Land Transactions

June 7 & 8, 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."

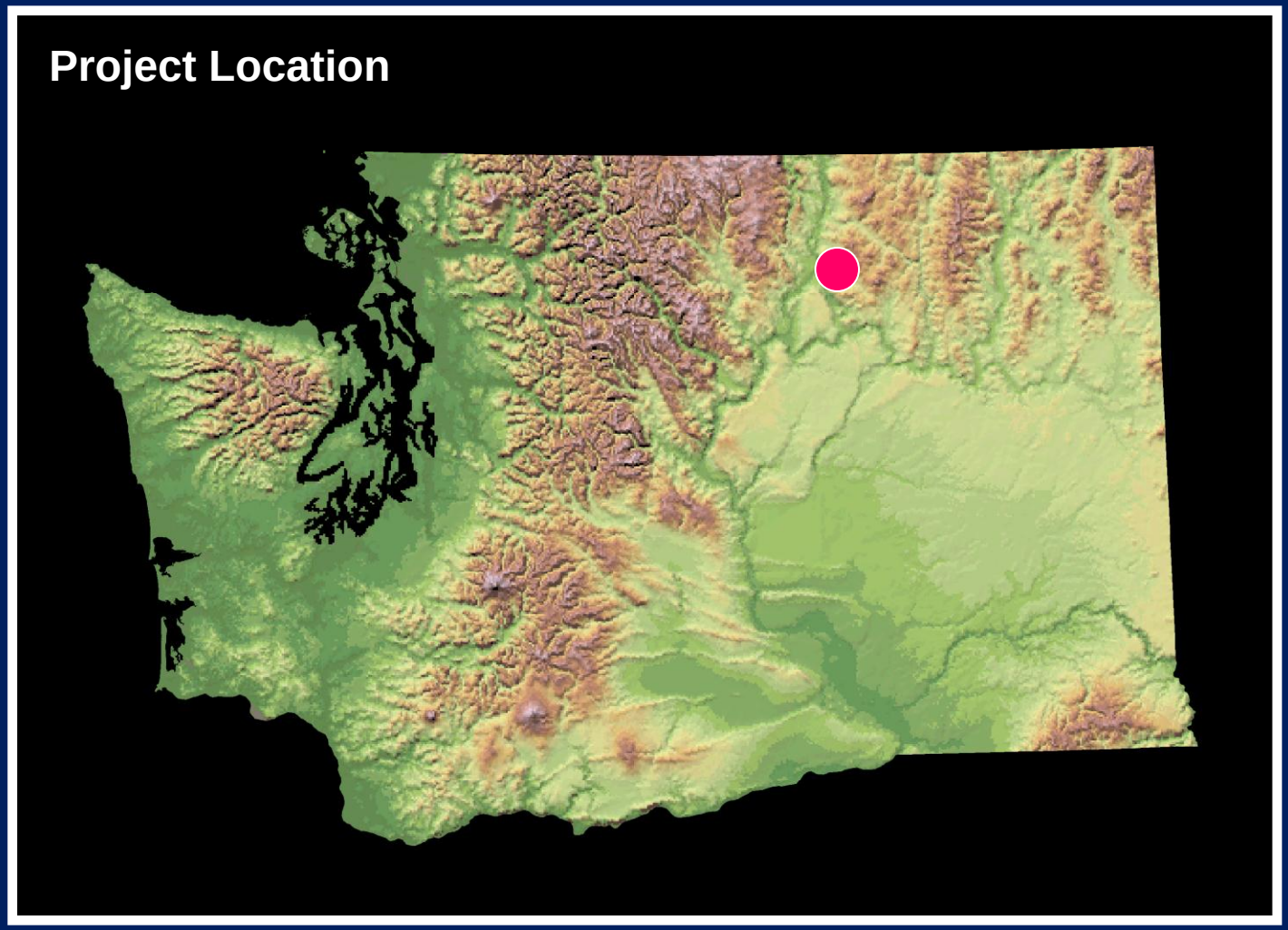
Land Transaction
Appraisal

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

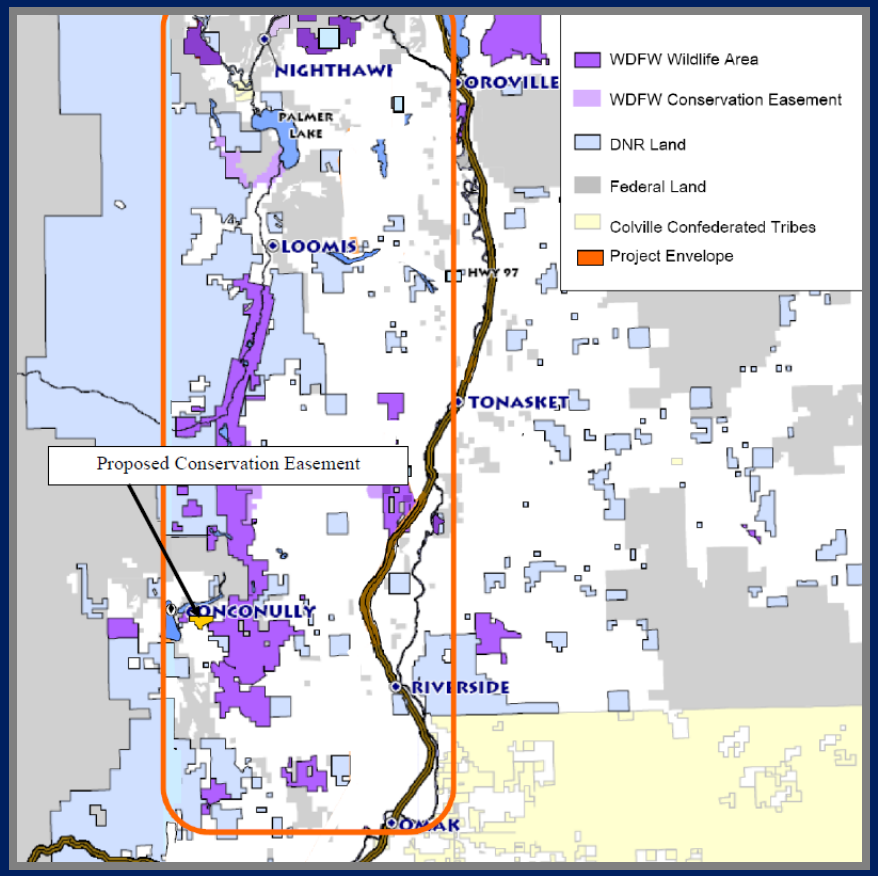
Land Transaction
Appraisal

- 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

Long Property – Conservation Easement Okanogan County

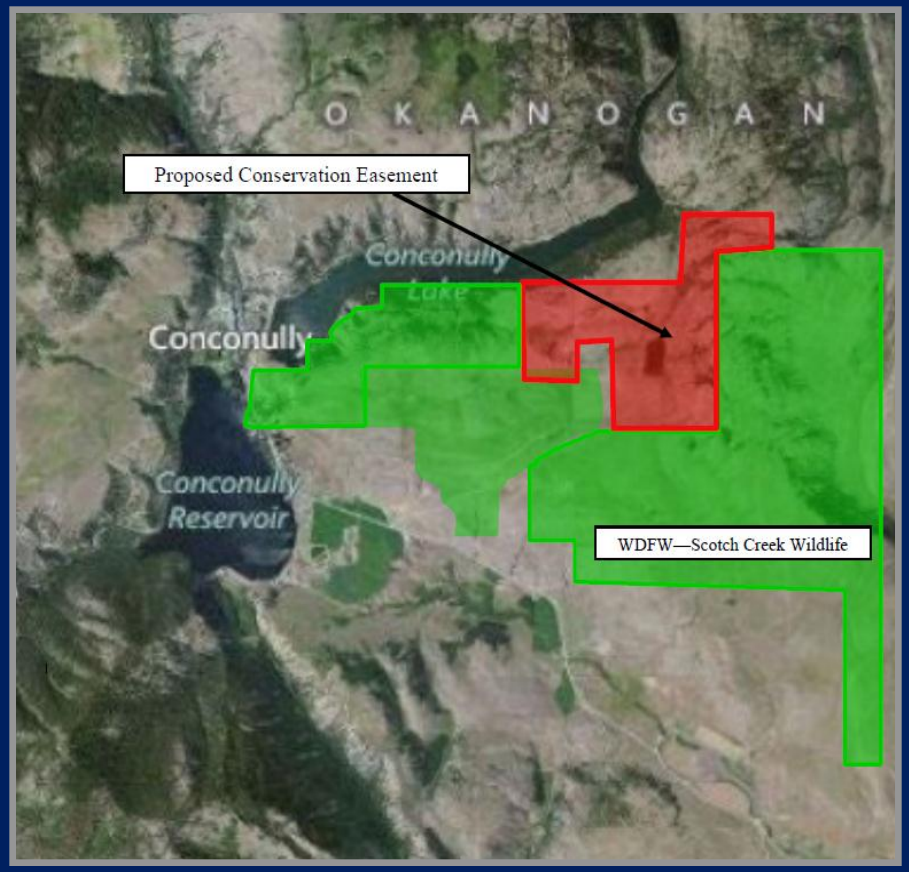


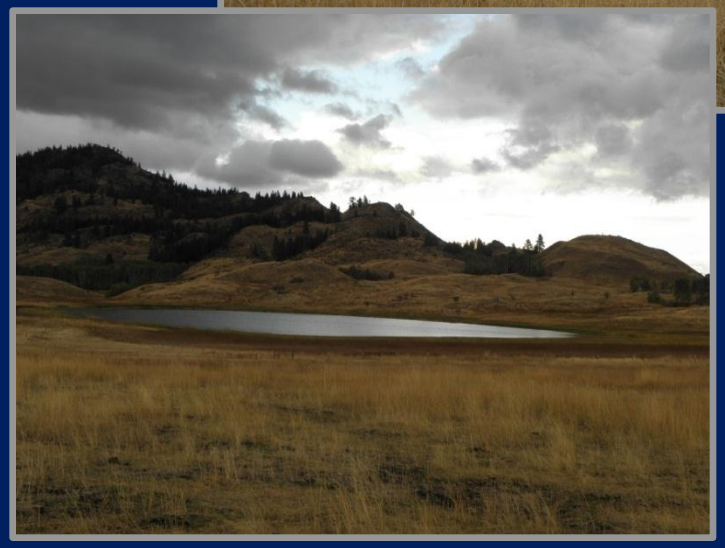
Long Property – Conservation Easement Okanogan County



