

Land Transactions

September 26th & 27th, 2014

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

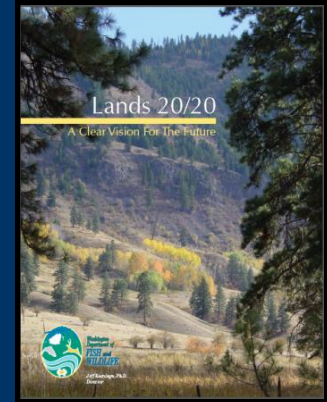
- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

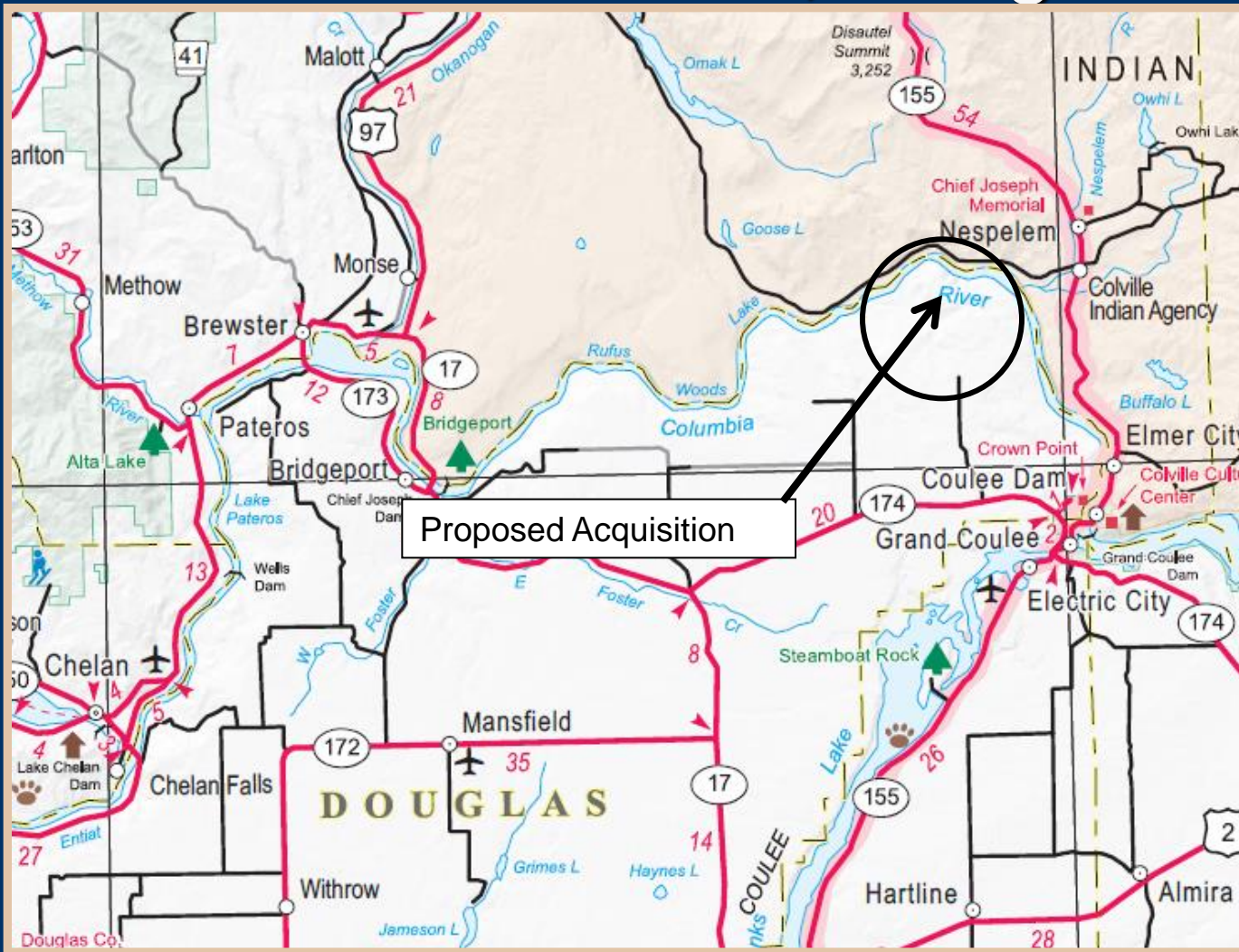
- Independent Fee Appraisers
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

