



Land Transactions

October 4 & 5, 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

Bailey Property Whatcom County

Project Location



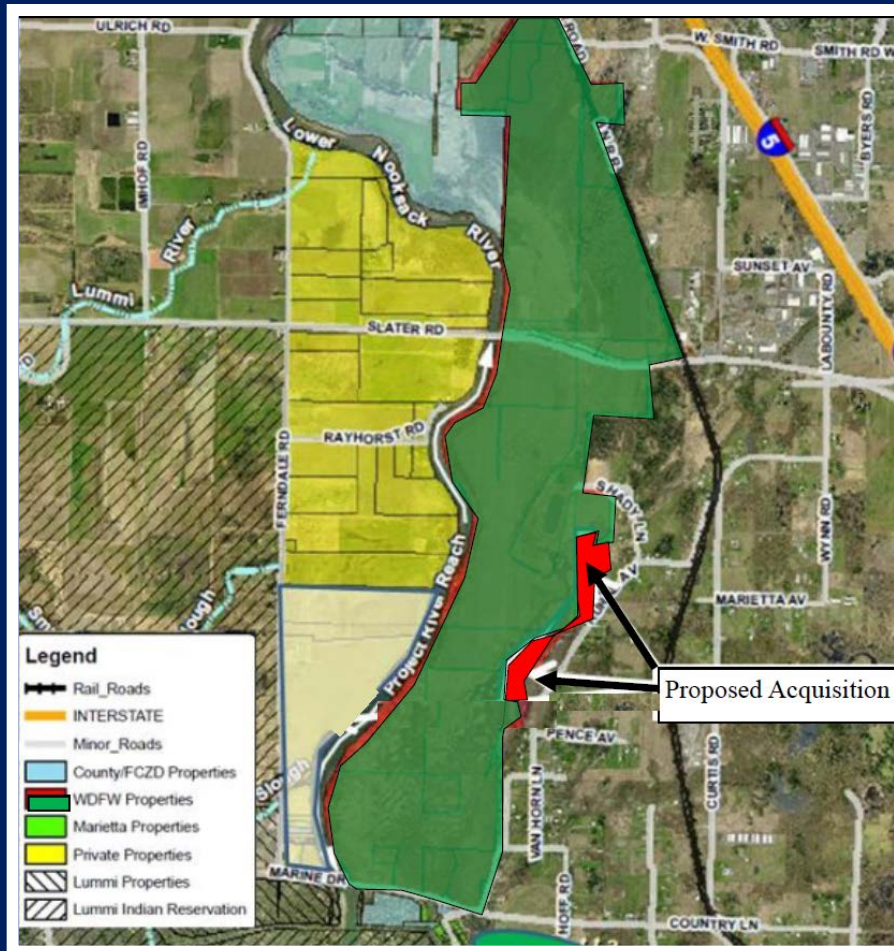
Bailey Property Whatcom County



WDFW Lands 20/20

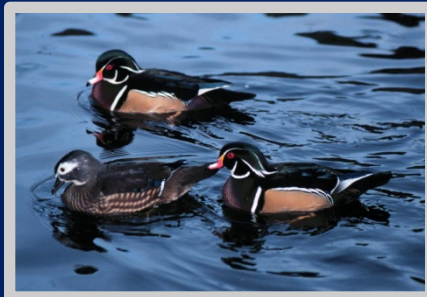
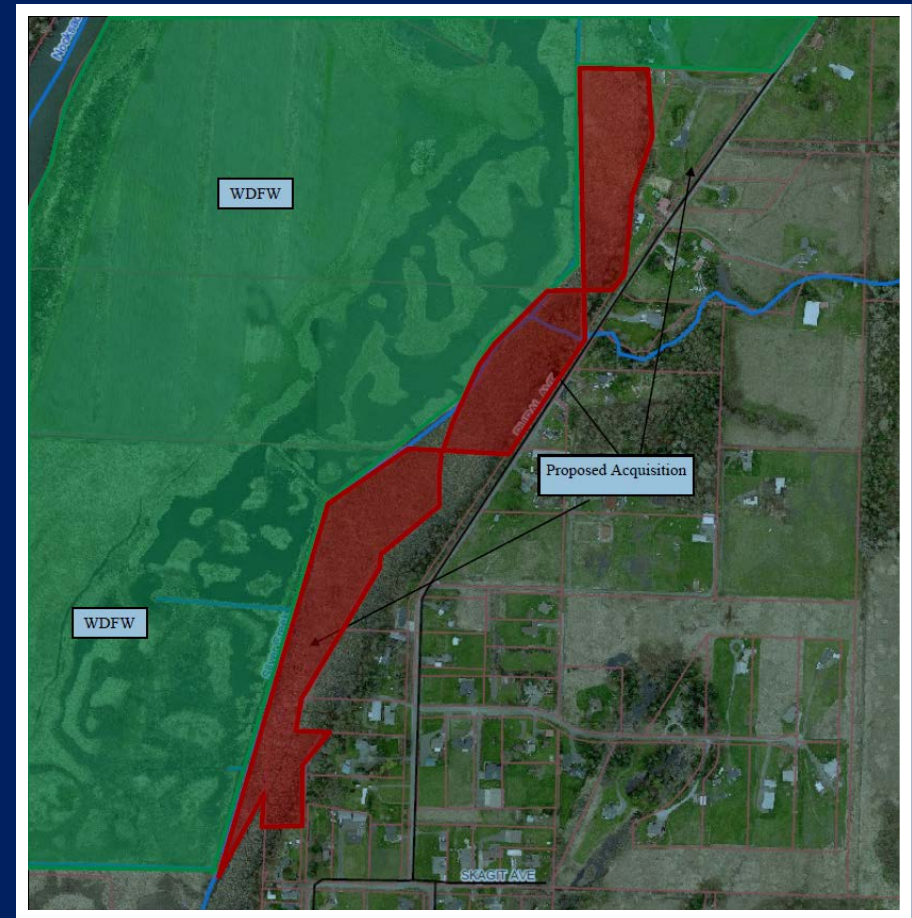
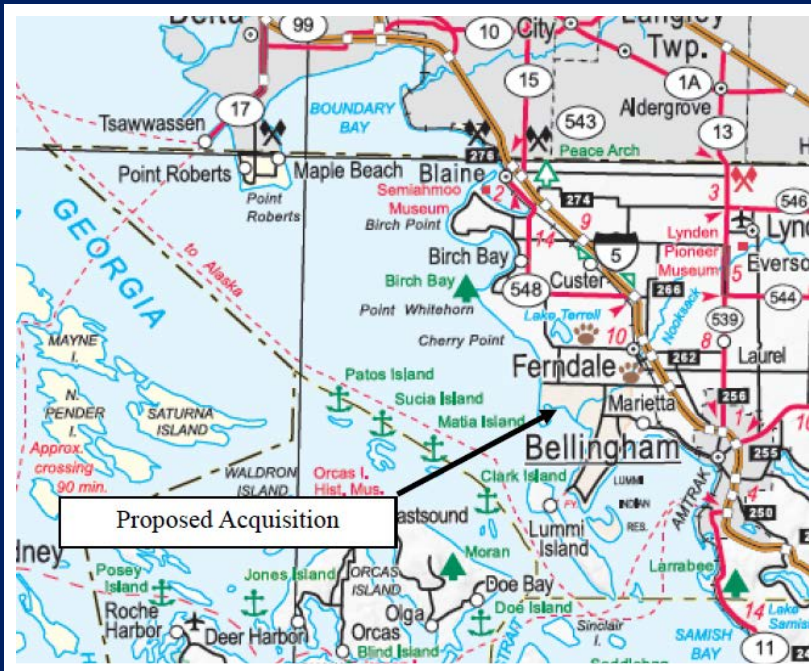
Lower Nooksack River Project
Conserve and Restore Floodplain
Migrating Shorebirds & Waterfowl

Bailey Property Whatcom County



Partnership Project
Whatcom County
Ducks Unlimited
Lummi Nation
Natural Resource Conservation Service
Nooksack Salmon Enhancement Assoc.
US Fish and Wildlife Service

Bailey Property Whatcom County



Bailey Property Whatcom County



Unit of Whatcom Wildlife Area

Annual Operating Cost \$500

USFWS Funded Purchase

Thornton Property Asotin County

Project Location



WDFW Lands 20/20

Asotin Wildlife Area

Thornton Property Asotin County



- Supports Asotin Creek Model Watershed Plan
- Snake Region Salmon Recovery Plan
 - Chinook salmon
 - bull trout
- Wild steelhead refuge
- Intensively Monitored Watershed

