



Land Transactions

August 2 & 3, 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

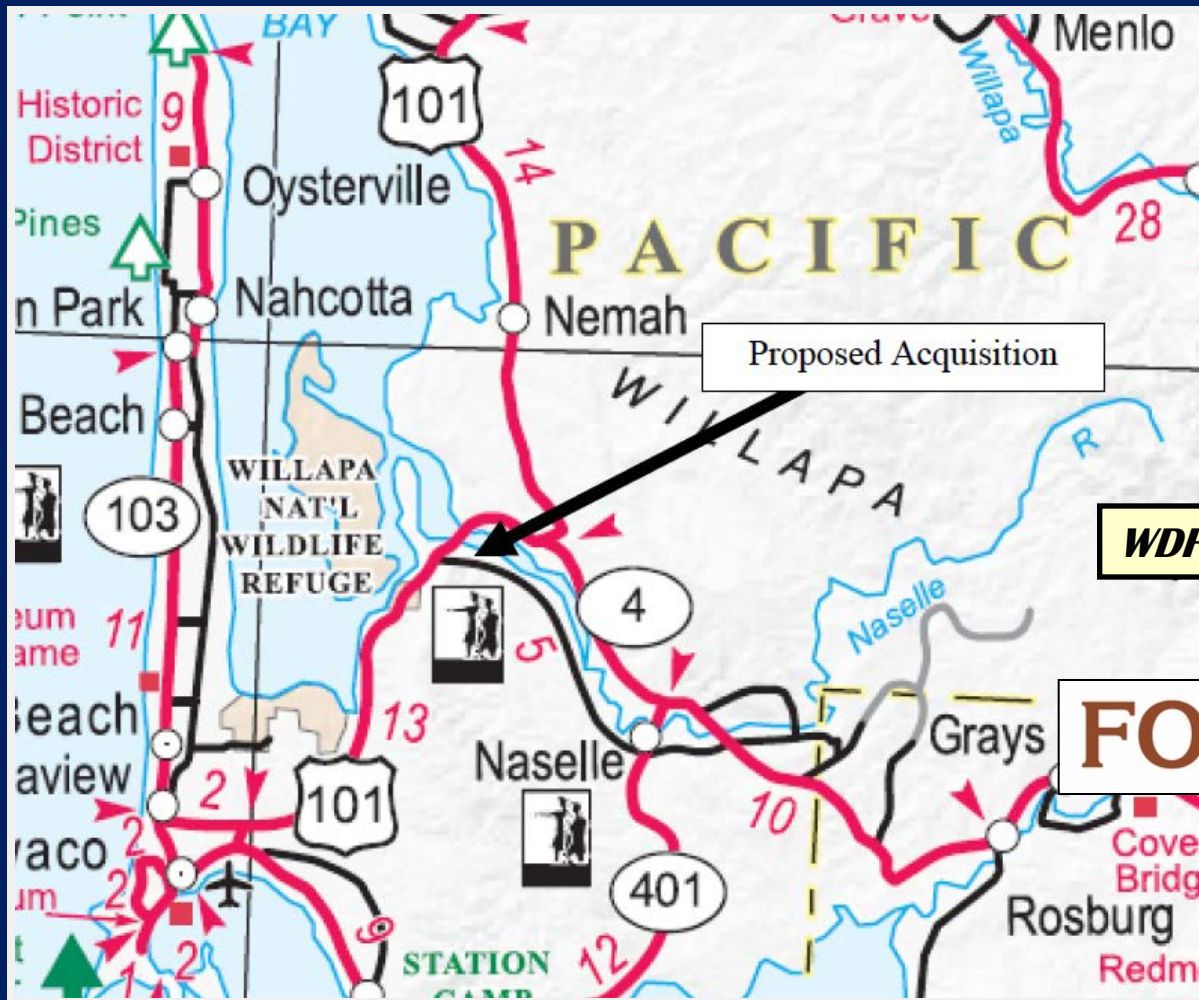
- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established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