Grand Coulee Ranch, LLC

Wells Wildlife Area, Douglas County



Grand Coulee Ranch, LLC Wells Wildlife Area, Douglas County

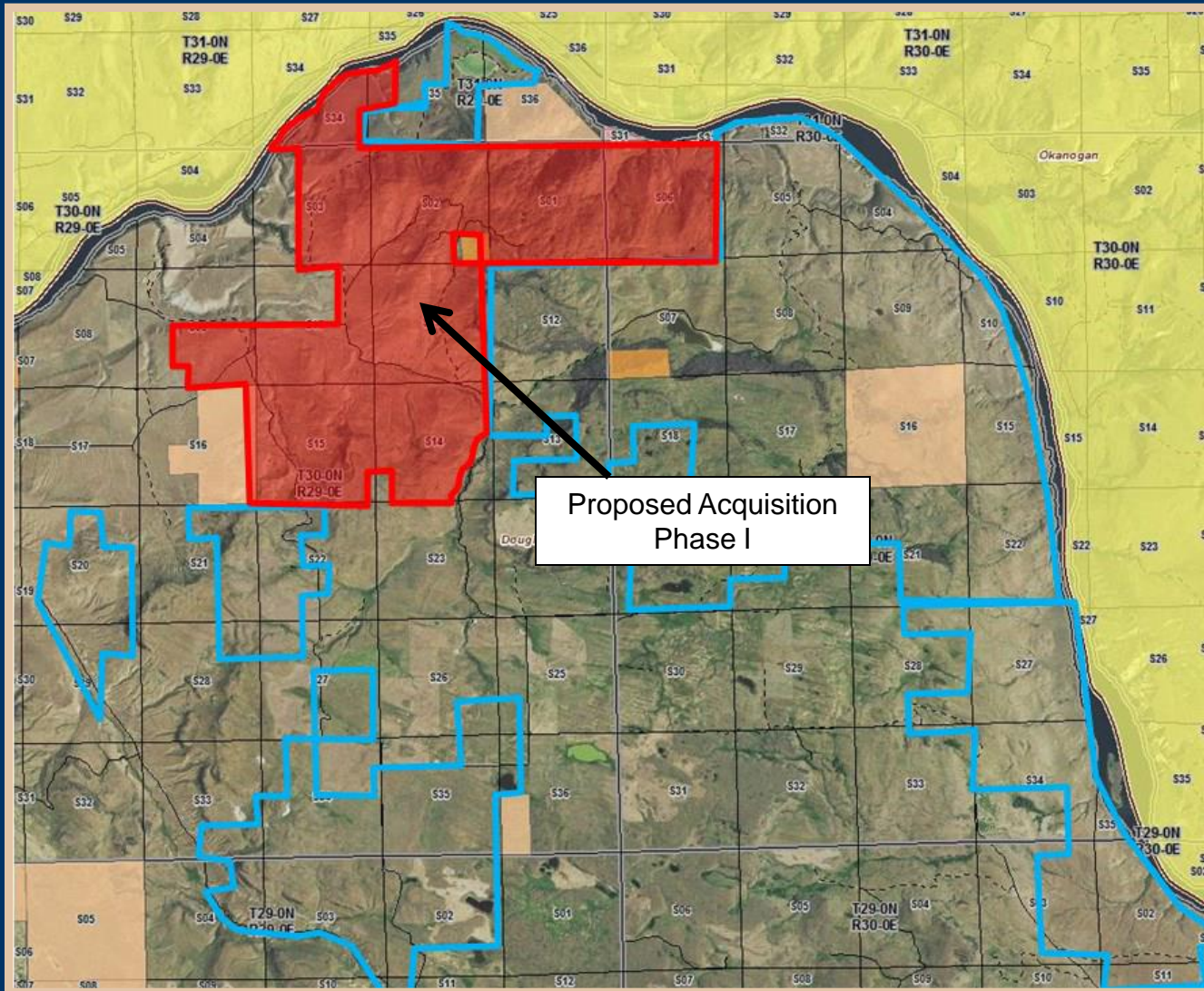


Phase I
4,198.5
acres

Grand Coulee Ranch, LLC Wells Wildlife Area, Douglas County