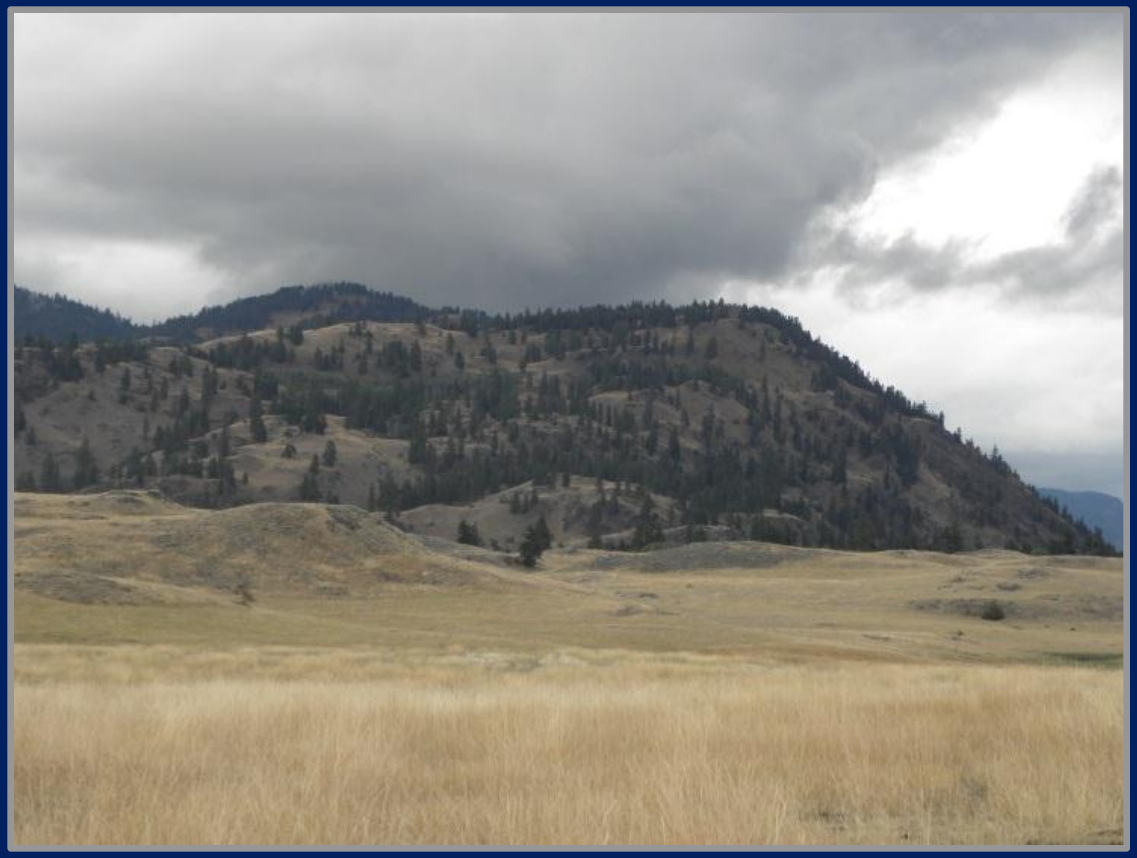
WDFW Lands 20/20

Long Property – Conservation Easement Okanogan County

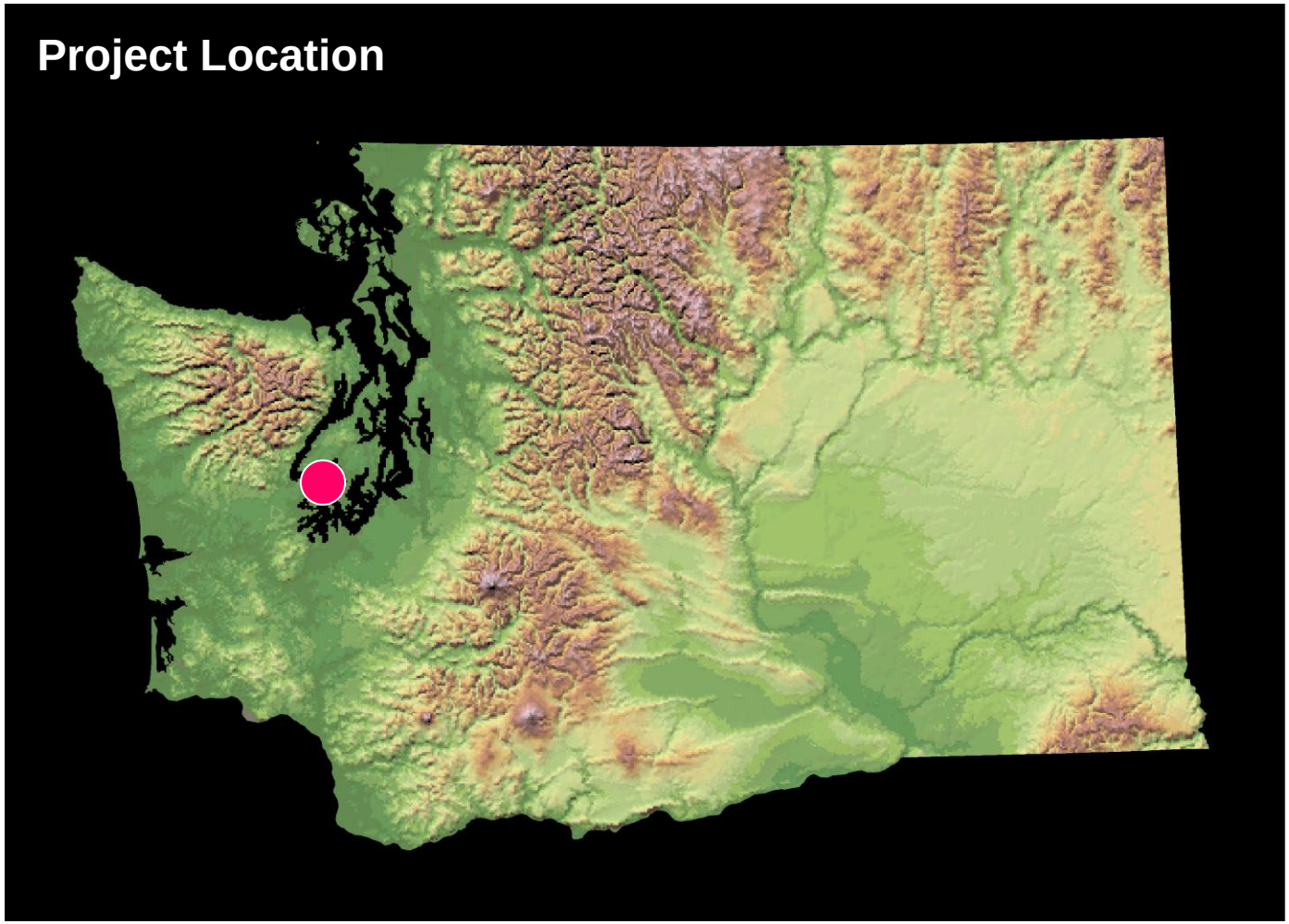




Long Property – Conservation Easement Okanogan County



Kumlue Property
Mason County



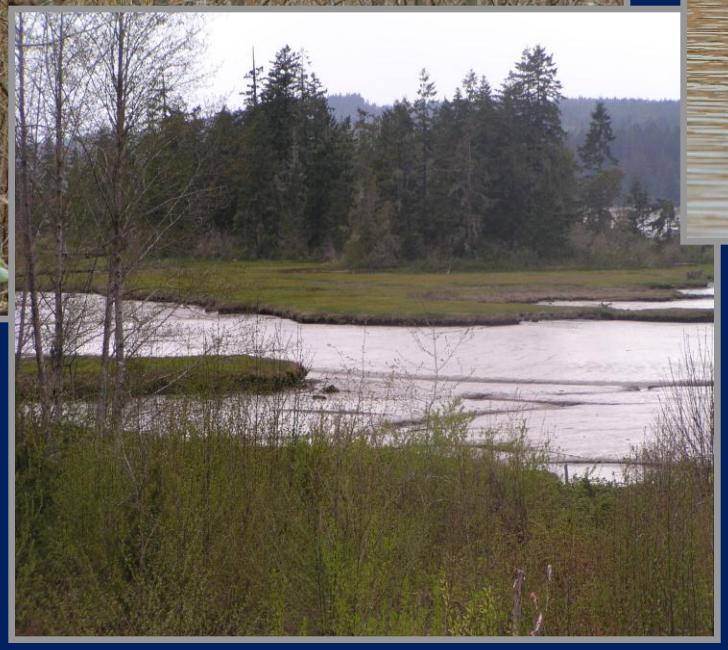
Kumlue Property
Mason County