Forterra NW Property Pacific County

Project Location



Forterra NW Property Pacific County



Forterra NW Property Pacific County

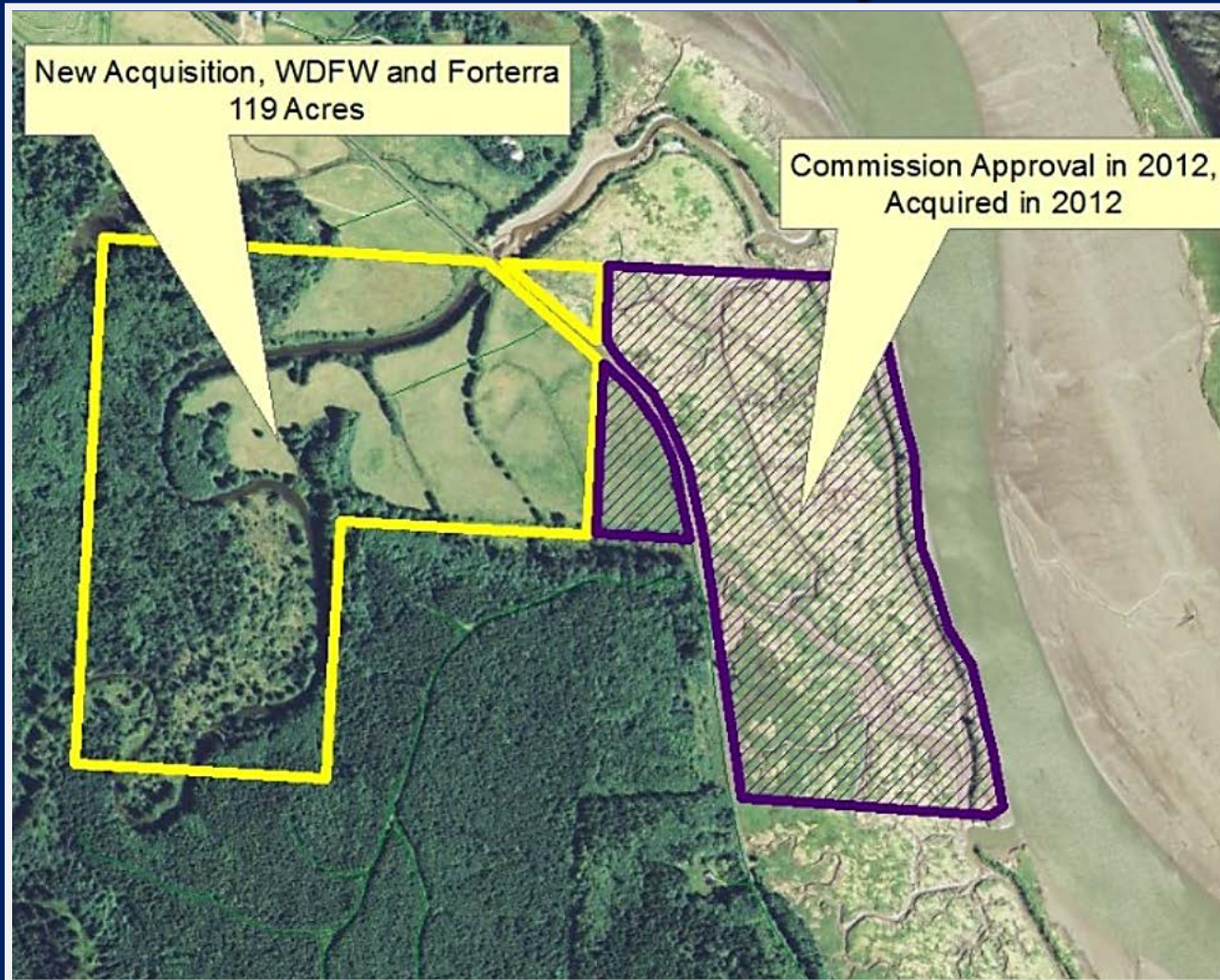


Emergent Salt Marsh

Forested Freshwater Wetlands



Forterra NW Property Pacific County



Forterra NW Property Pacific County