Grand Coulee Ranch, LLC Wells Wildlife Area, Douglas County



Funded by
WWRP grant
Appraised Value
\$1,805,000



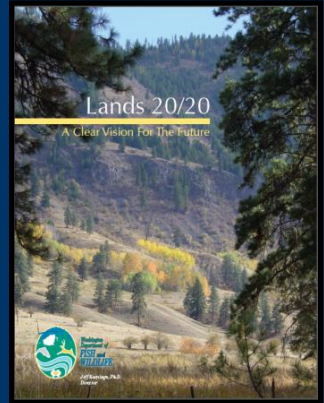
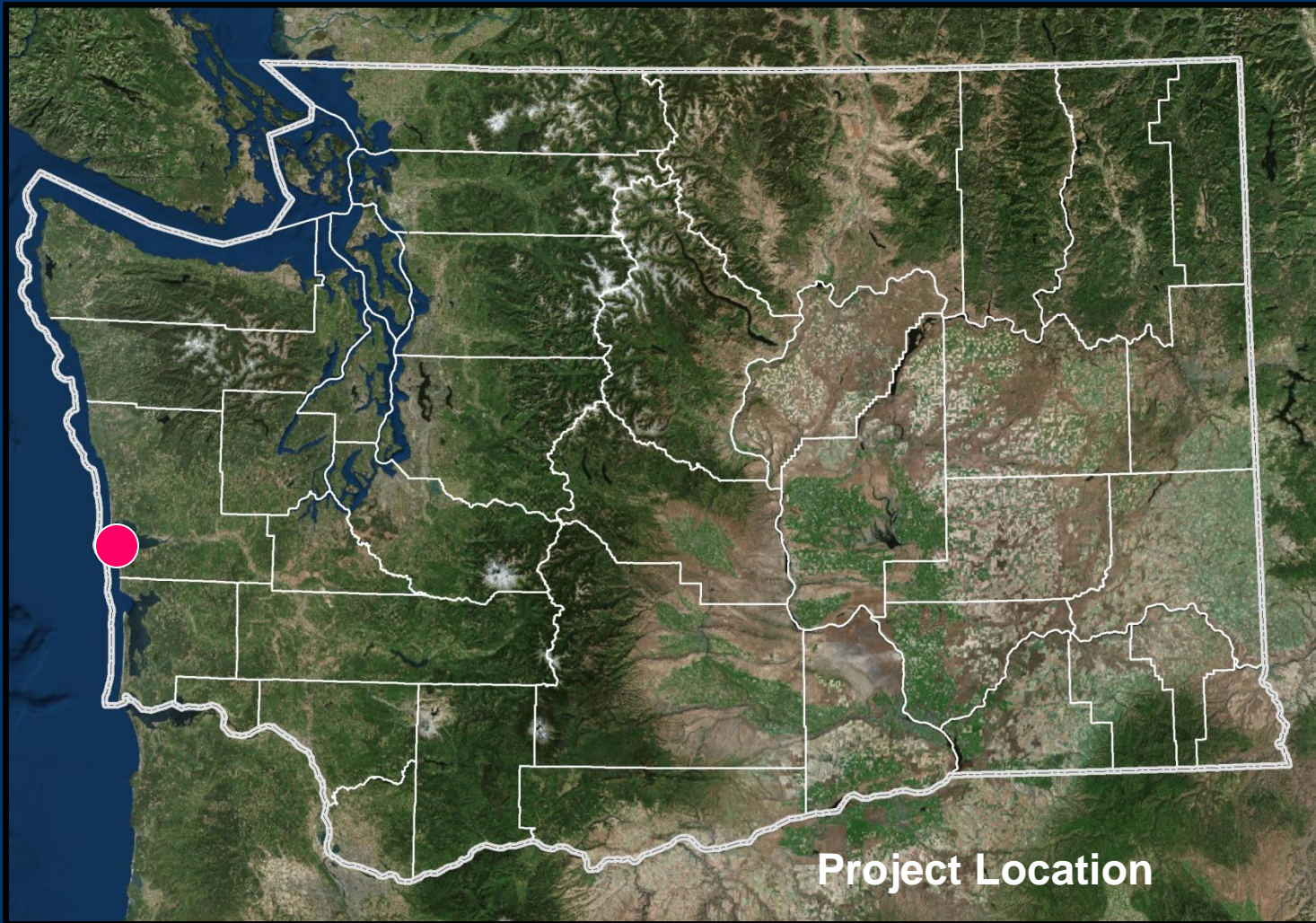
Grand Coulee Ranch, LLC

