

# *Land Transactions*

**June 12<sup>th</sup> & 13<sup>th</sup>, 2015**

# Acquisition Steps

Scoping and  
Need

Evaluation and  
Prioritization -  
Lands 20/20

Land  
Transaction

Integrating  
Ownership

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Scoping and  
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# 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

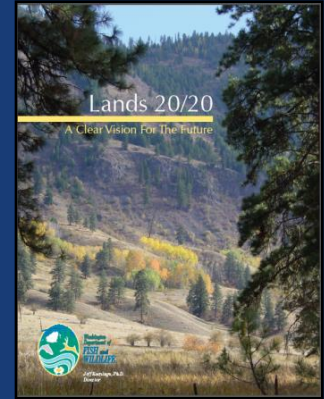
- Appraisal Standards
  - Determined by funding source
  - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
  - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

# 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

# Spiritwind Farm of Thorp LLC

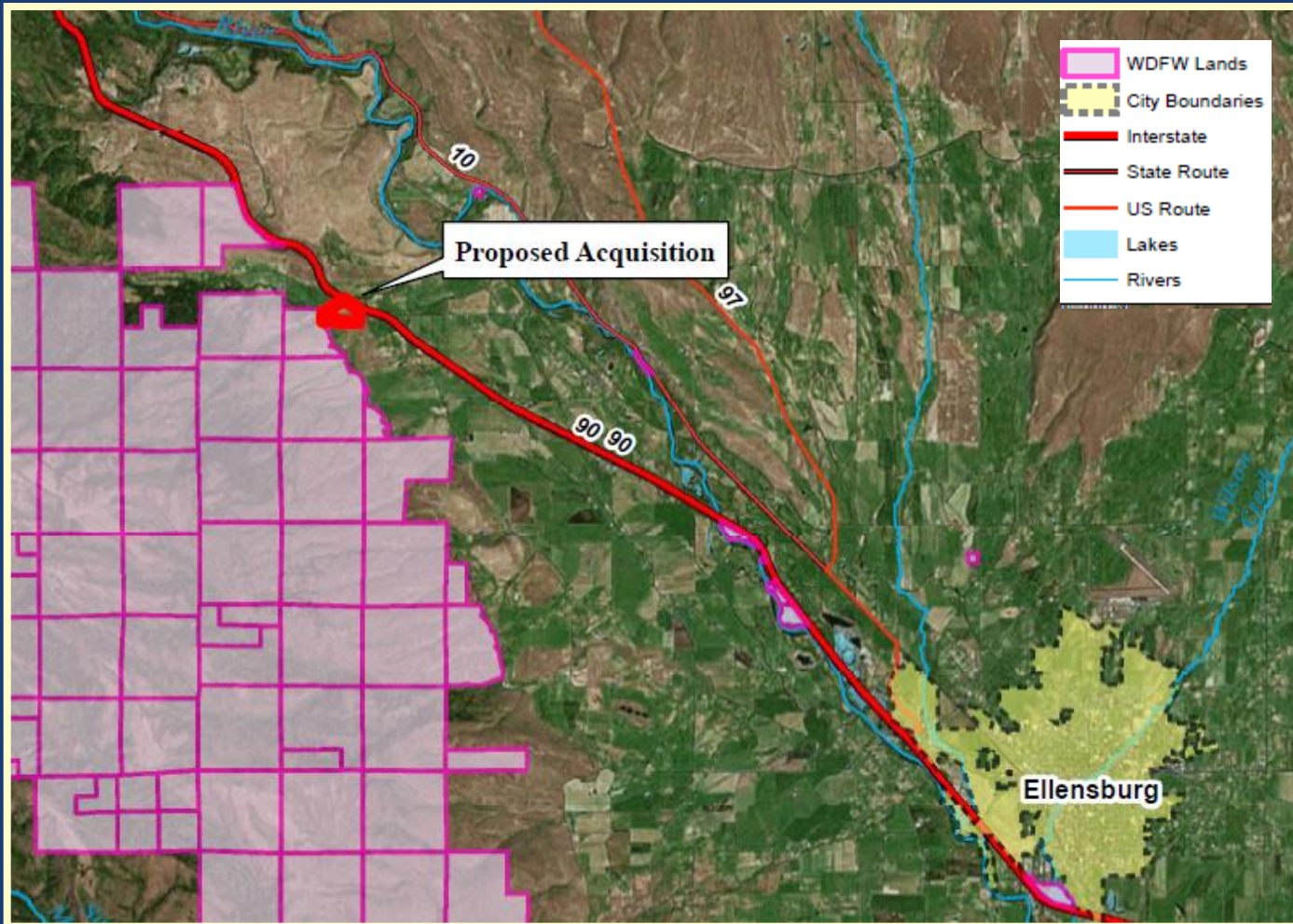
## L.T. Murray Wildlife Area, Kittitas County





