



Land Transactions

June 13 & 14, 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

Spring Grass Ranch, LLC Methow Wildlife Area, Okanogan County

Project Location

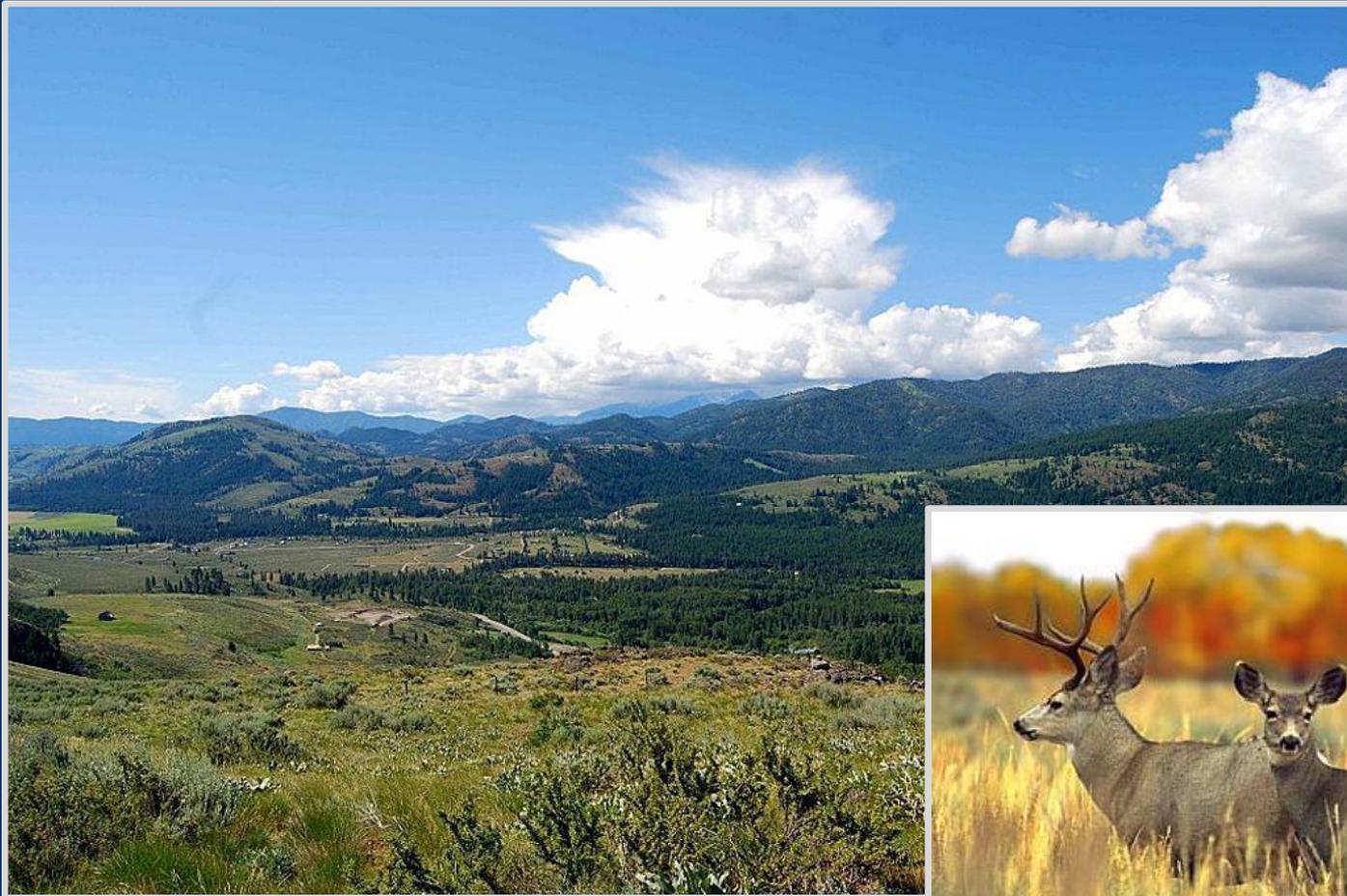