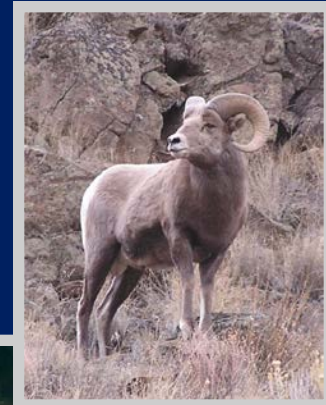
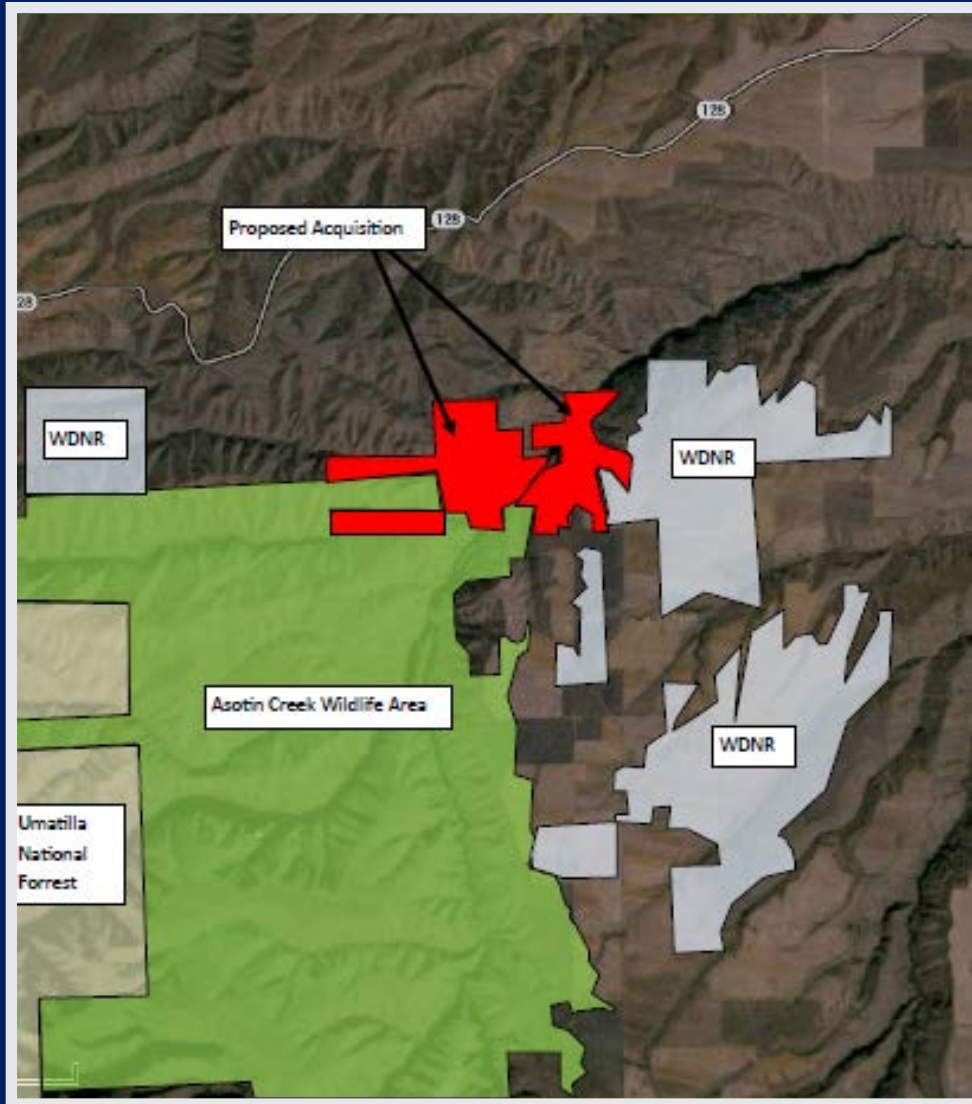
Thornton Property Asotin County



- Blue Mountain steppe vegetation
- Sharp-tailed grouse
- High level of diversity
- Priority Species include golden eagle, bald eagle, elk, beaver, mule deer



Thornton Property Asotin County



Thornton Property Asotin County



Unit of Asotin Creek Wildlife Area

Annual Operation \$10,000

Annual PILT Cost \$1,250

Purchase Funded by Washington
Wildlife and Recreation Program



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PUBLIC COMMENT