Wells Wildlife Area, Douglas County

- Public hunting and fishing opportunity
- Operation and Maintenance cost approx. \$33,600 annually
- Payment in Lieu of Property Tax approx. \$4,200 annually

Grass Island, LLC

Johns River Wildlife Area, Grays Harbor County



Grass Island, LLC

Johns River Wildlife Area, Grays Harbor County

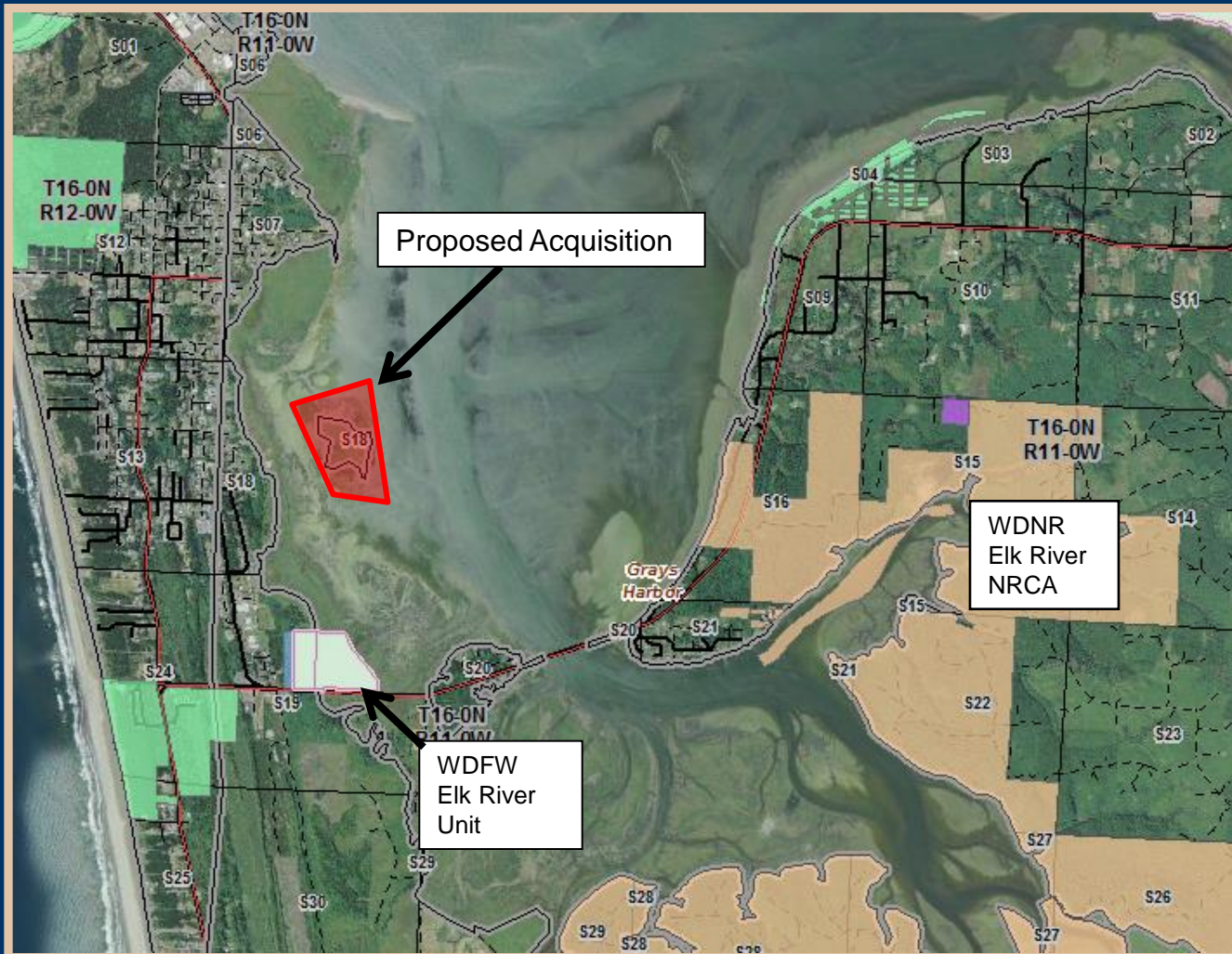


131.8 acres



Grass Island, LLC

Johns River Wildlife Area, Grays Harbor County



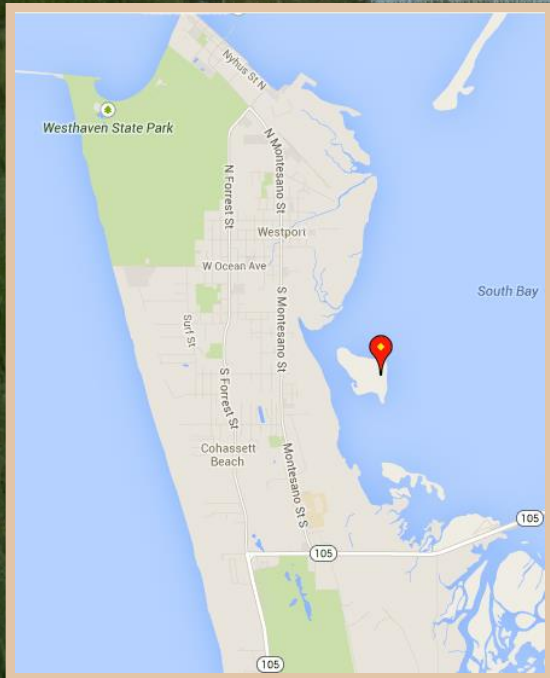
Funded by US
Fish & Wildlife
Service and
Migrant
Waterfowl Fund