WDFW Lands 20/20



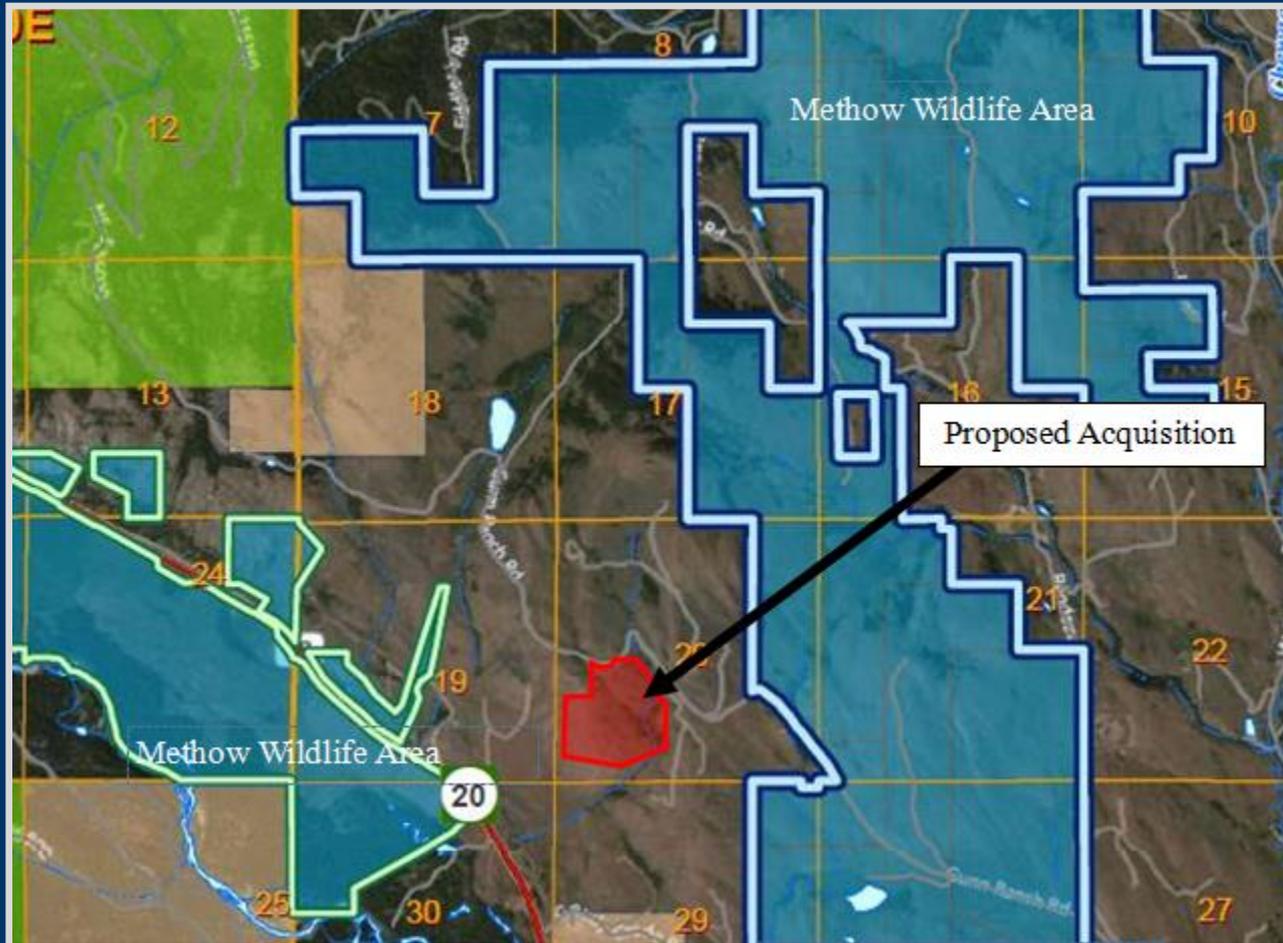
Spring Grass Ranch, LLC Methow Wildlife Area, Okanogan County



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- Shrub Steppe Habitat
- Migratory Corridors