Hood Canal Coordinating Council

Pacific Coast Joint Venture

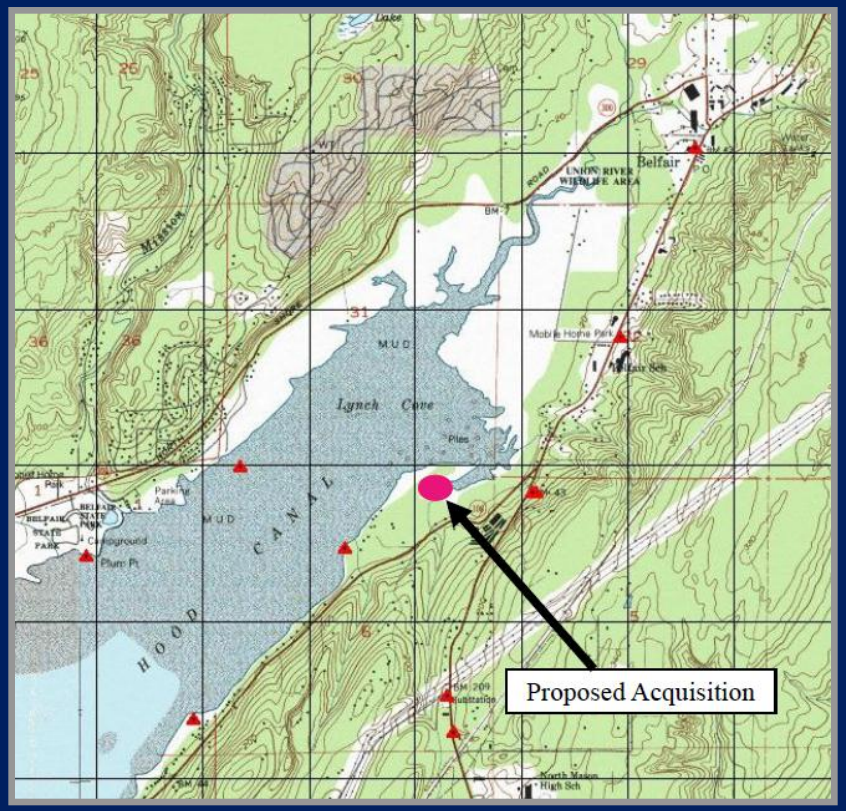
WDFW Lands 20/20

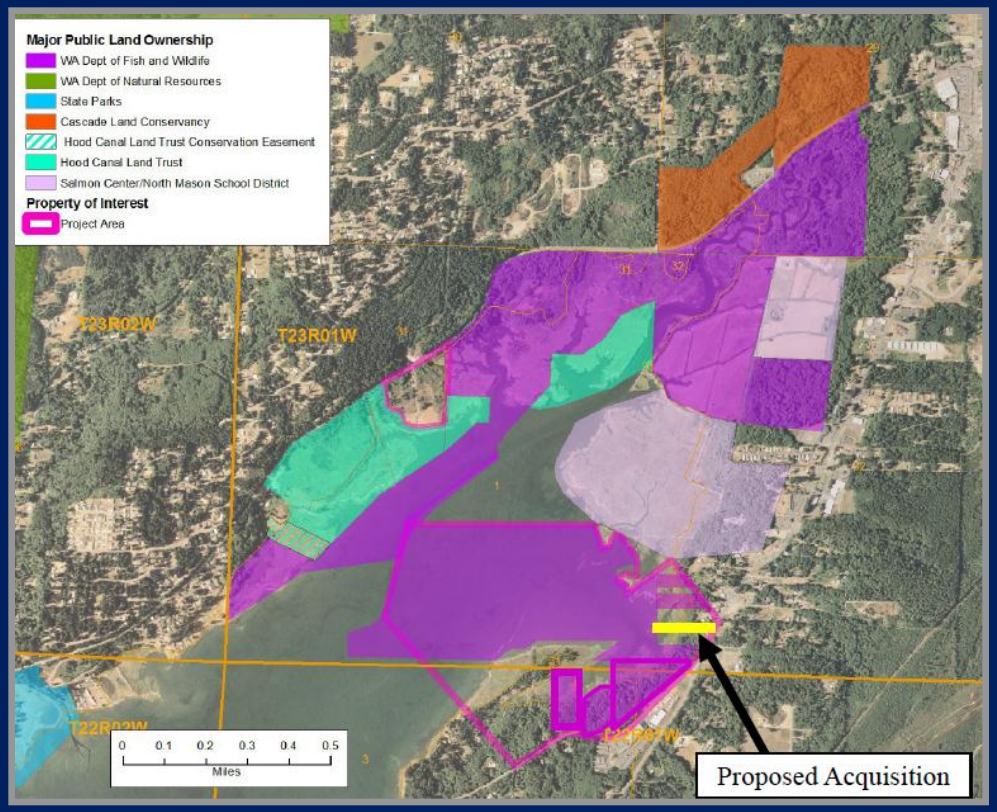
Kumlue Property
Mason County



- Lynch Cove supports over 15,000 wintering waterfowl, five species of salmon including summer chum and Chinook.

