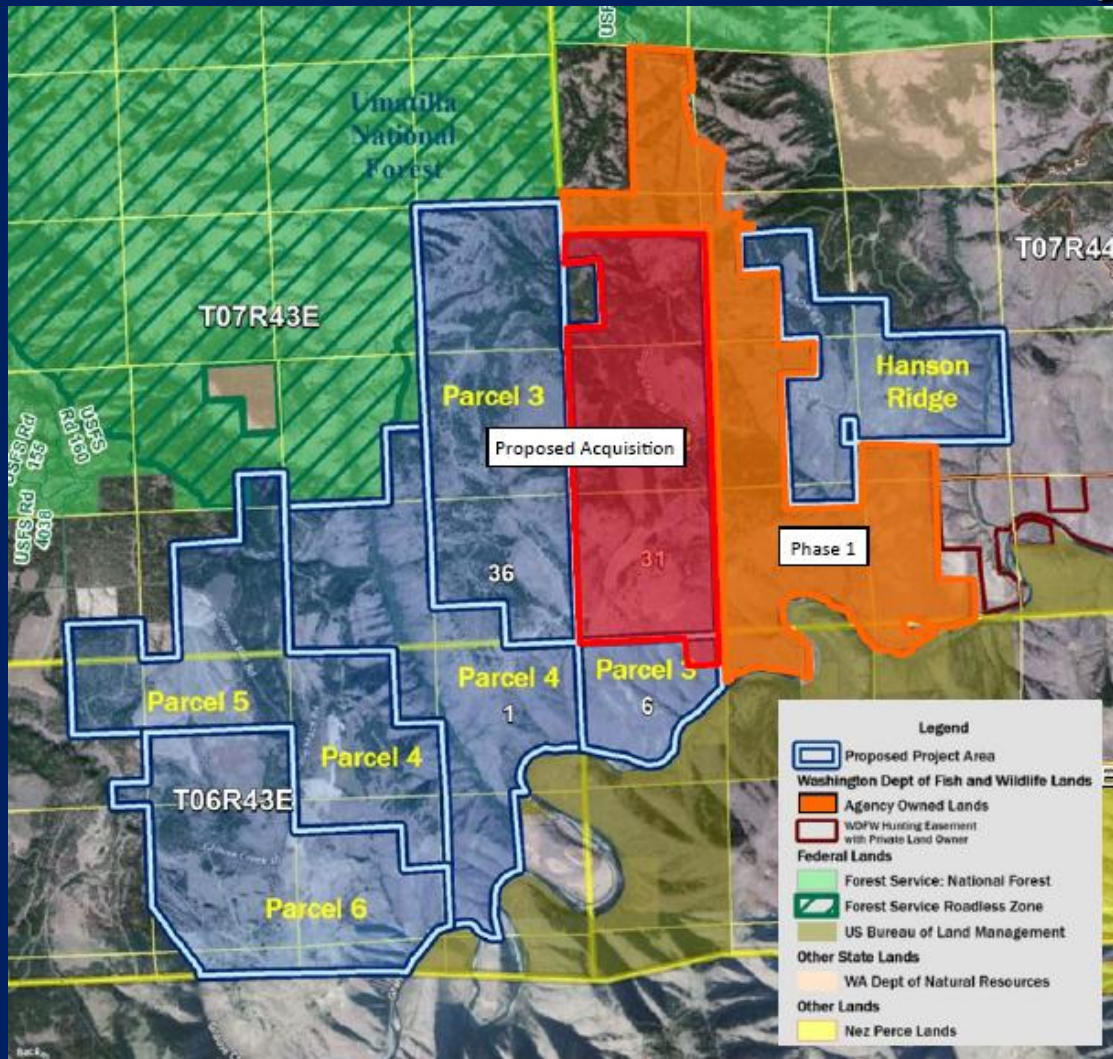
Project Location

WDFW Lands 20/20



Odom/4-0 Acquisition Phase 2

Asotin County



- Supports many target species
- Habitat is in good/excellent condition
- Landscape level acquisition
- Connectivity to other public lands
- Diversity of habitat

Odom/4-0 Acquisition Phase 2 Asotin County



Odom/4-0 Acquisition Phase 2 Asotin County



Odom/4-0 Acquisition Phase 2 Asotin County



Odom/4-0 Acquisition Phase 2 Asotin County



Purchase funded by
US Fish and Wildlife Service
Section 6 Program

Odom/4-0 Acquisition Phase 2 Asotin County



Annual Operating Cost
Estimated at \$12,900

Annual In-lieu Property Tax
To Asotin County
Estimated at \$2,000

Odom/4-0 Acquisition Phase 2

Asotin County



Lease Back of Agricultural
and Grazing Opportunities

Leases Subject To:

1309 Grazing Legislation
Habitat Conservation Plan
Grant Funding Approval

Offset Operating Costs

Odom/4-0 Acquisition Phase 2 Asotin County



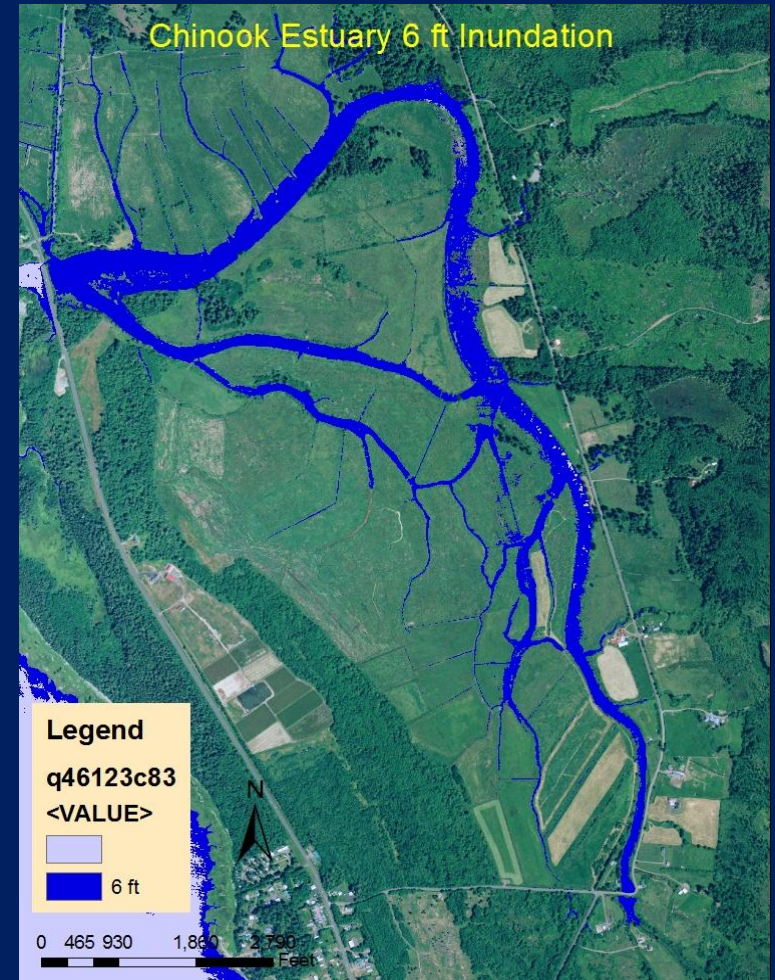
Mattson Property Pacific County County

Project Location

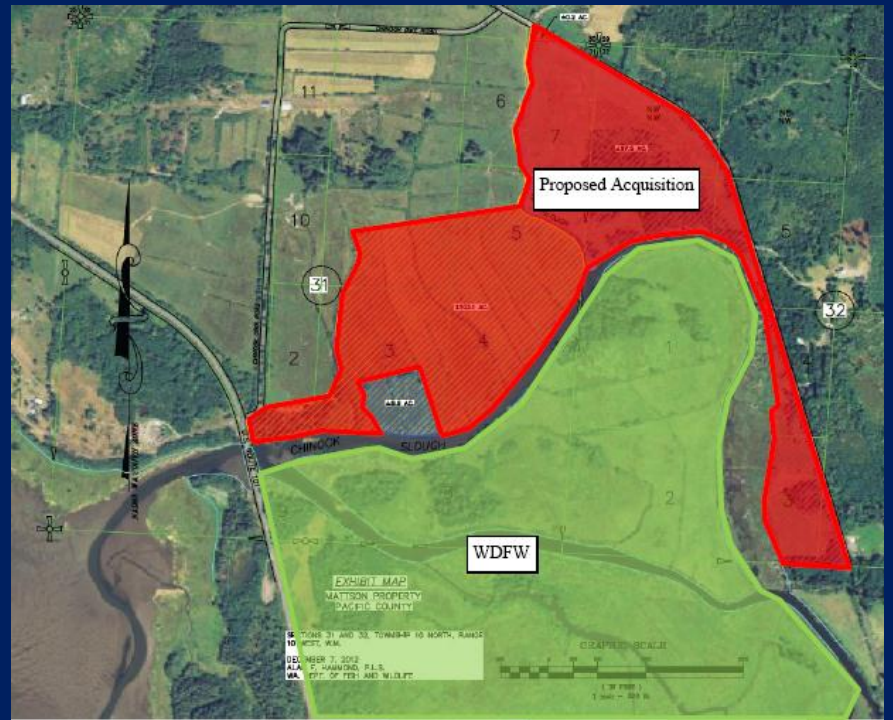
WDFW Lands 20/20



Mattson Property Pacific County County



Mattson Property Pacific County County



Mattson Property Pacific County County



Managed by Wildlife Program
Chinook Unit

Johns River Wildlife Area



Purchase and Operating Costs
Funded by BPA

PUBLIC COMMENT

Land Transactions

- **March 1 & 2, 2013**