Spring Grass Ranch, LLC

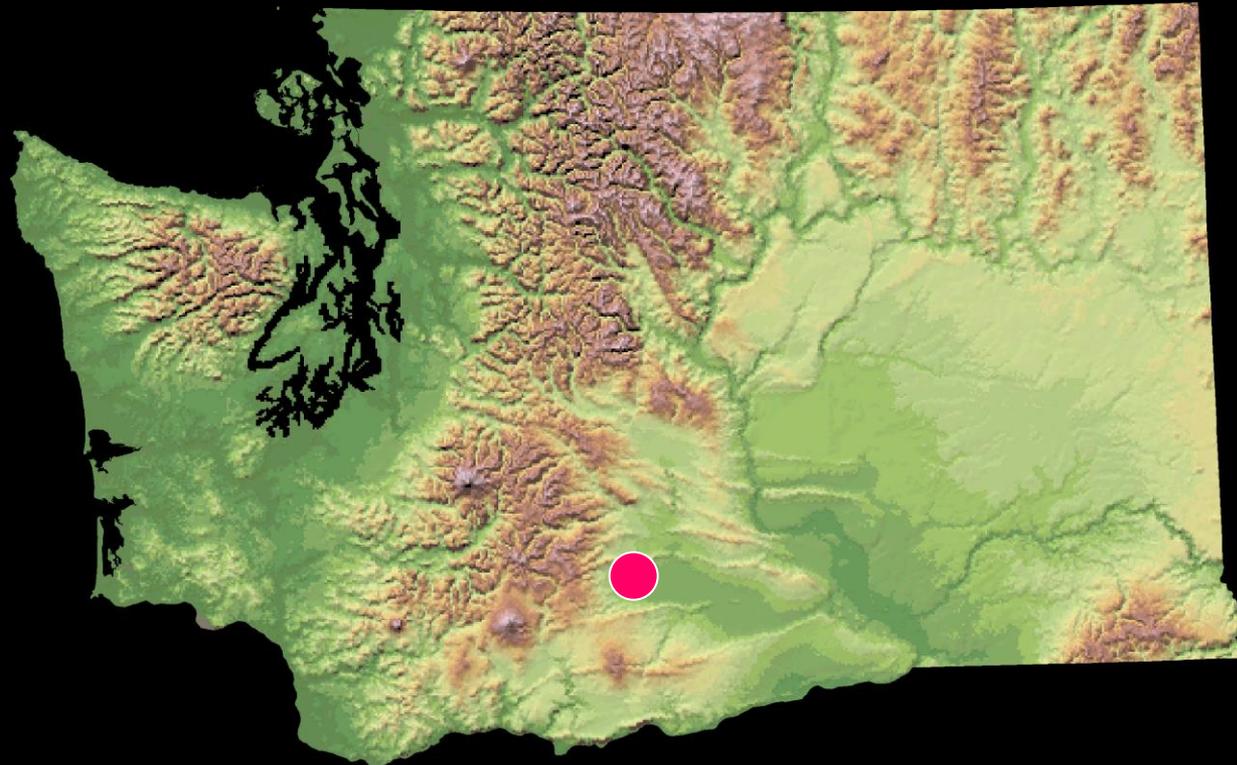
Methow Wildlife Area, Okanogan County



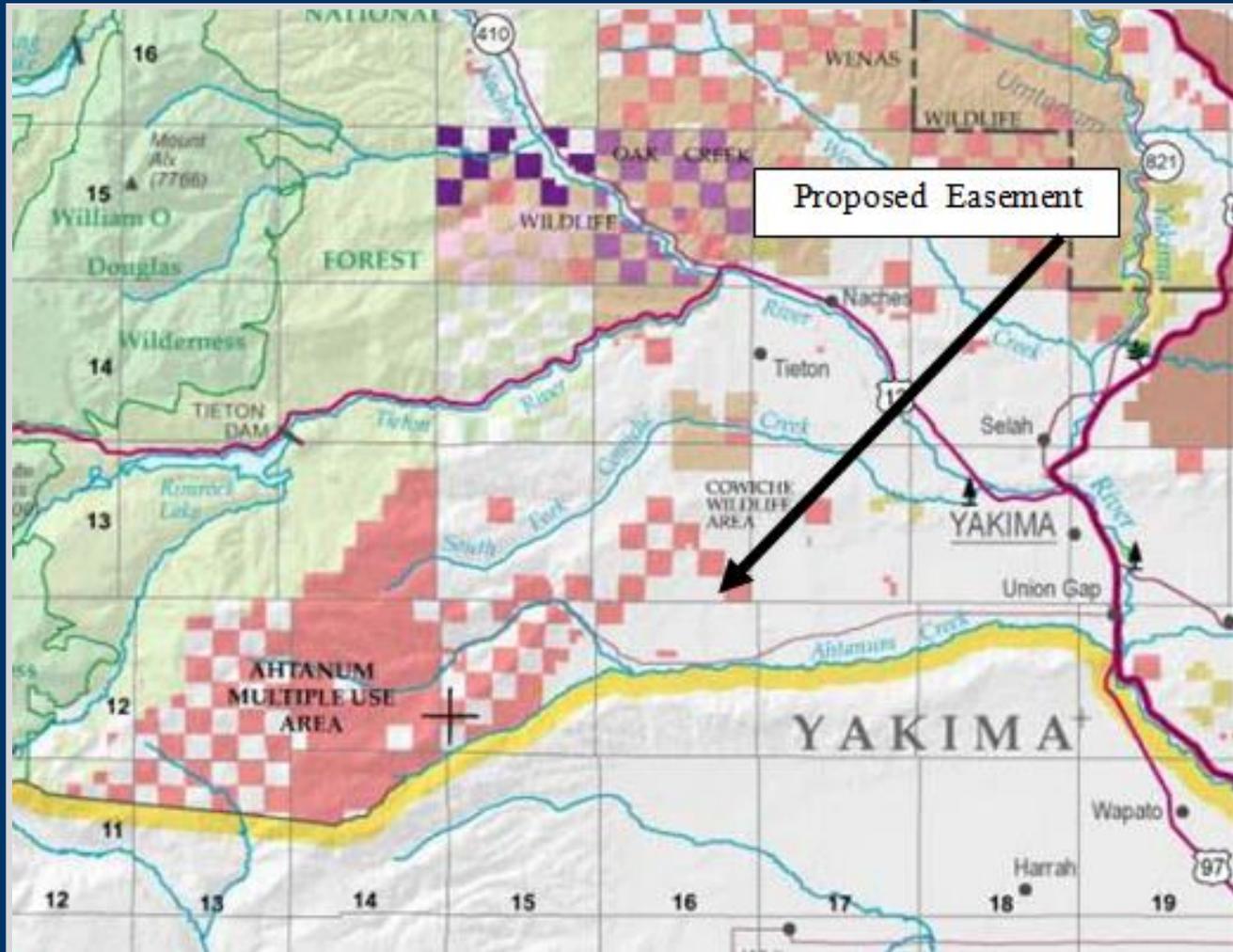
- Methow Wildlife Area
- Annual Conservation Easement Monitoring Estimated at \$750
- 111.13 Acre Conservation Easement Funded by U.S. Fish and Wildlife Service
- Remains in Private Ownership No Maintenance Costs