# Spiritwind Farm of Thorp LLC

## L.T. Murray Wildlife Area, Kittitas County



15.4 Acres



# Spiritwind Farm of Thorp LLC

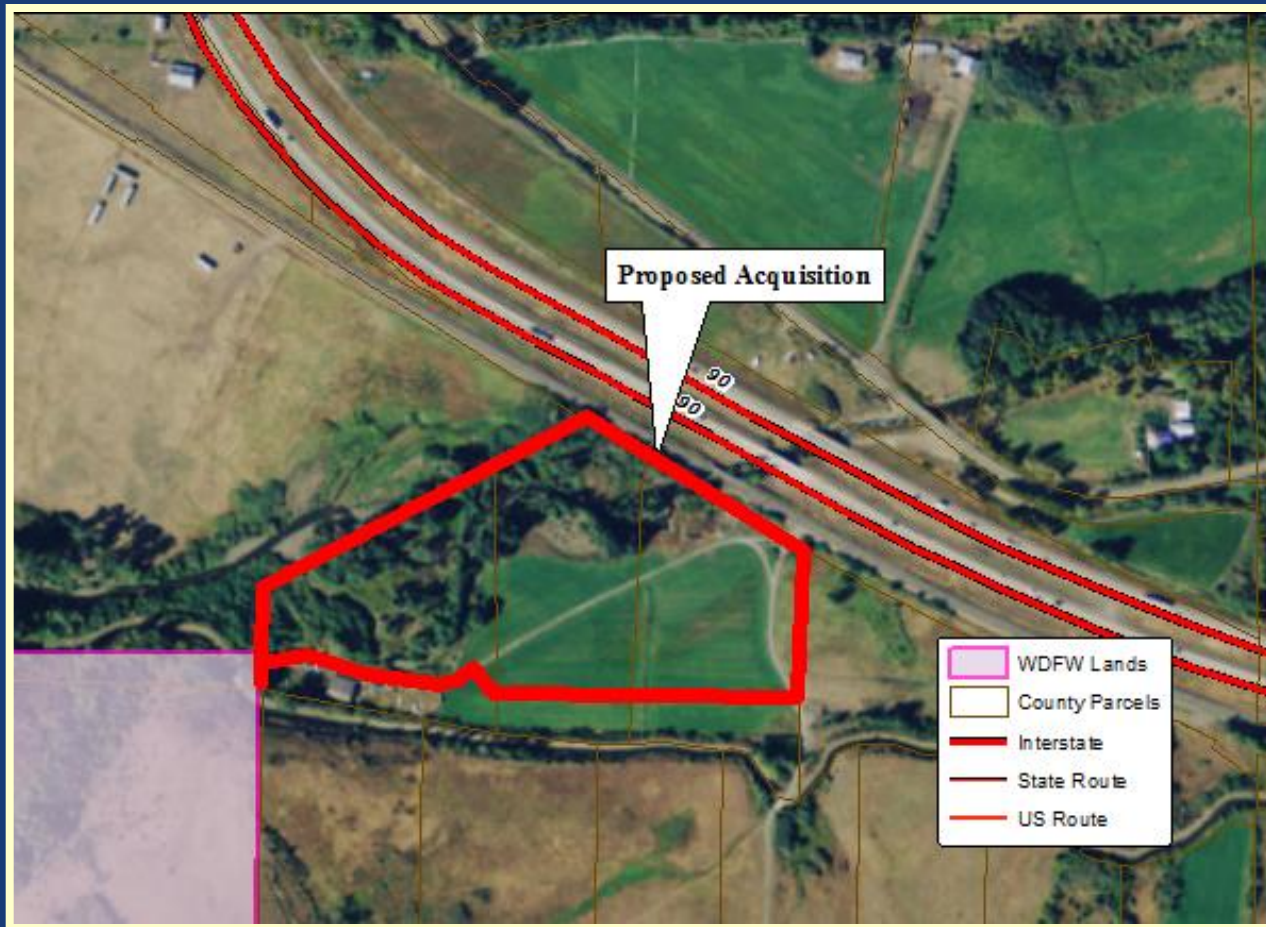
## L.T. Murray Wildlife Area, Kittitas County



