Land Transactions

November 7th & 8th, 2014

Odom/4-O Land and Livestock LLC property

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."

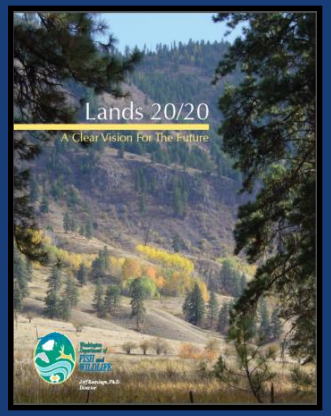
Land Transaction
Appraisal

- 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”

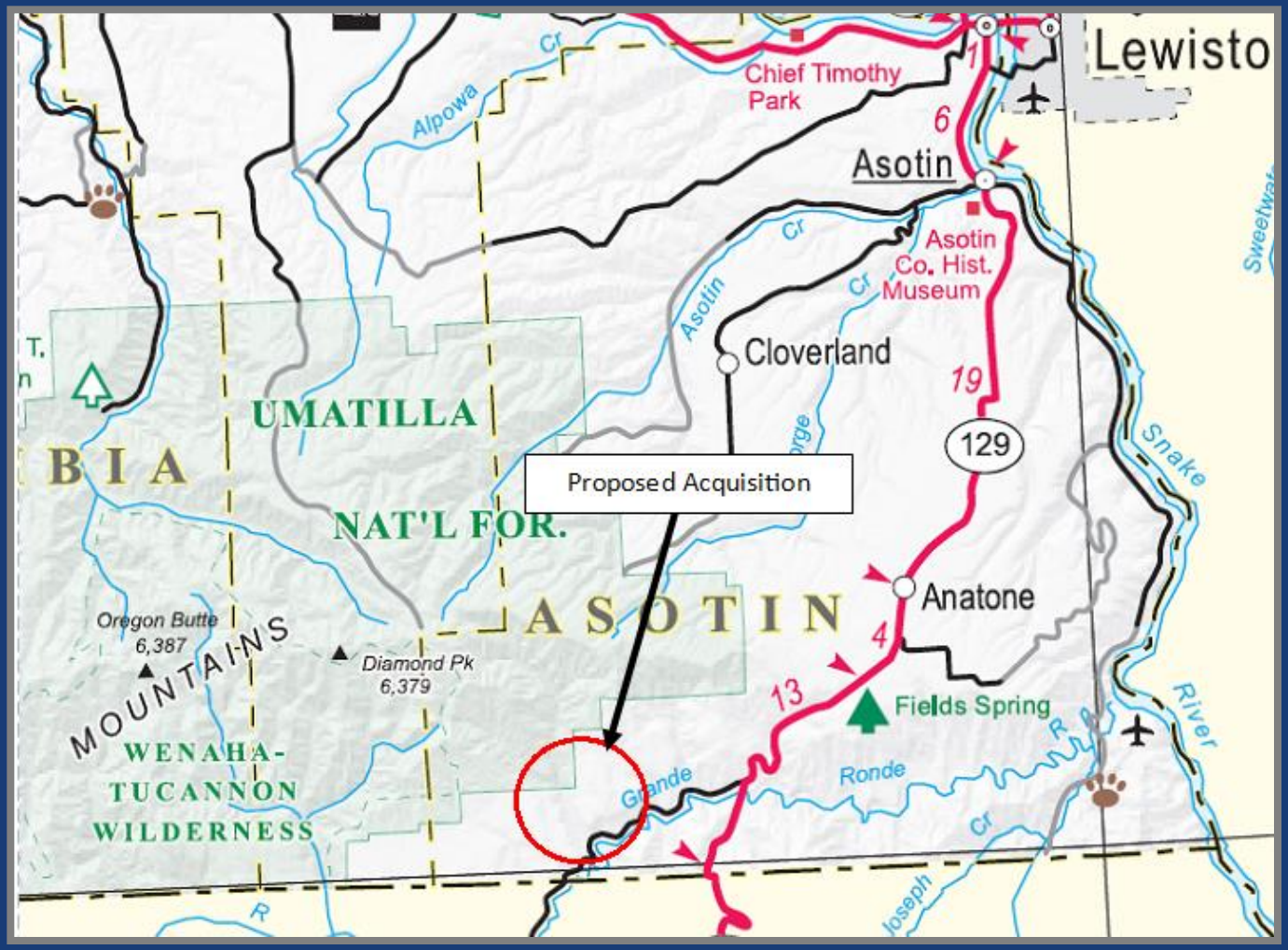
Land Transaction
Appraisal

- Independent Fee Appraisers
- 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

Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County

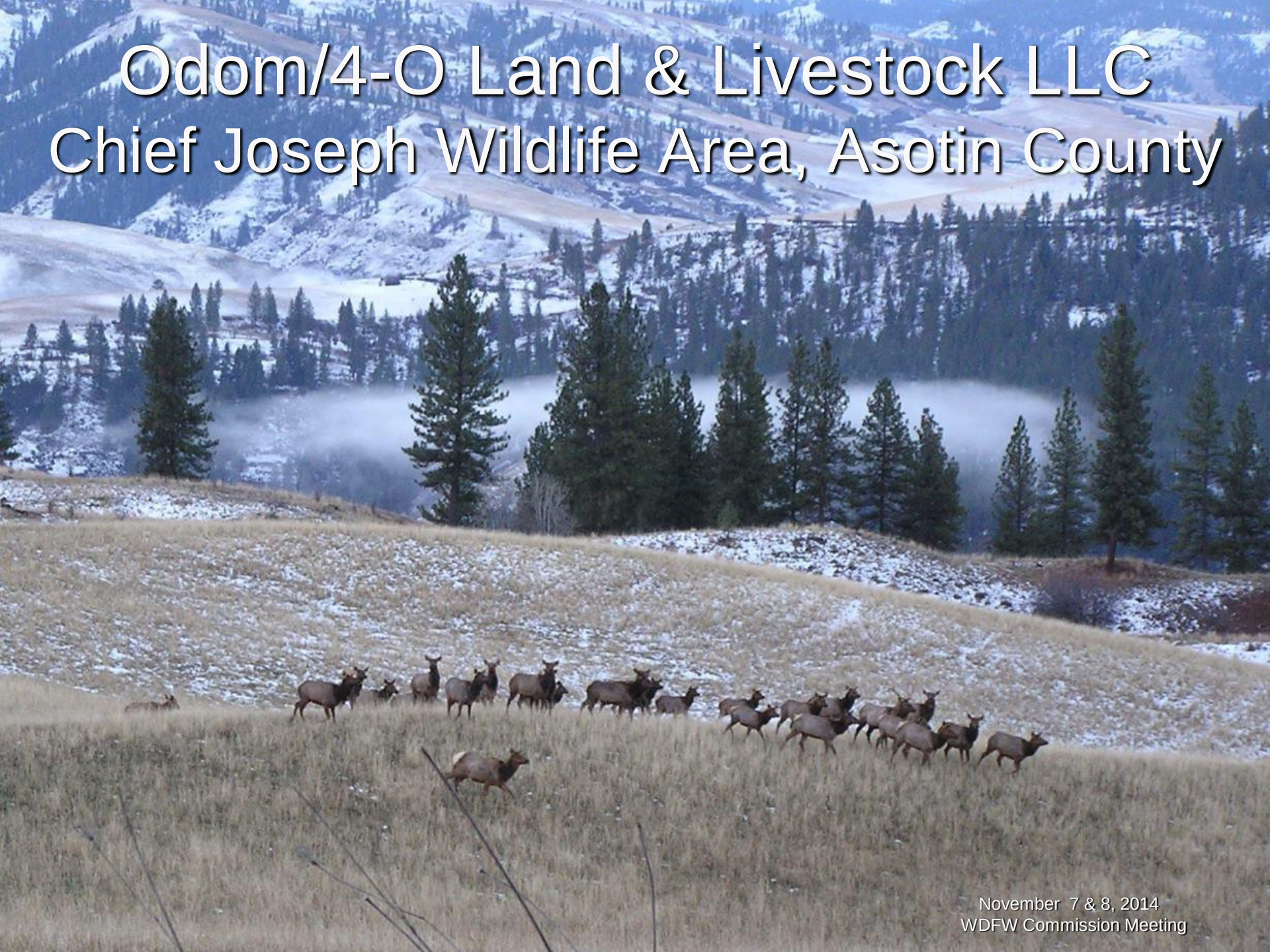


Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County



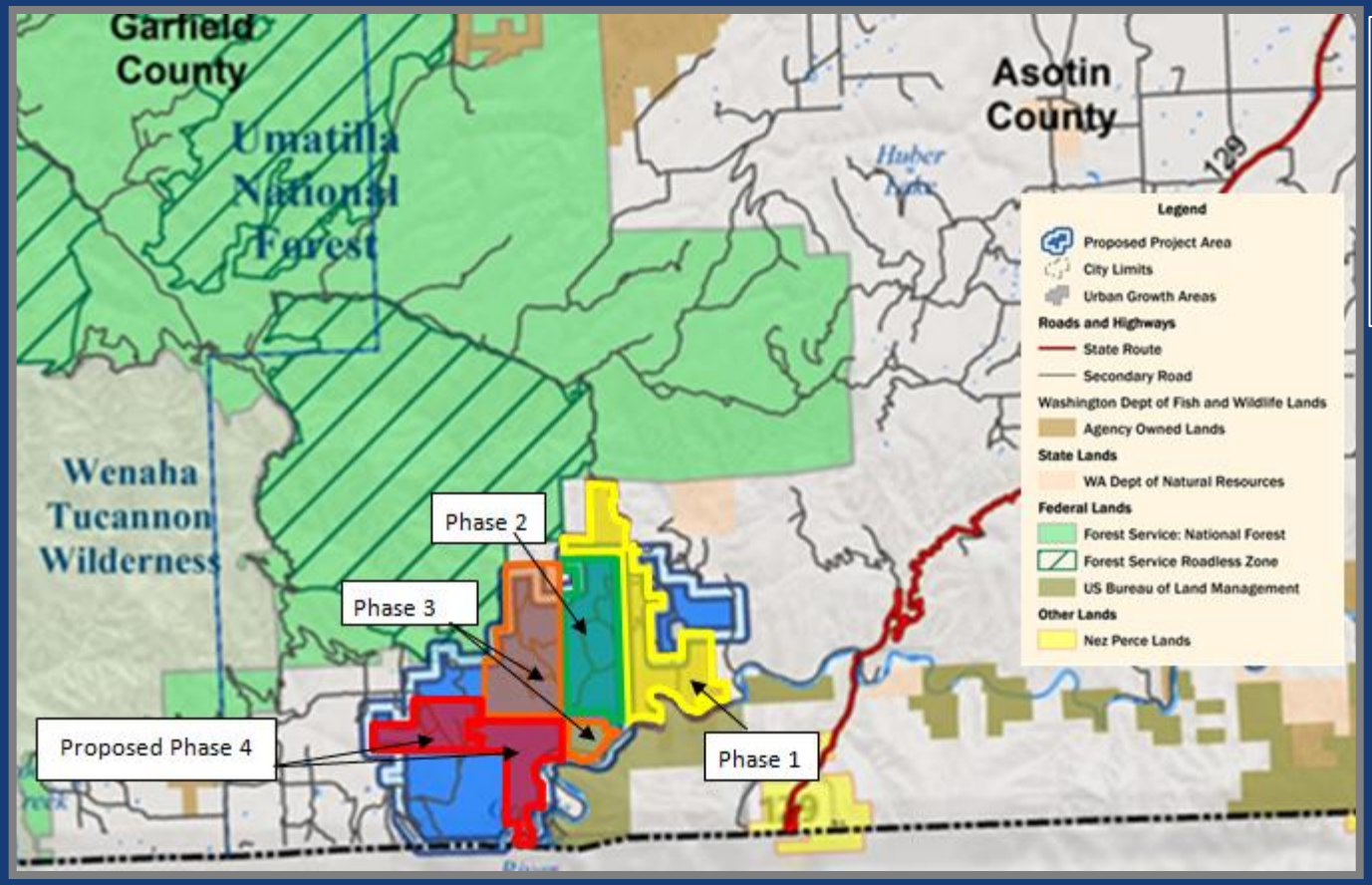
Phase 4
2,005.8 acres

Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County



November 7 & 8, 2014
WDFW Commission Meeting

Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County



Funded by WWRP & Section 6 grants

Appraised Value

$3,653,522

WASHINGTON STATE Recreation and Conservation Office

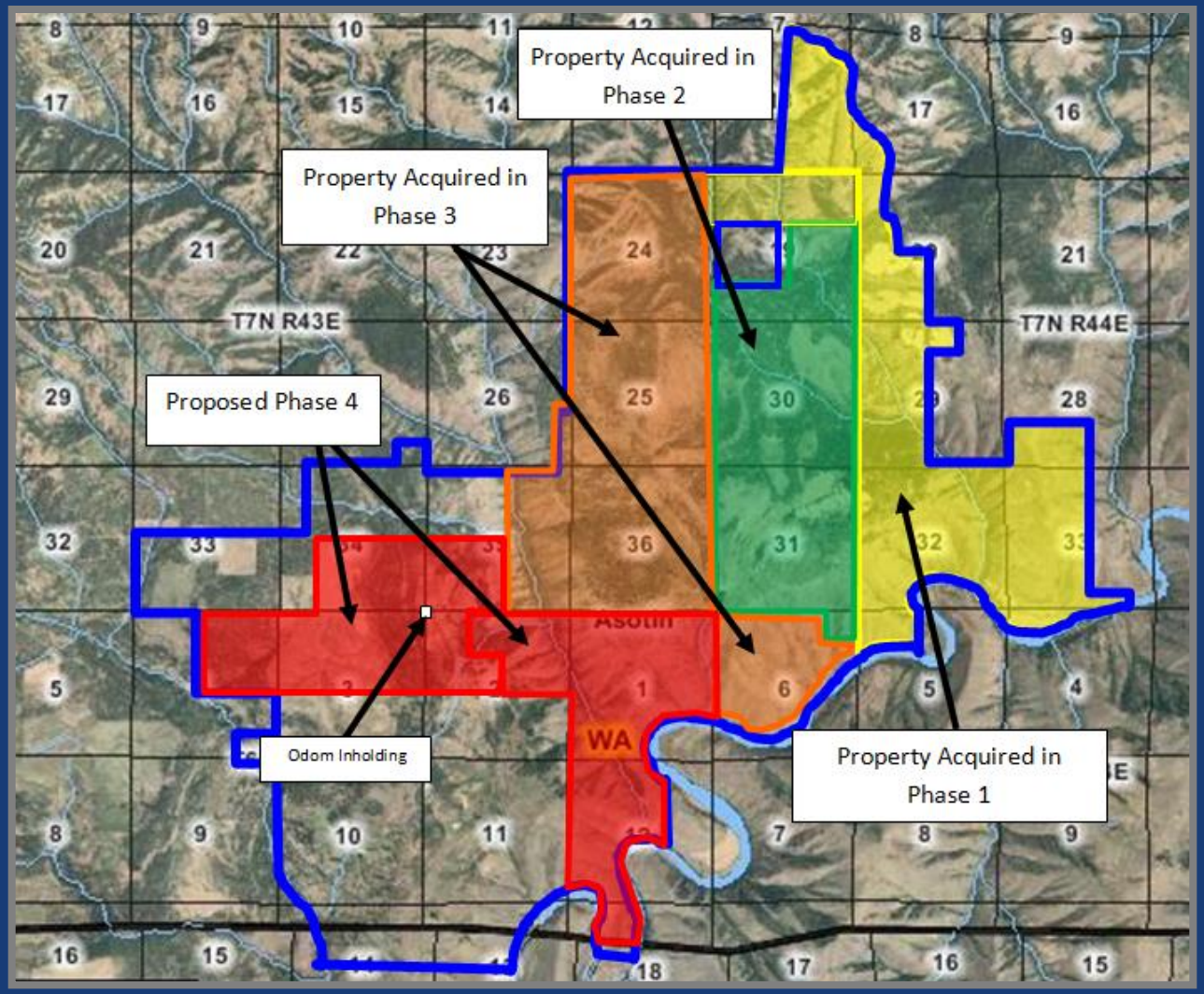
U.S. FISH & WILDLIFE SERVICE

Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County

Wenatchee Creek

Riparian Priority Habitat

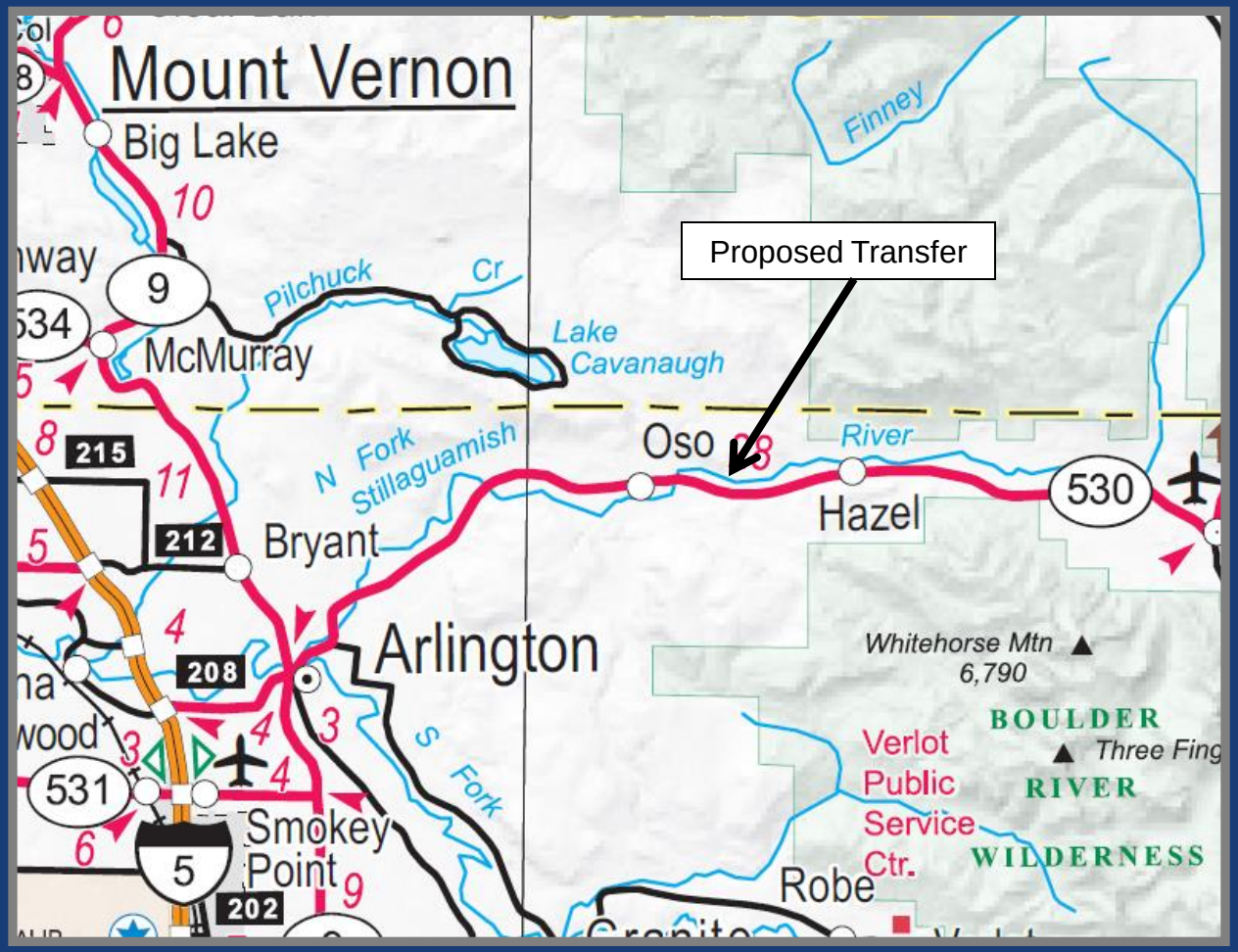
Odom/4-O Land & Livestock LLC
Chief Joseph Wildlife Area, Asotin County



- Public hunting and fishing opportunity
- Operation and Maintenance cost approx. $16,000 annually
- Payment in Lieu of Property Tax approx. $2,000 annually