Kumlue Property
Mason County





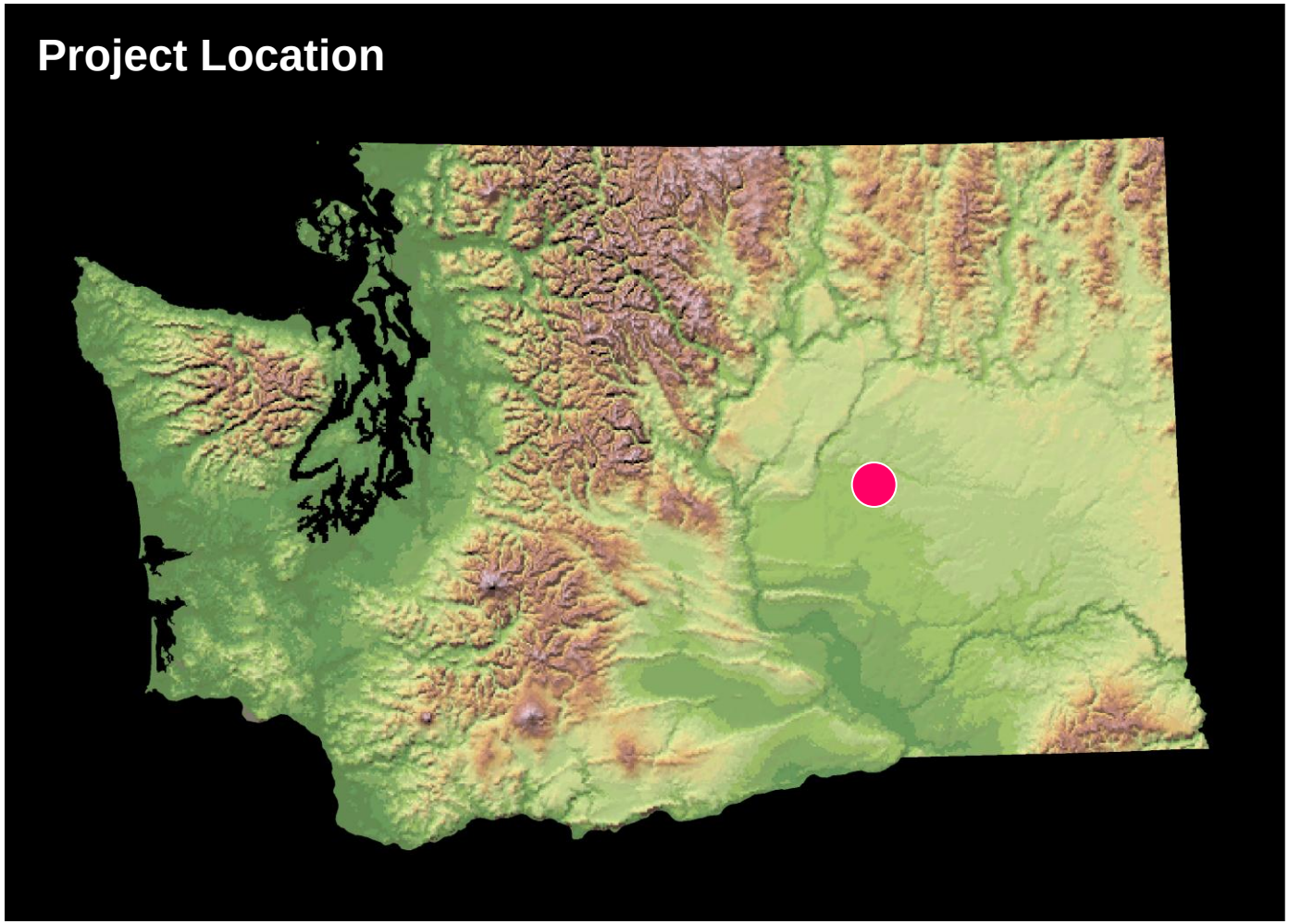
Kumlue Property
Mason County

Kumlue Property
Mason County

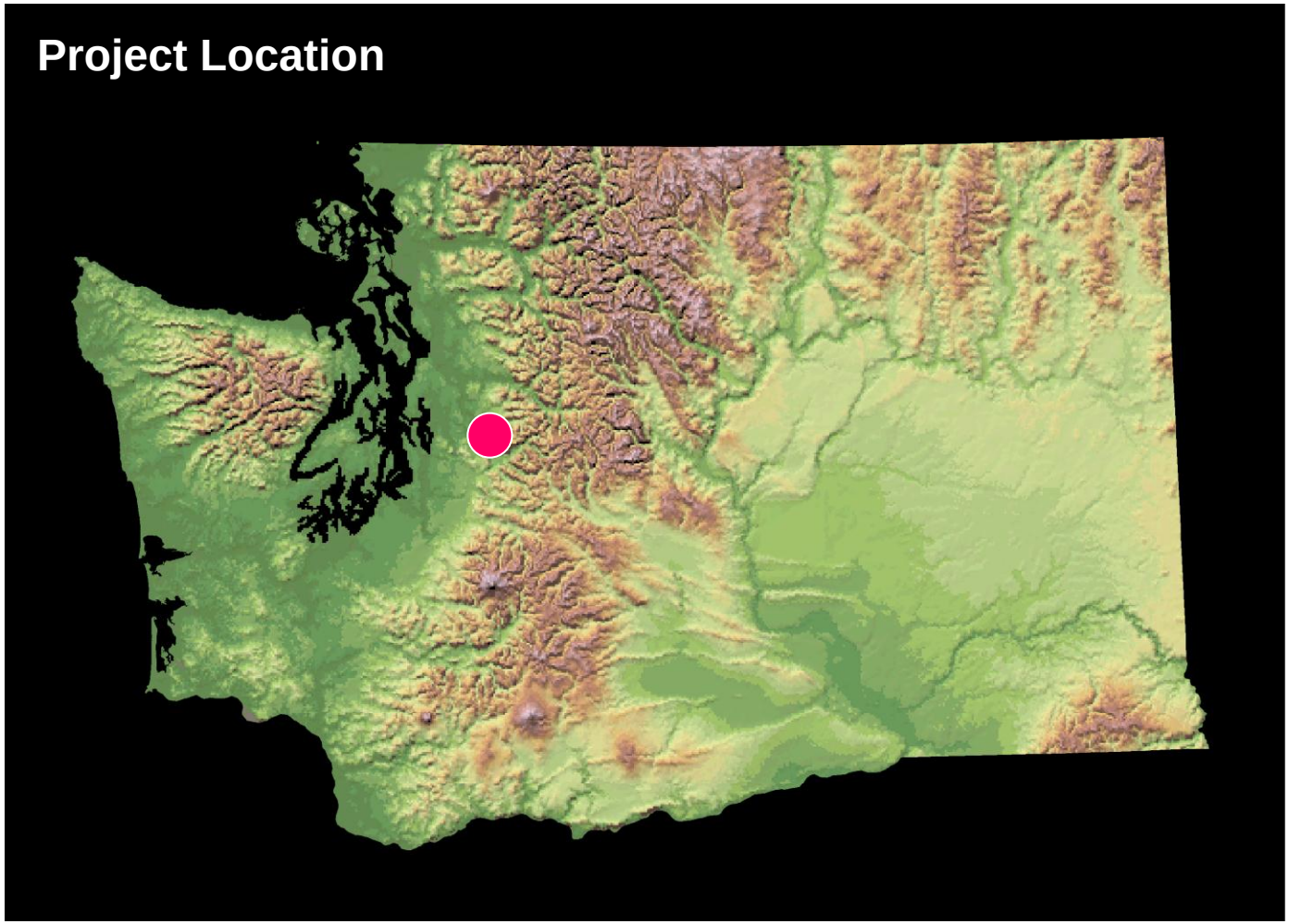
WASHINGTON STATE
Recreation and
Conservation Office