Unit of Johns River Wildlife Area

\$1,000 Annual Operating Costs

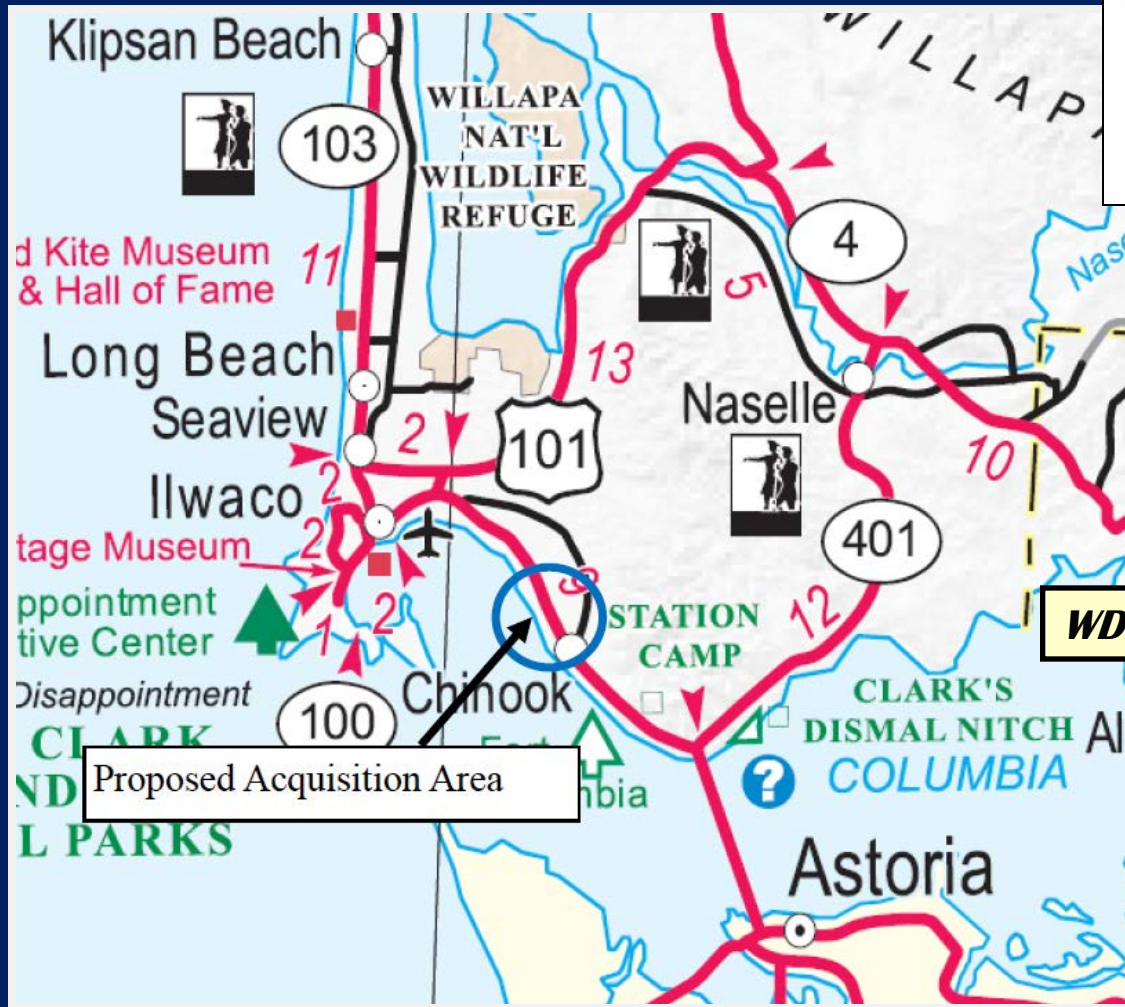
USFWS Funded Purchase

Mattson Property Pacific County

Project Location



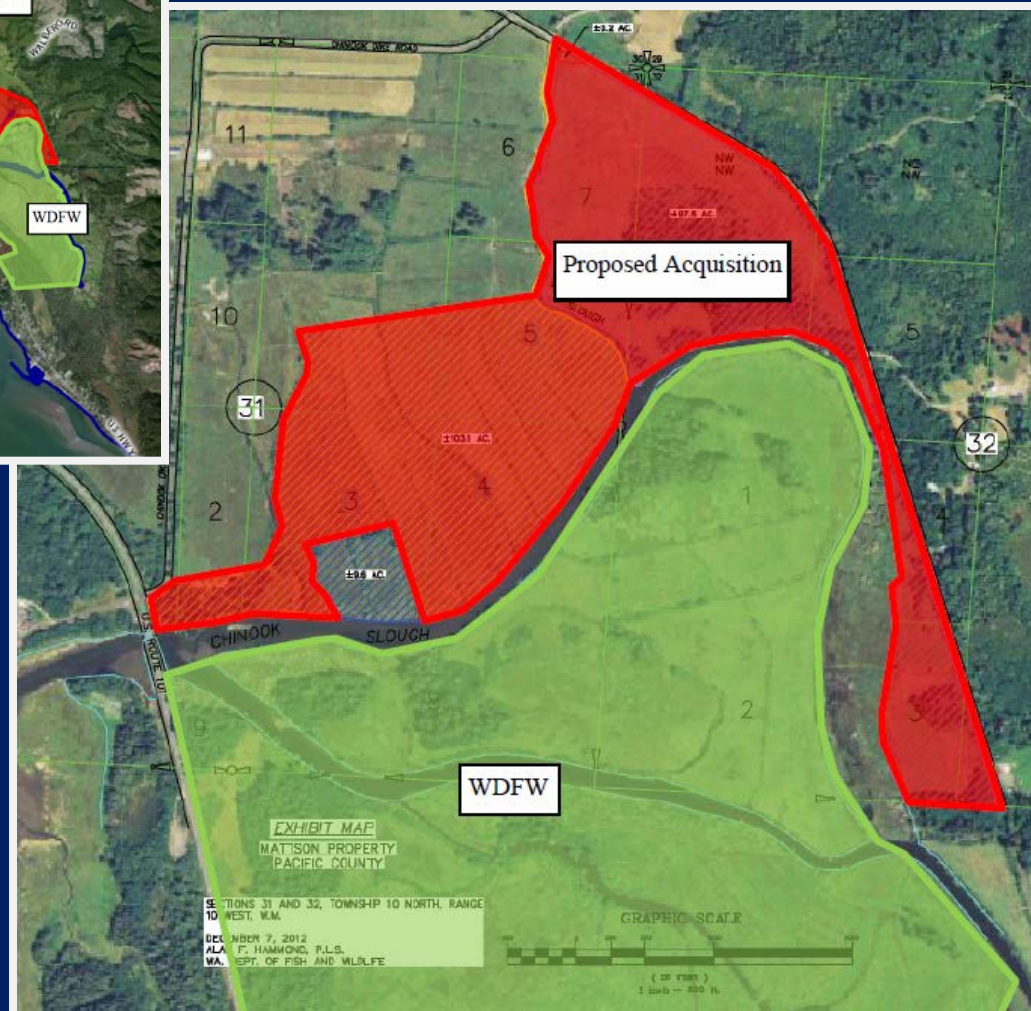
Mattson Property Pacific County



WDFW Lands 20/20

Proposed Acquisition Area