West Valley Fence Yakima County

Project Location



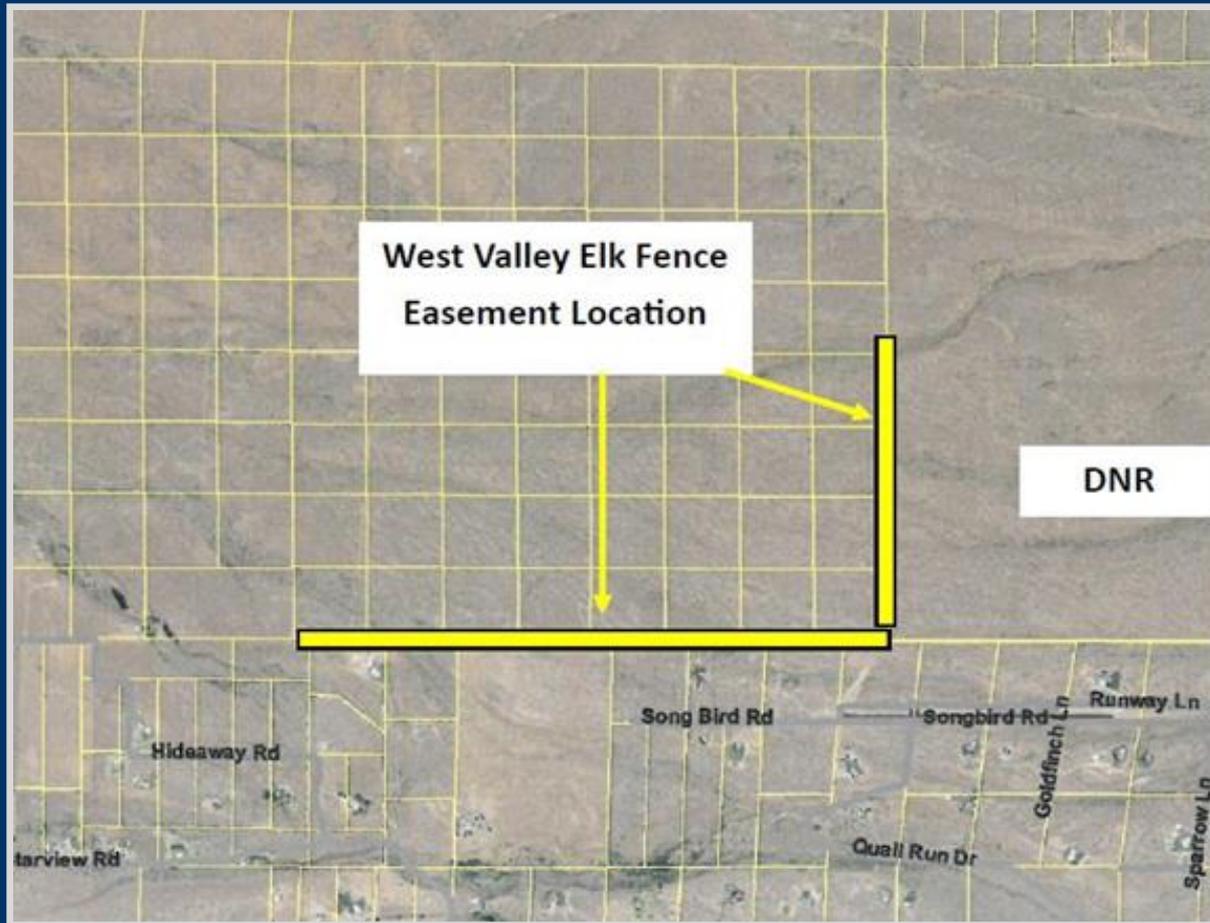
West Valley Fence Yakima County



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West Valley Fence Yakima County