Appraised Value
\$108,000

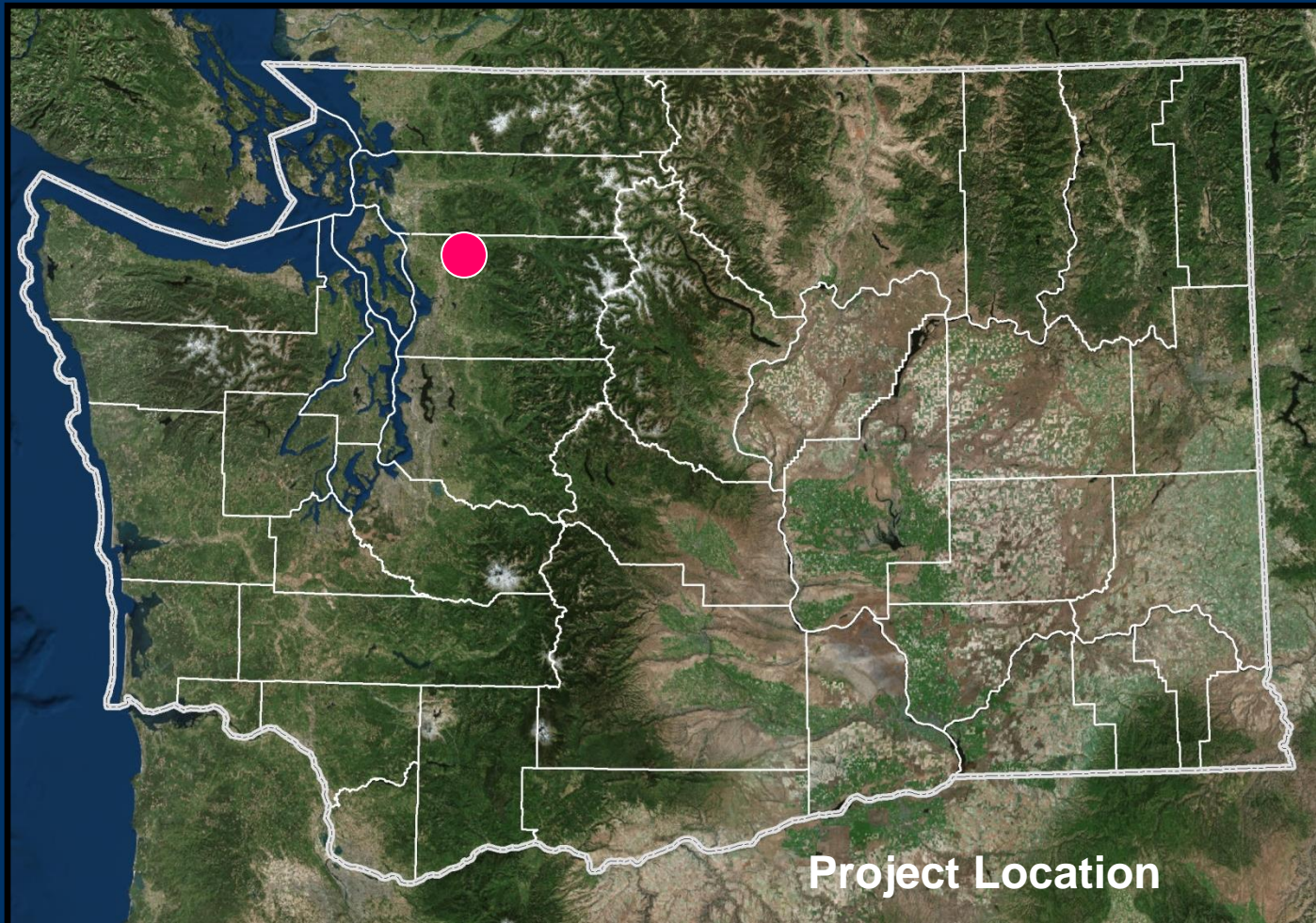


Grass Island, LLC