Mattson Property Pacific County



Mattson Property Pacific County



Unit of Johns River Wildlife Area

\$1,600 Annual Operating Cost

Bonneville Power Administration
Funded Purchase



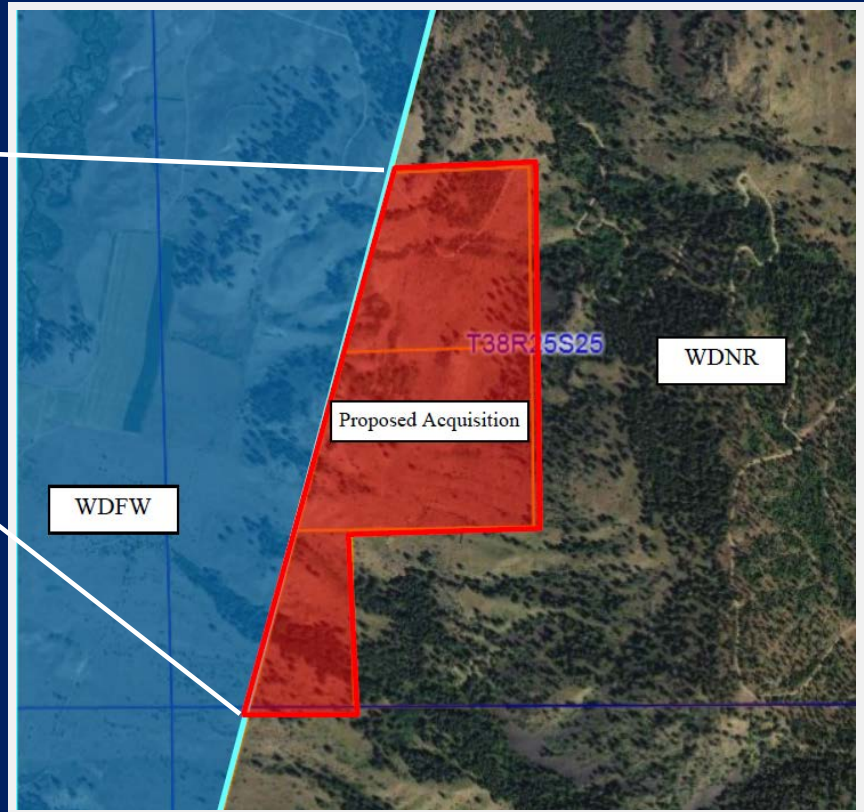
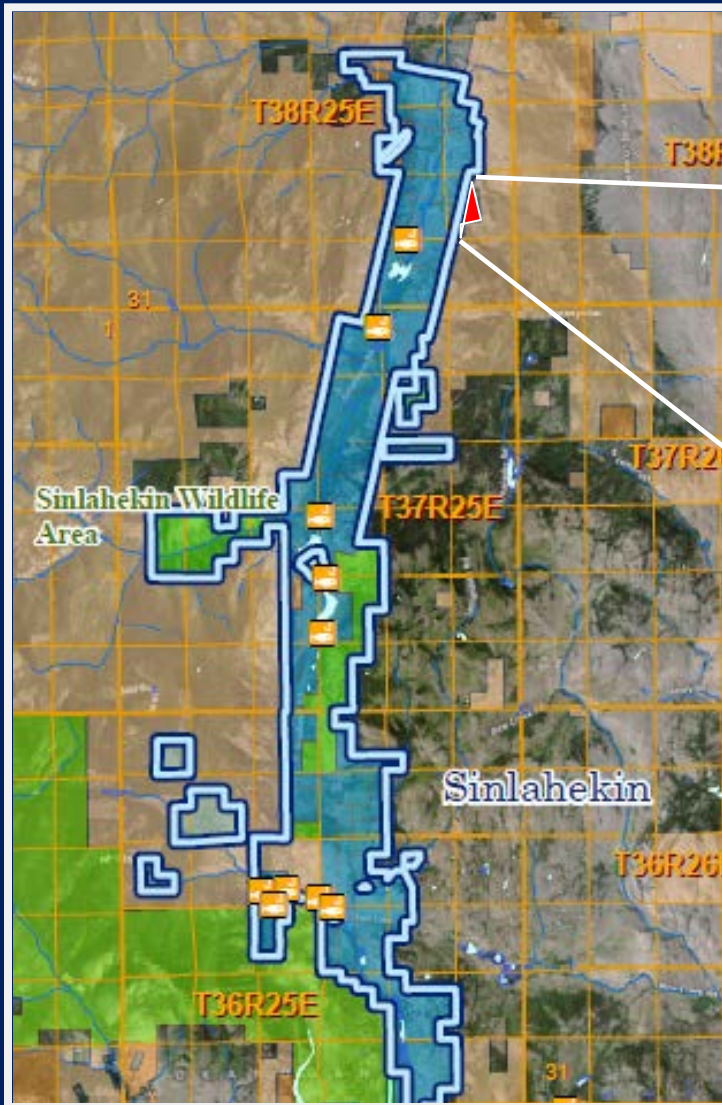
Pickering Property Okanogan County