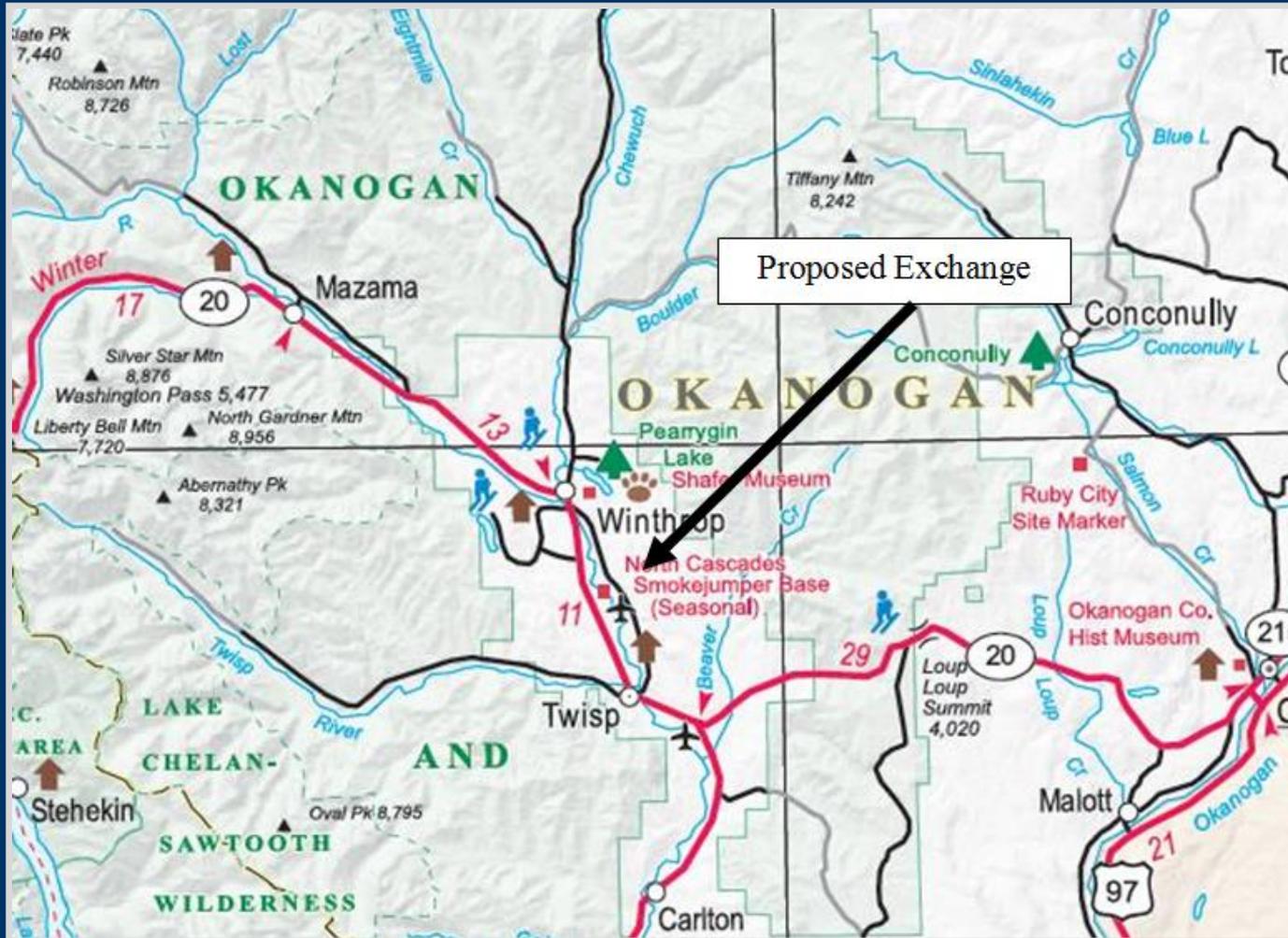
Lehman Exchange

Methow Wildlife Area, Okanogan County

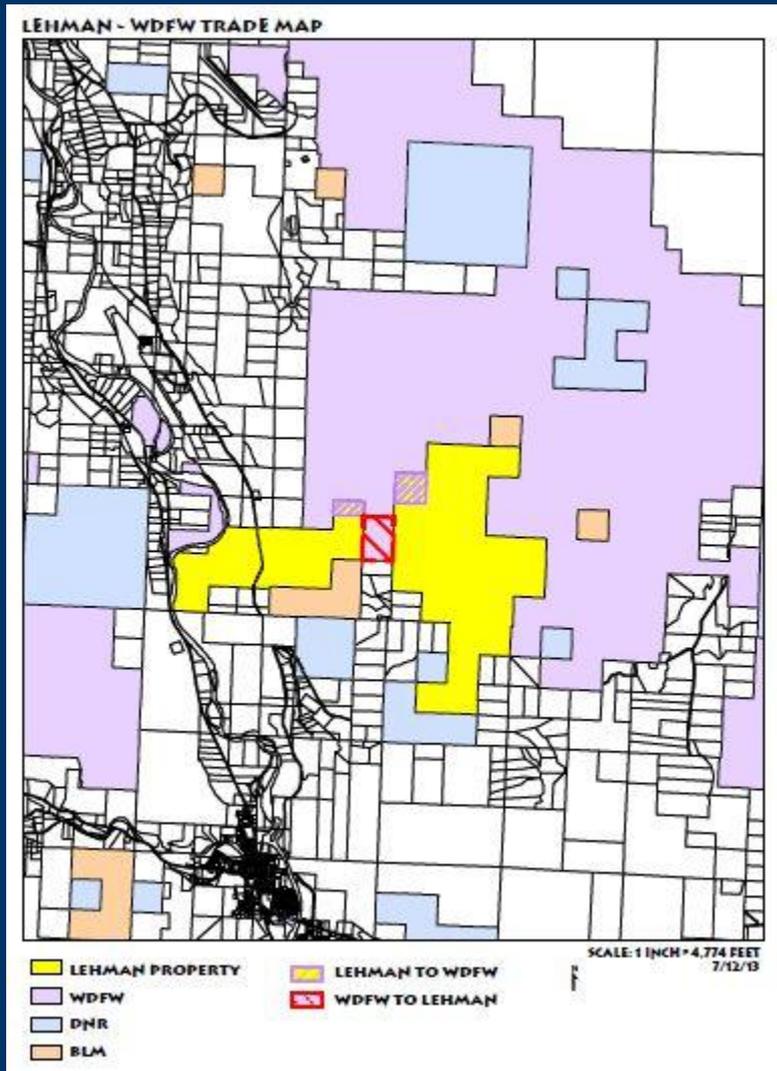
Project Location



Lehman Exchange Methow Wildlife Area, Okanogan County



Lehman Exchange Methow Wildlife Area, Okanogan County



WDFW Land in Purple