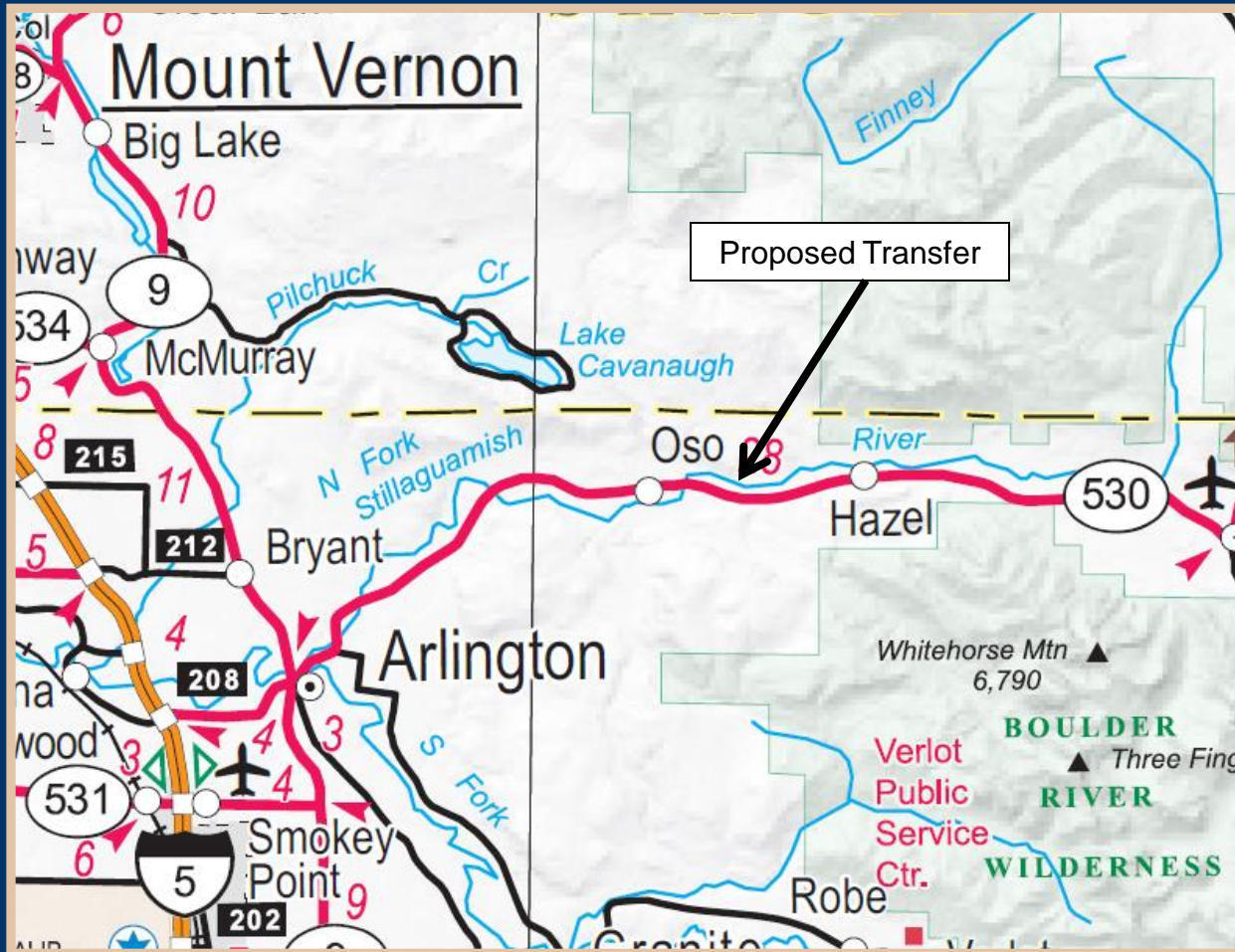
Johns River Wildlife Area, Grays Harbor County