Project Location



WDFW Lands 20/20

Pickering Property Okanogan County



Pickering Property Okanogan County



Pickering Property Okanogan County



Addition to Sinlahekin Wildlife Area

\$1,000 Annual Operating Costs

\$580 Estimated Payment In-Lieu of Tax

Purchase Funded by
US Fish & Wildlife Service

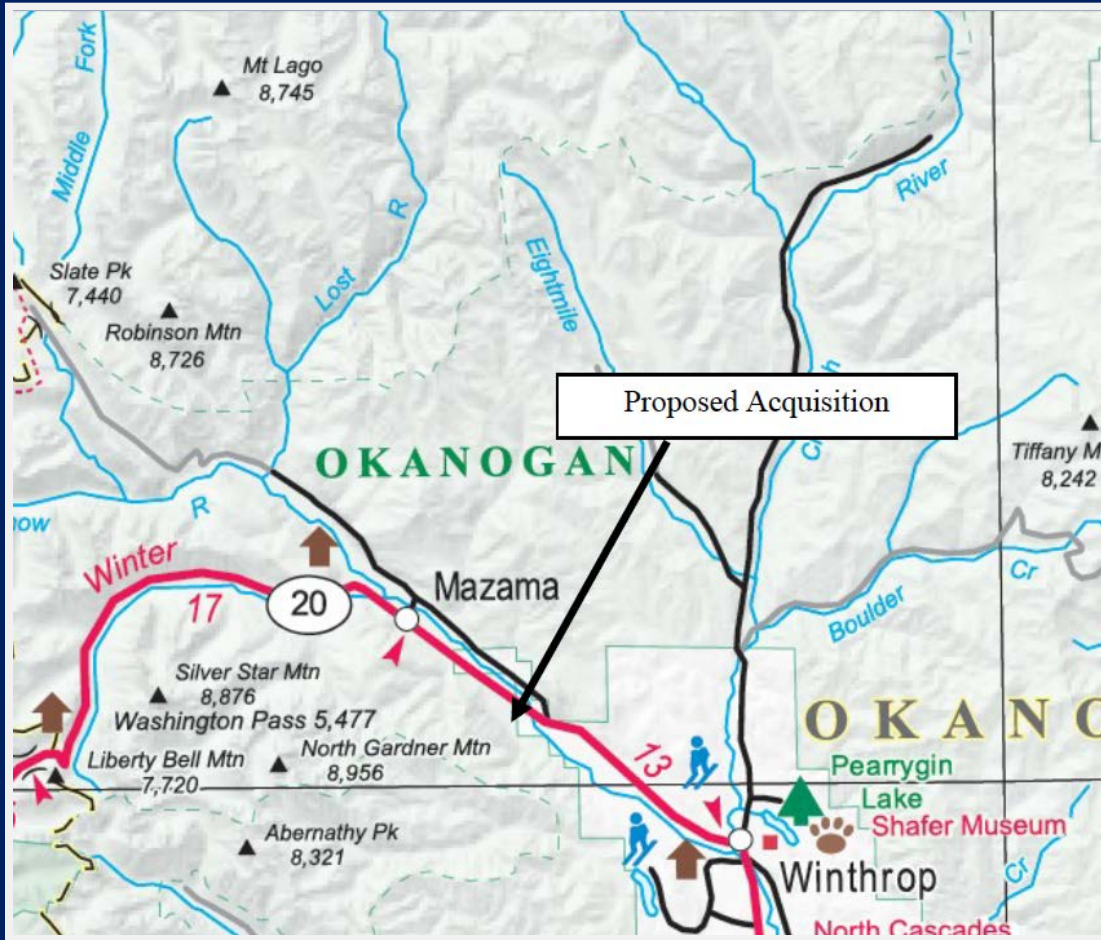
Heath Property Okanogan County

Project Location



WDFW Lands 20/20

Heath Property Okanogan County

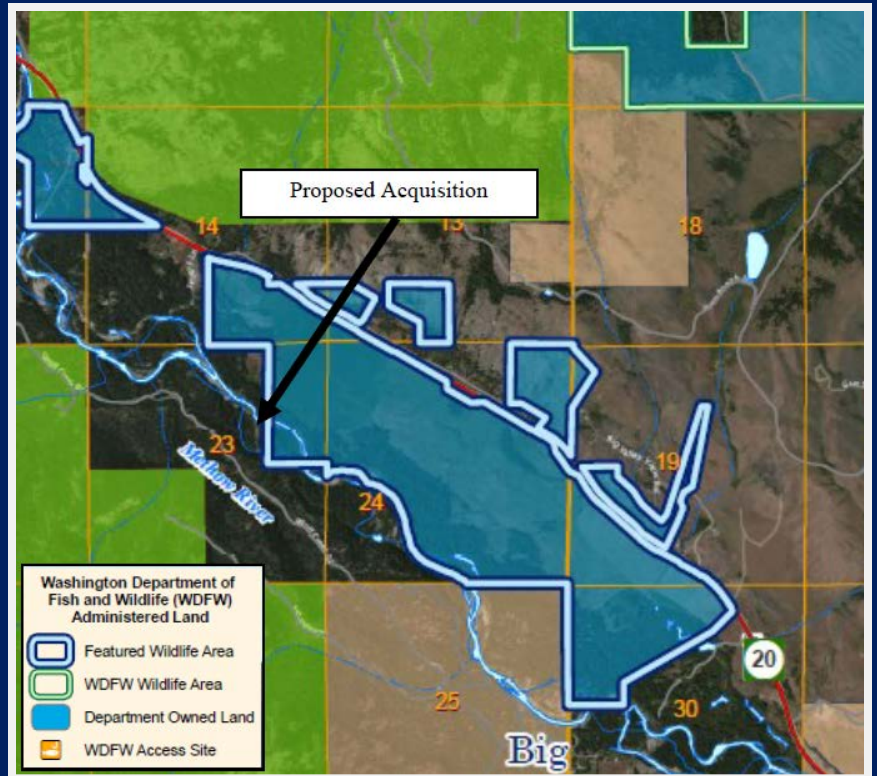
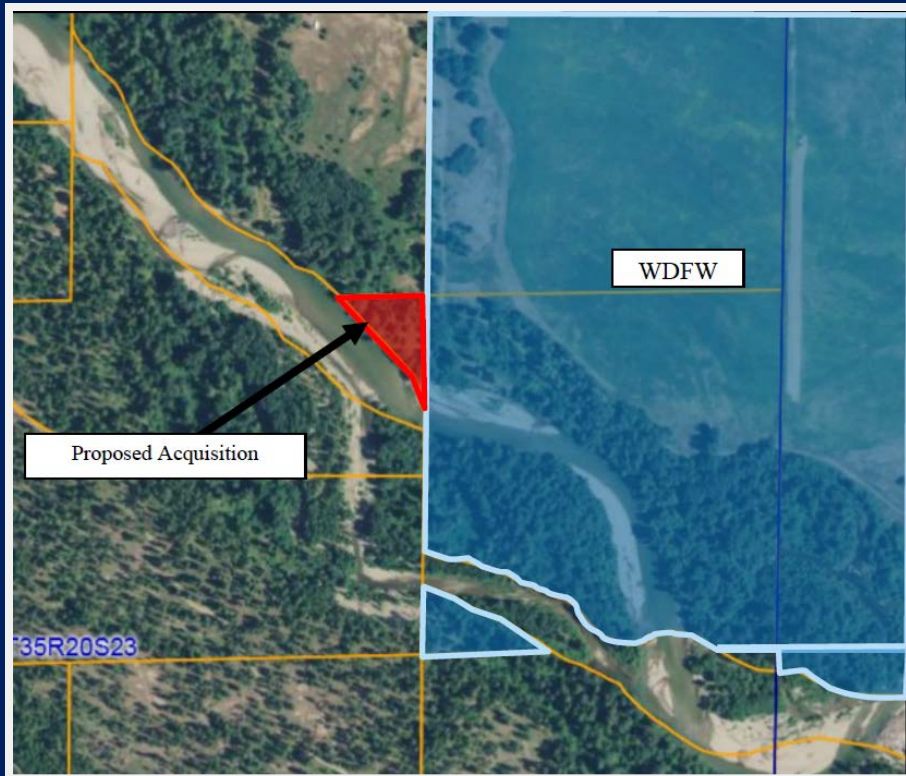