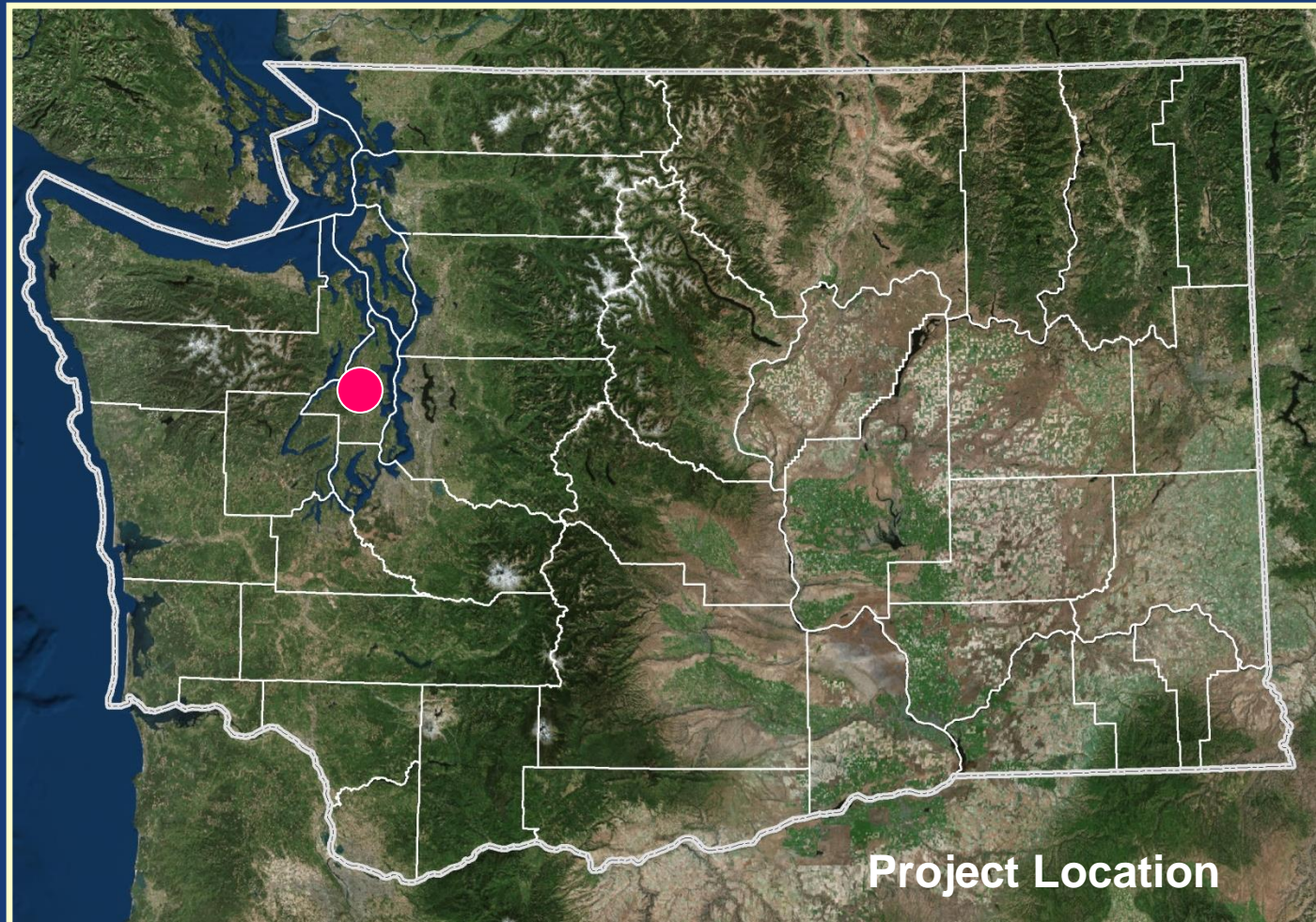


# Spiritwind Farm of Thorp LLC

## L.T. Murray Wildlife