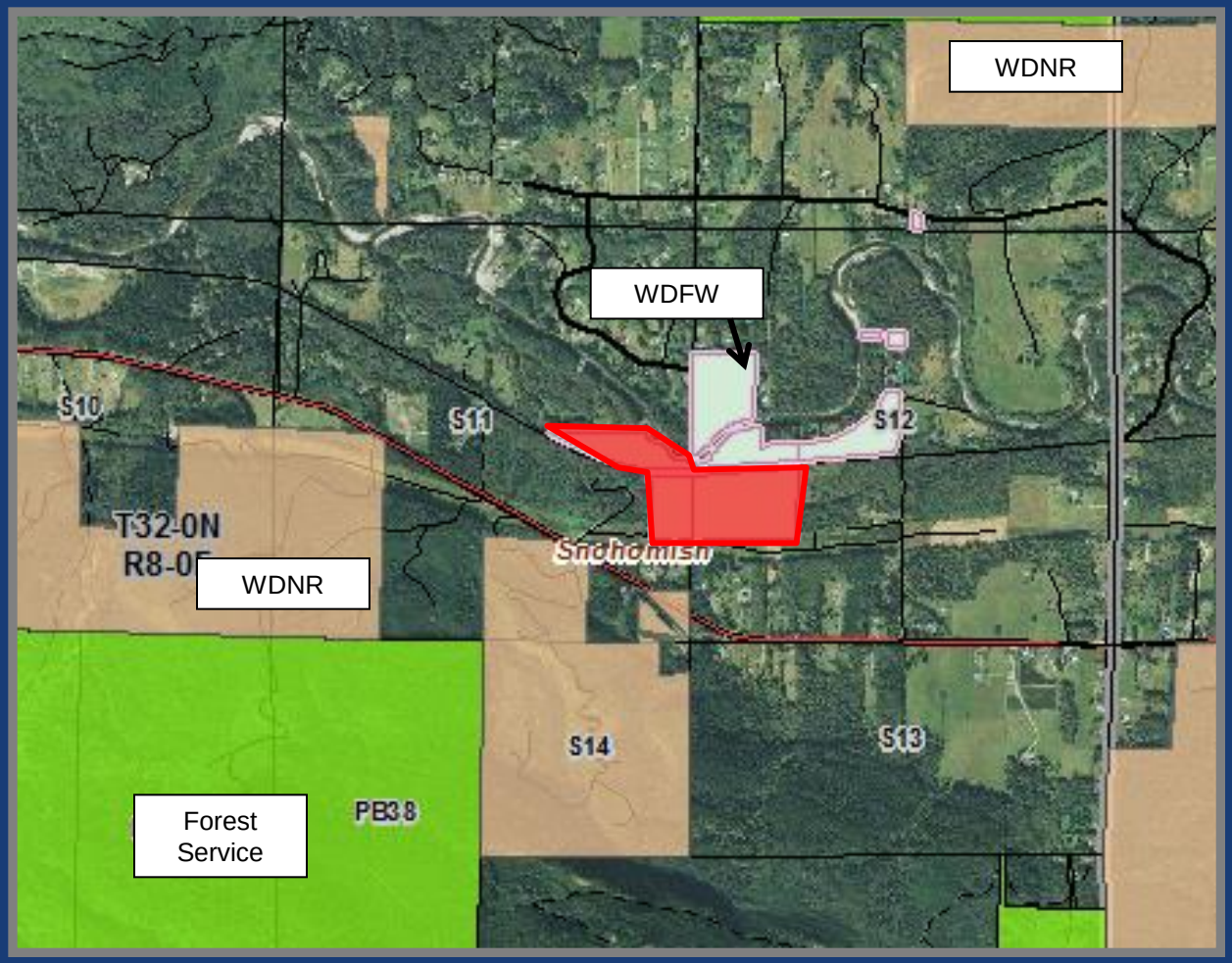
Fortson Ponds Transfer
Snohomish County

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:
  Odom/4-O Land and Livestock LLC,
  Asotin County

- Proposed Transfer:
  Fortson Ponds
  Snohomish County

PUBLIC COMMENT
Land Transactions
November 7th & 8th, 2014