Fronts on the Methow River

North of Winthrop

Adjacent to Big Valley Unit

Heath Property Okanogan County



Heath Property Okanogan County



Addition to Methow Wildlife Area

\$250 Annual Operating Costs

\$10 Estimated Payment In-Lieu of Tax

Purchase Funded by
US Fish & Wildlife Service



Port Easements and Barker Property Okanogan County

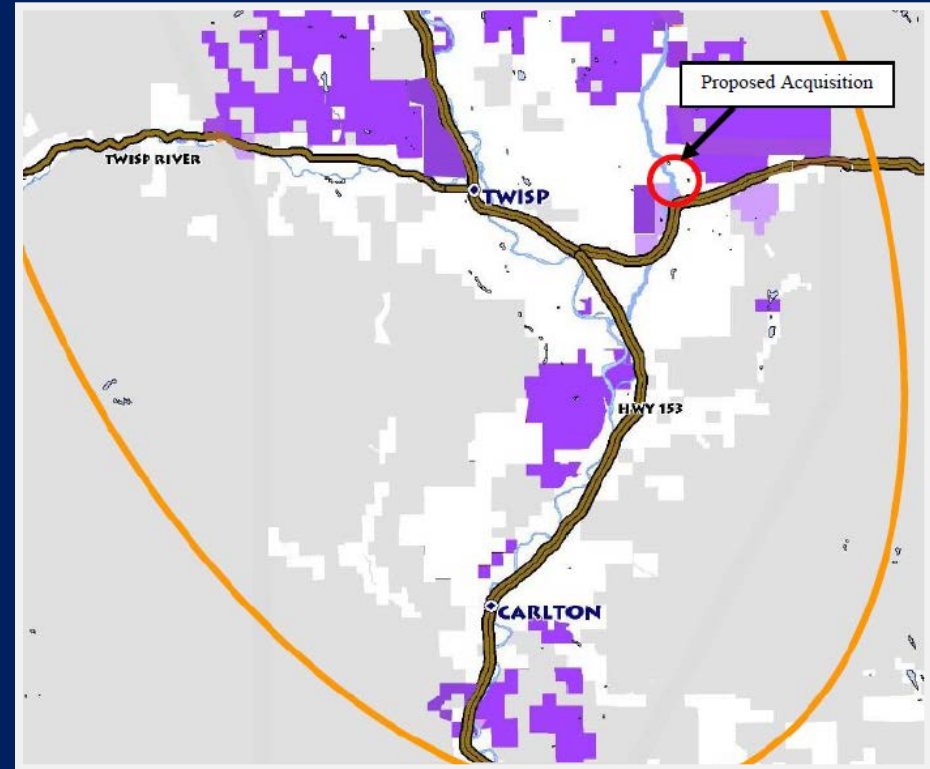
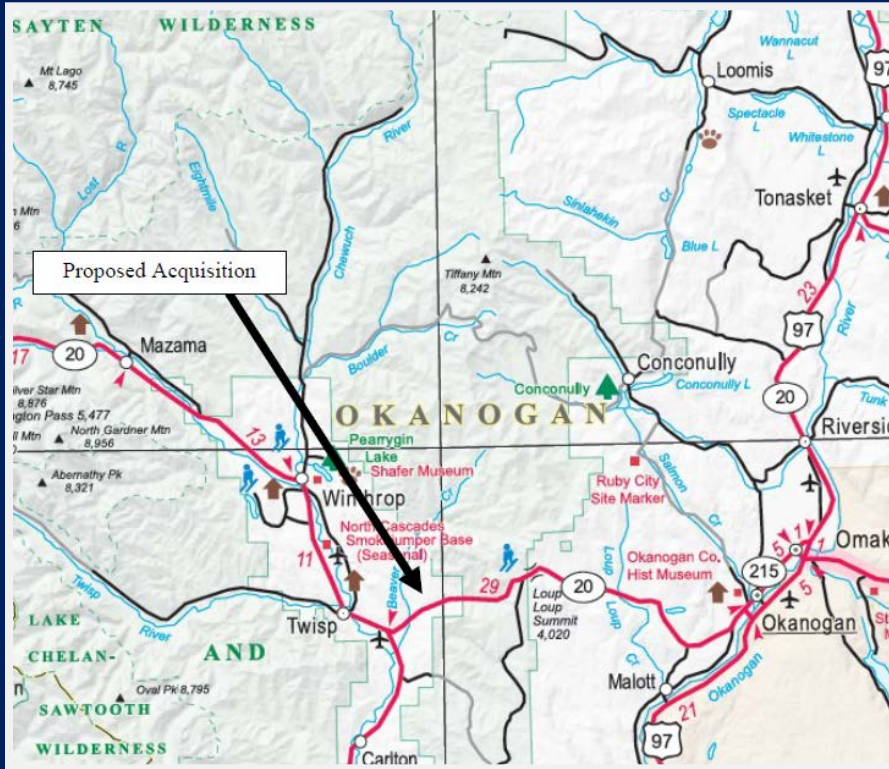
Project Location