Lehman Land in Yellow

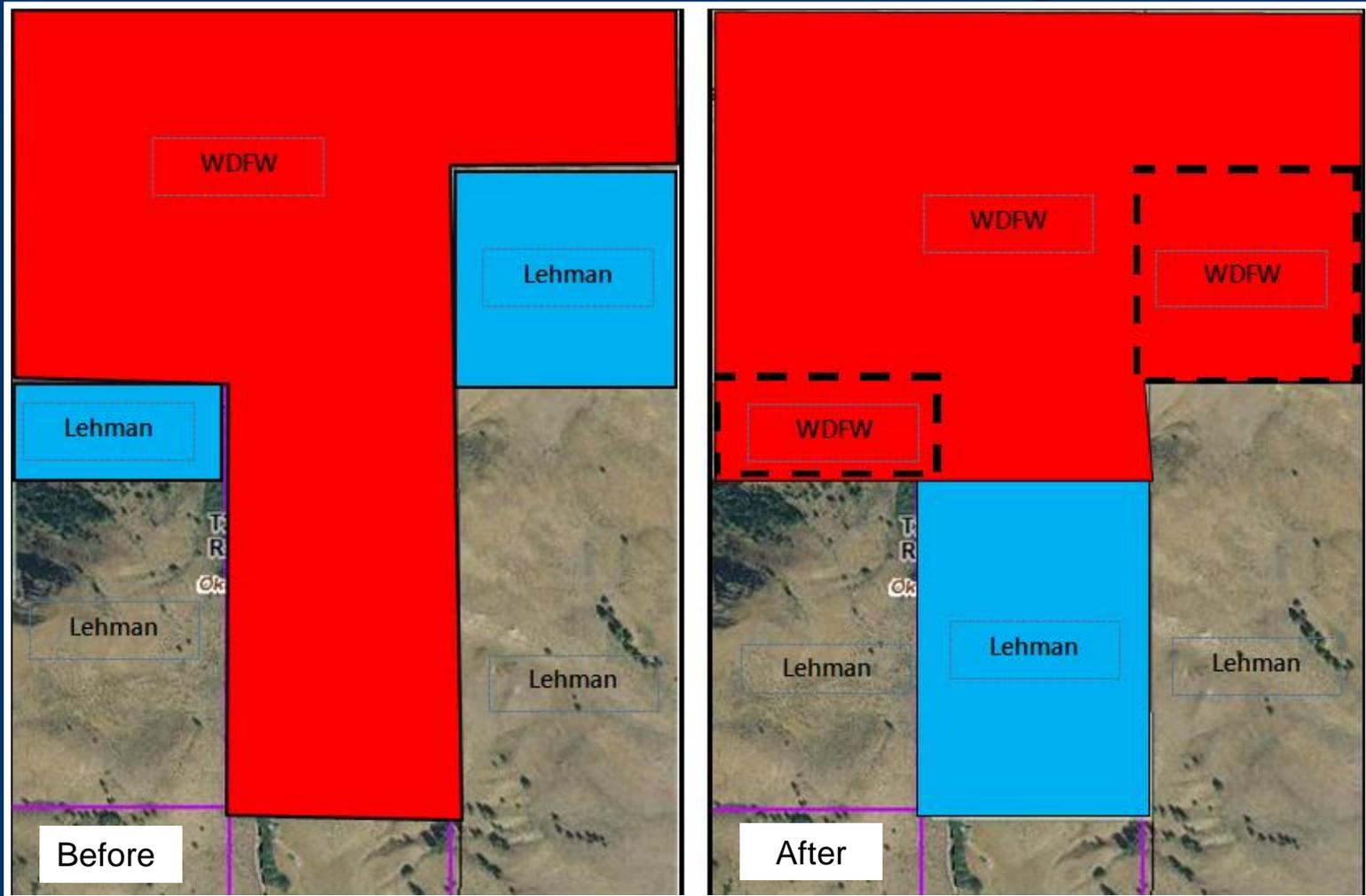
Area of Exchange Crosshatched

Lehman Exchange Methow Wildlife Area, Okanogan County



Lehman Exchange

Methow Wildlife Area, Okanogan County



Lehman Exchange Methow Wildlife Area, Okanogan County





June 13-14, 2014

PUBLIC COMMENT