U.S.
FISH & WILDLIFE
SERVICE
DEPARTMENT OF THE INTERIOR

Yellowstone Pipeline Company
Grant County



Tokul Creek Hatchery
King County



Tokul Creek Hatchery
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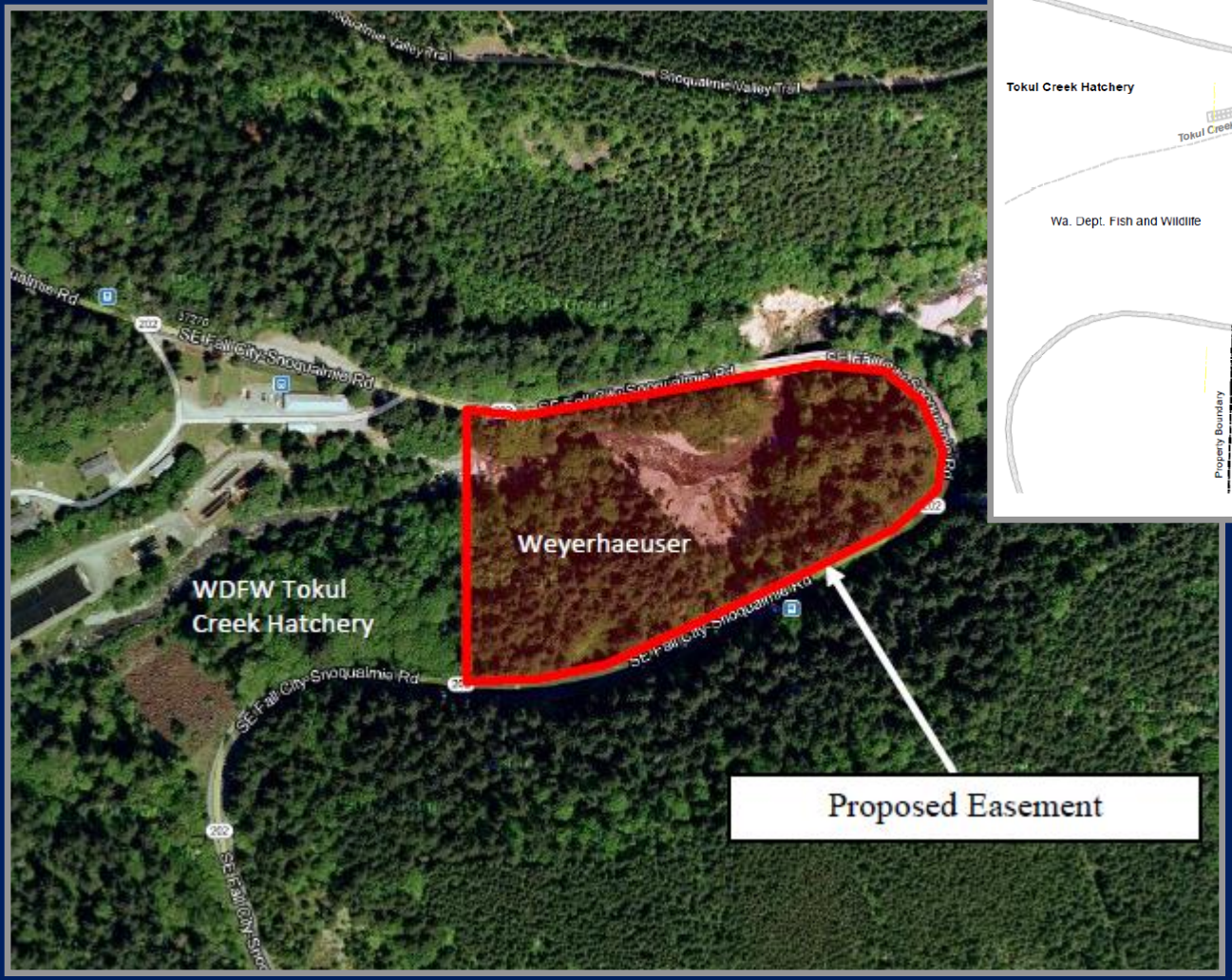
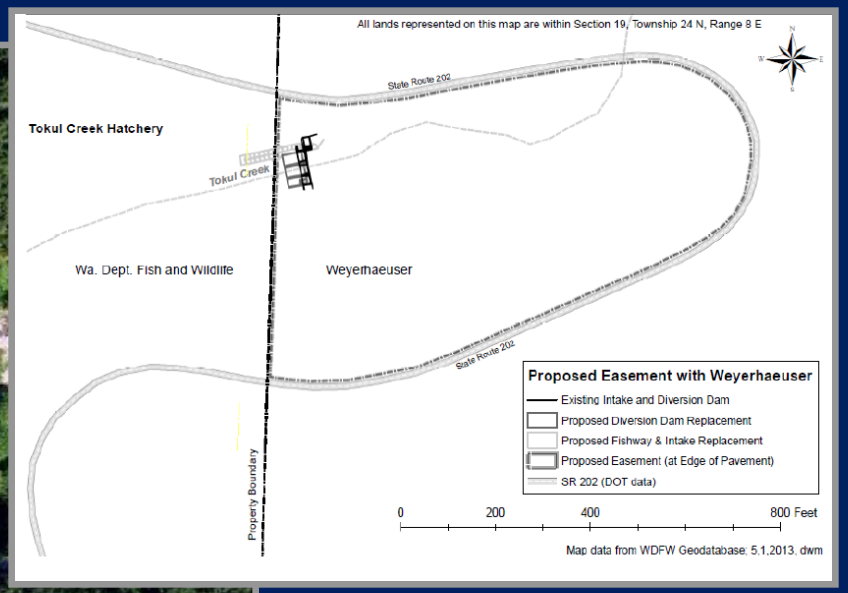