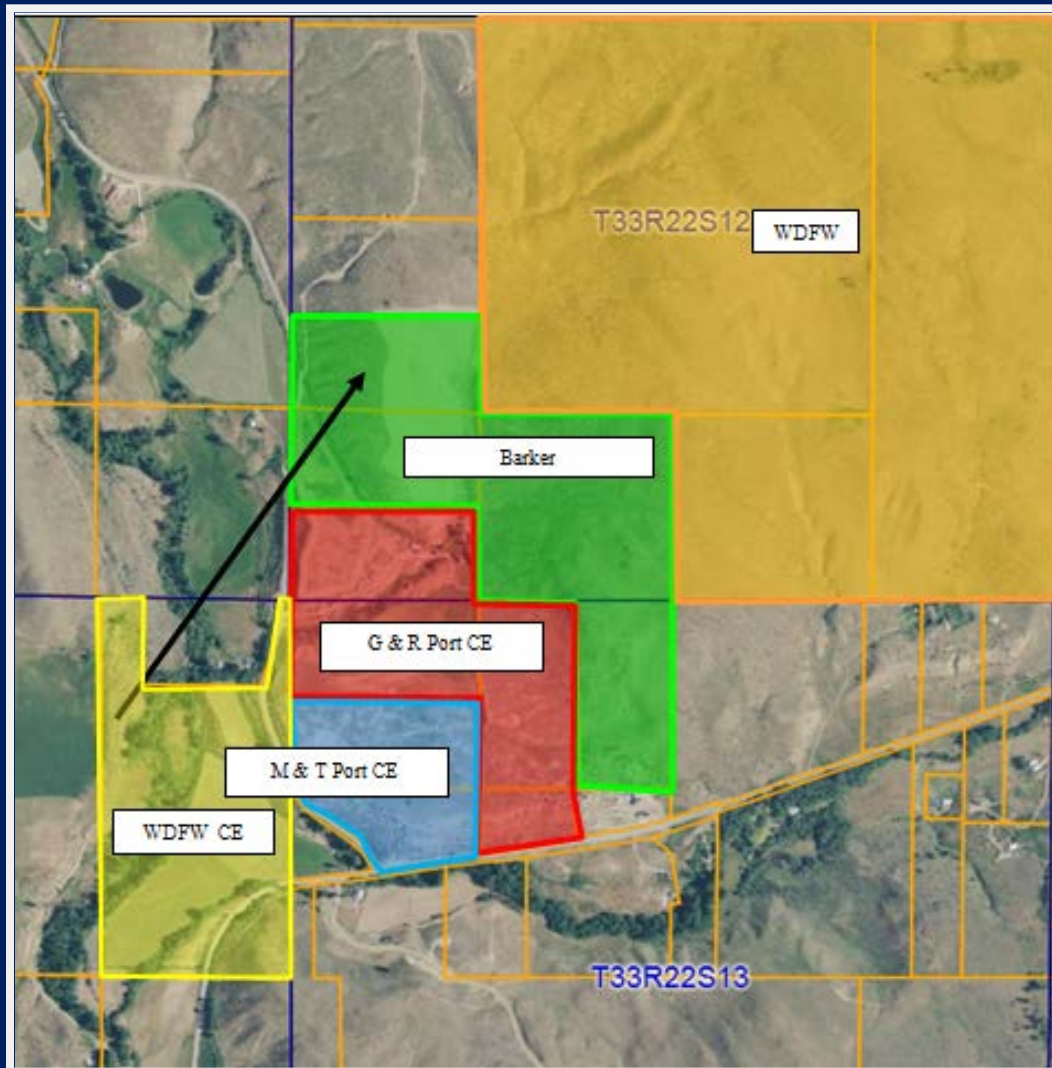
WDFW Lands 20/20



Port Easements and Barker Property Okanogan County



Port Easements and Barker Property Okanogan County



E. Barker 100 Acres

G & R Port 66.39 Acres

M & T Port 29.30 Acres

Port Easements and Barker Property Okanogan County



Port Easements and Barker Property Okanogan County



Addition to Methow Wildlife Area

\$800 Annual Operating Costs

\$1,500 Annual Monitoring Costs

\$200 Estimated Payment In-Lieu of Tax

Purchase Funded by
US Fish & Wildlife Service

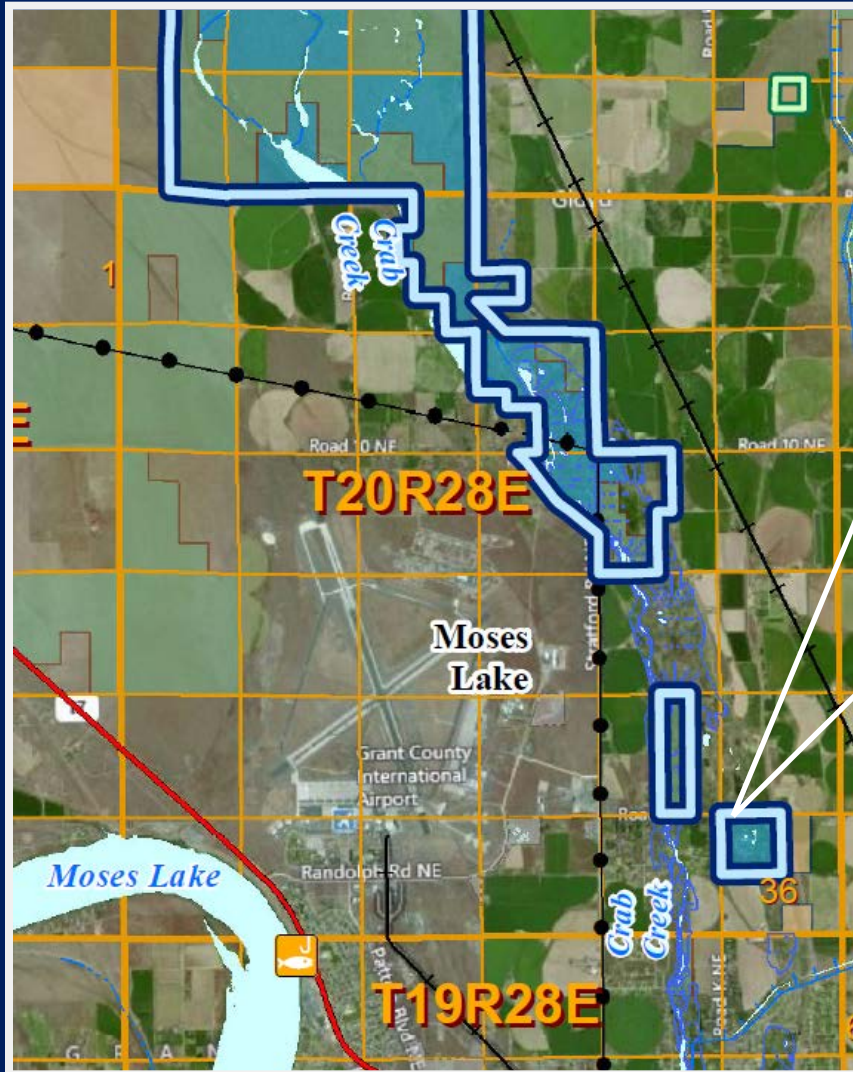


Yellowstone Pipeline Company Grant County

Project Location



Yellowstone Pipeline Company Grant County



Yellowstone Pipeline Company Grant County





PUBLIC COMMENT

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