Fortson Ponds Transfer Snohomish County

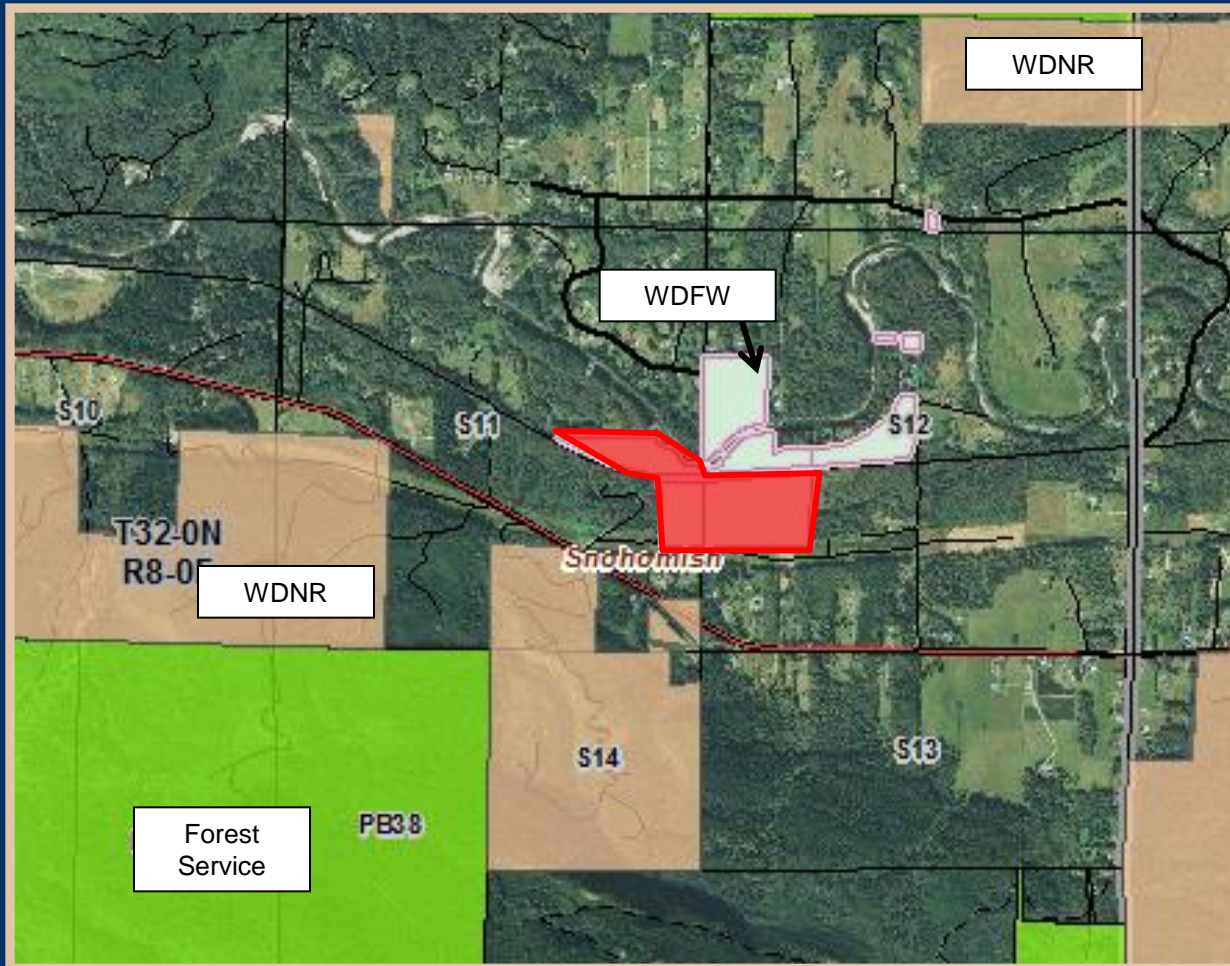


Fortson Ponds Transfer Snohomish County



54 acres

Fortson Ponds Transfer Snohomish County



Fortson Ponds Transfer Snohomish County



STILLAGUAMISH
TRIBE OF INDIANS

Land Transactions

- Proposed Acquisition:
Grand Coulee Ranch LLC. , Phase 1,
Douglas County
- Proposed Acquisition:
Grass Island, LLC
Grays Harbor County
- Proposed Transfer:
Fortson Ponds
Snohomish County



PUBLIC COMMENT

Land Transactions

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