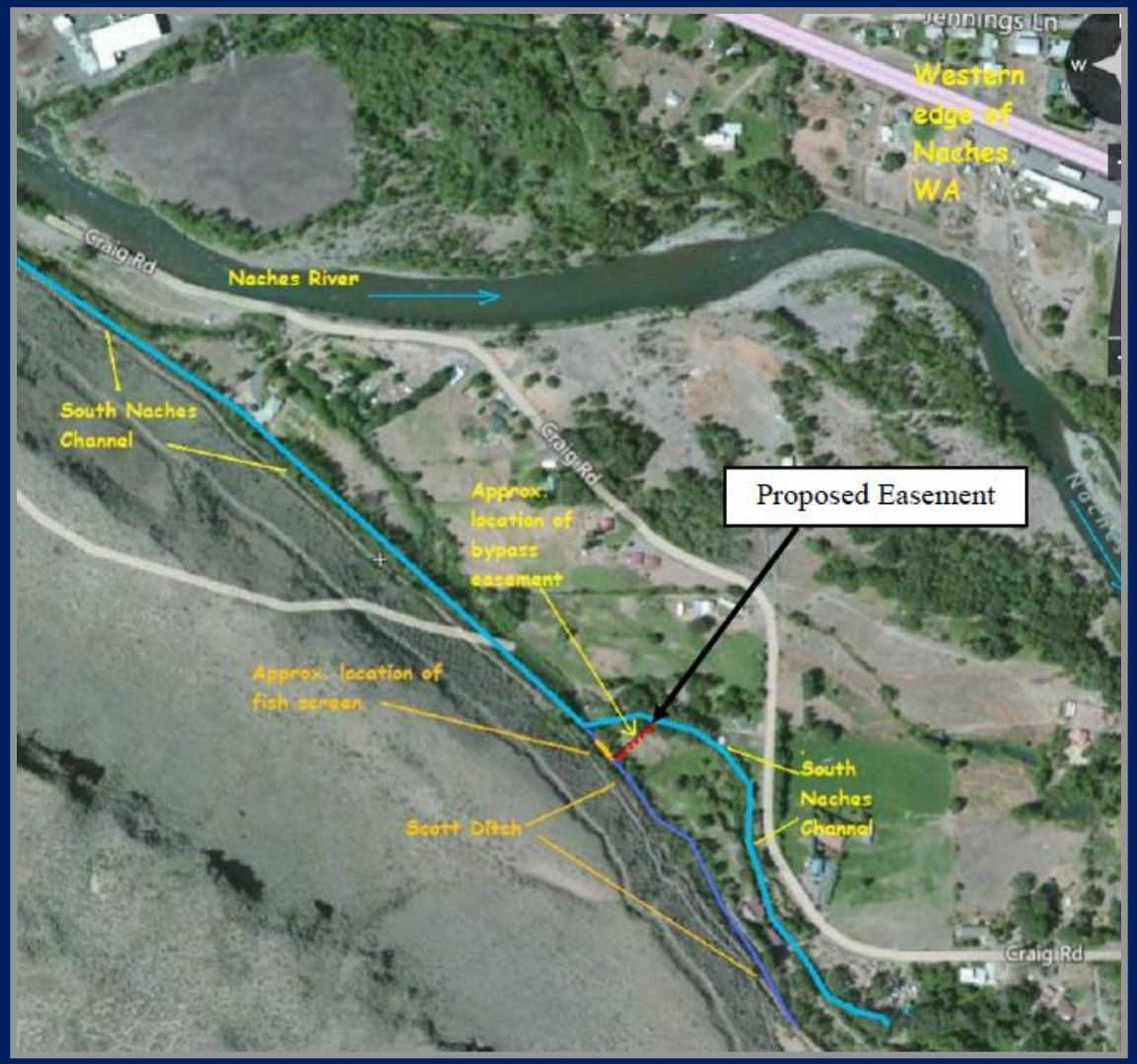
Tokul Creek Hatchery
King County

Scott Ditch Fish Bypass
Kittitas County

Project Location

South Naches
Irrigation District

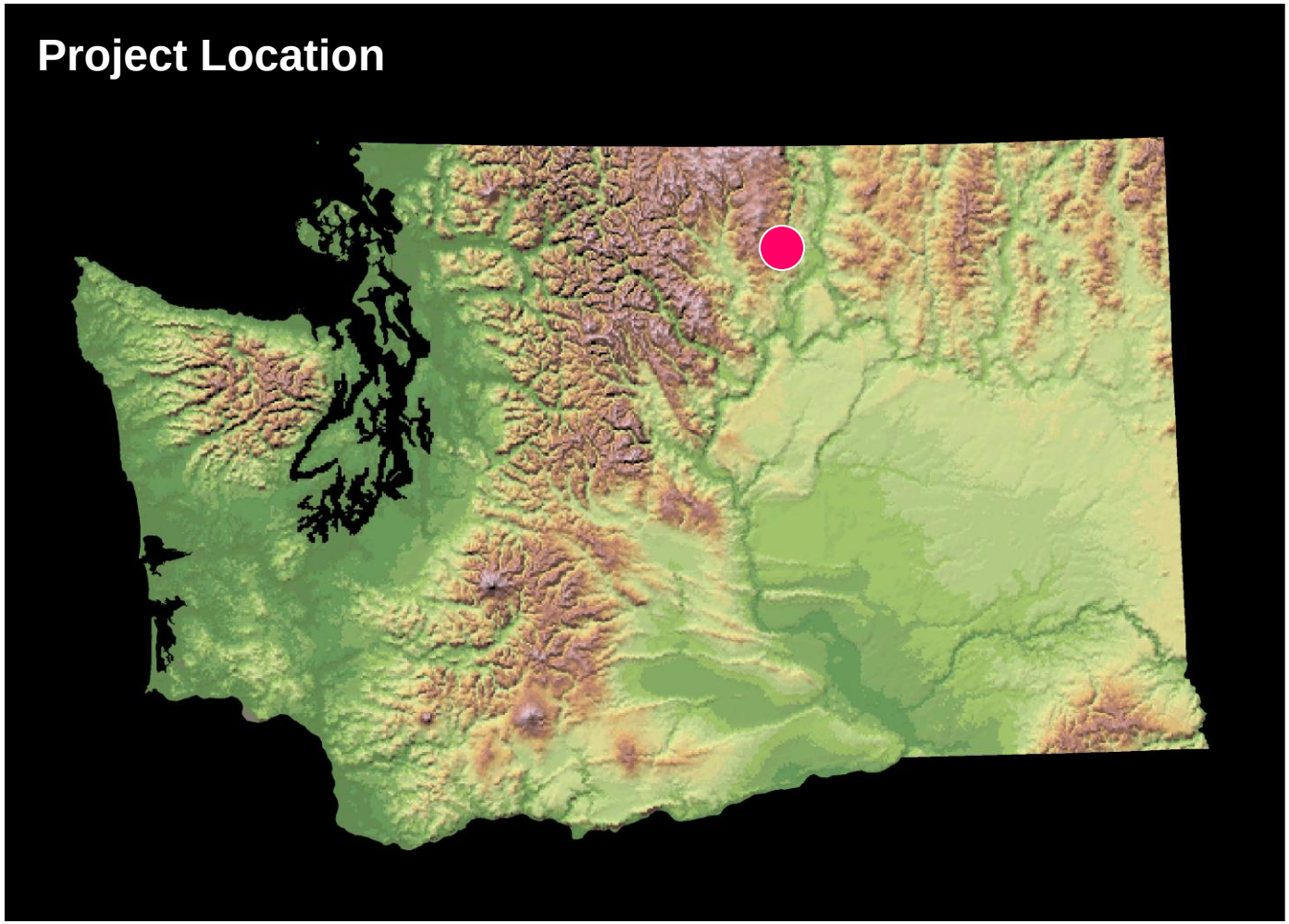
Scott Ditch Fish Bypass
Kittitas County



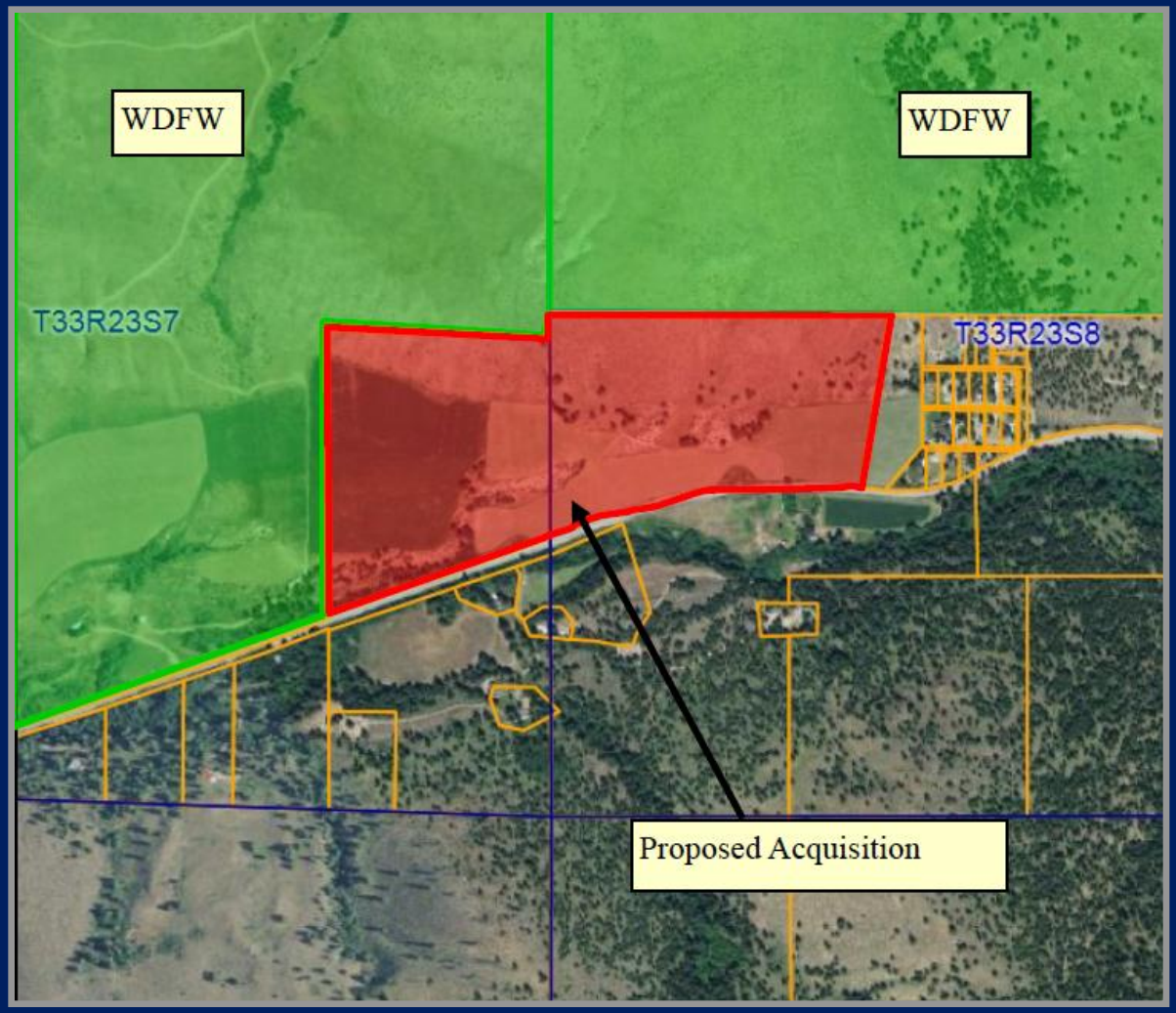
Easement Area
Shown in Red
5’ X 76.1’

Scott Ditch Fish Bypass
Kittitas County

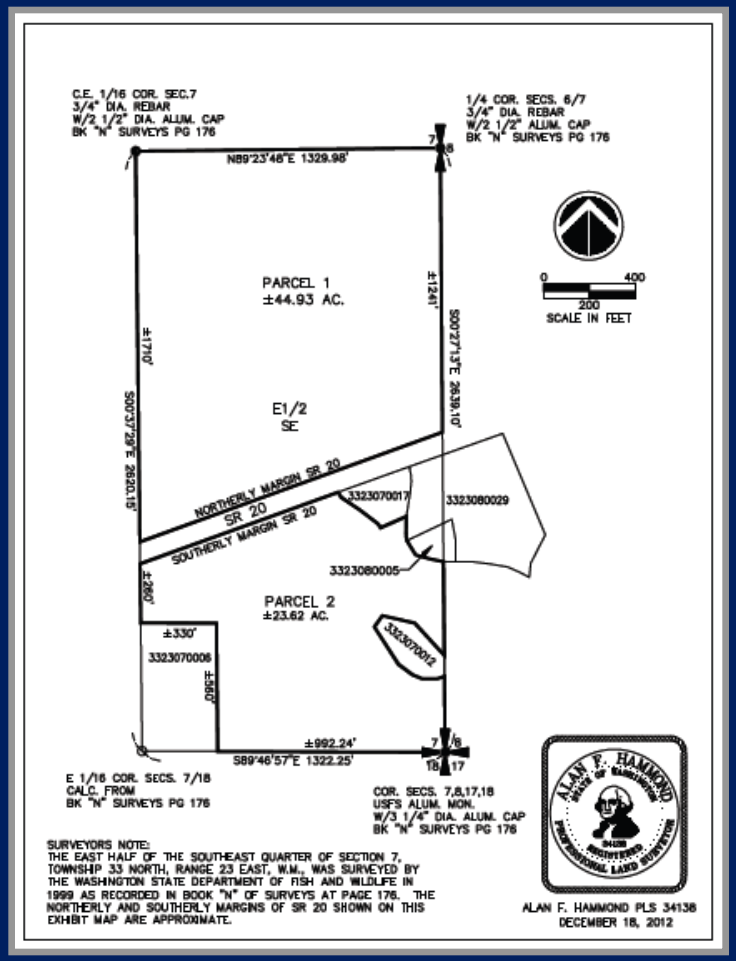
Maltais Property
Okanogan County

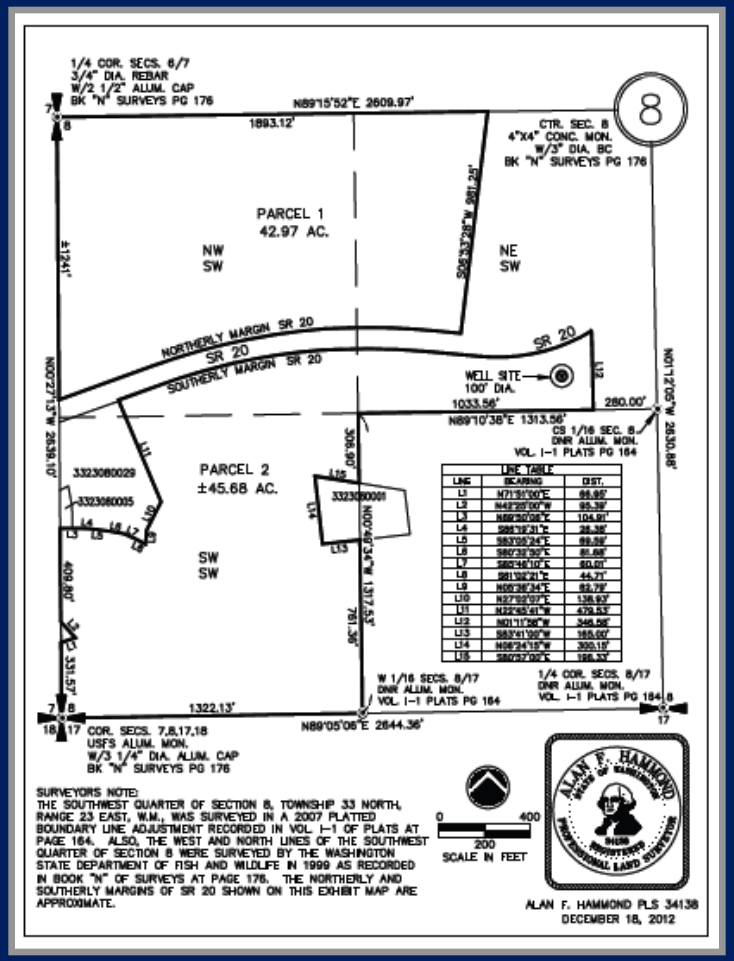


Maltais Property
Okanogan County



Maltais Property
Okanogan County





Maltais Property
Okanogan County

PUBLIC COMMENT

Land Transactions

June 7 & 8, 2013