Area, Kittitas County

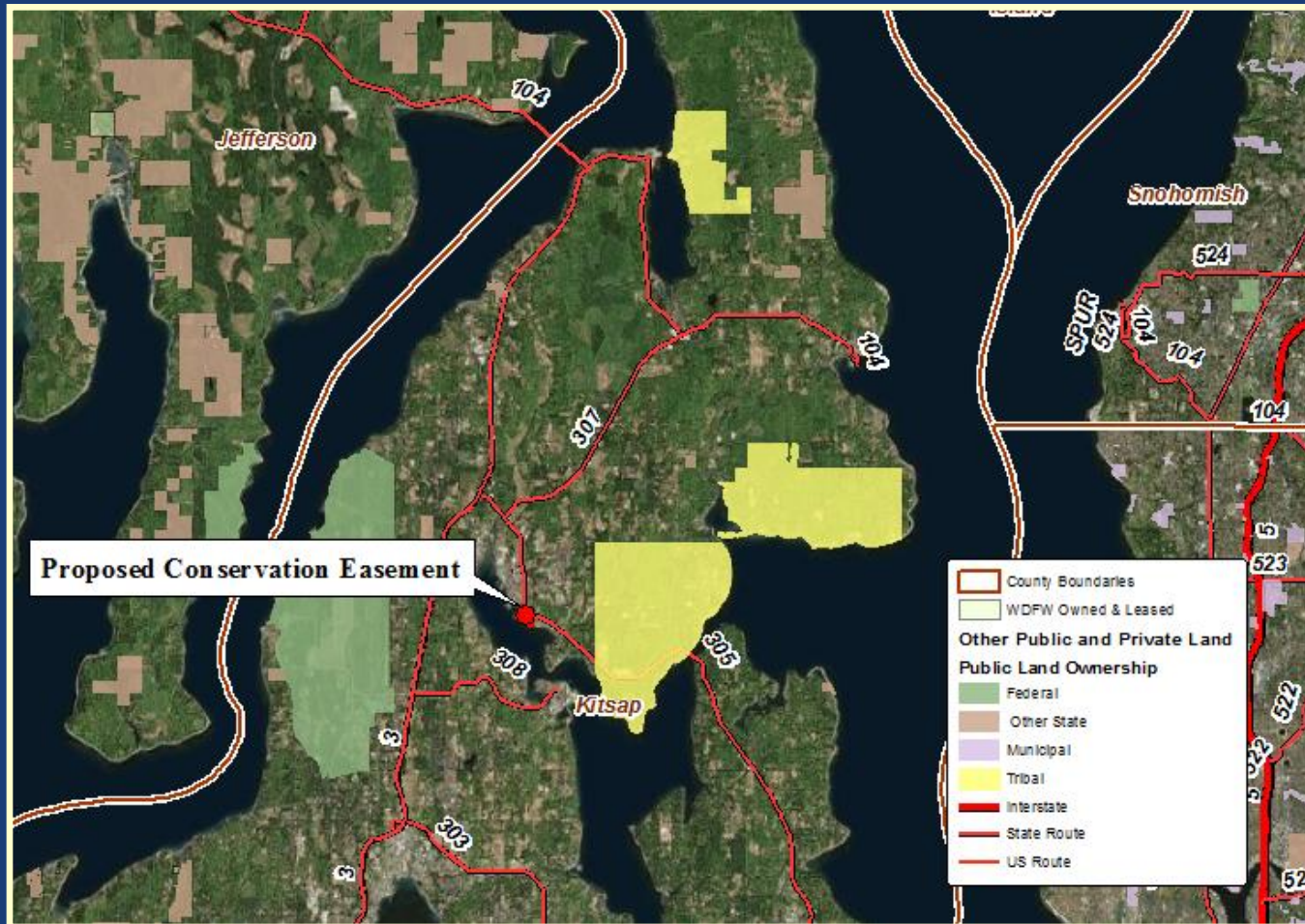


# Whitford Property Liberty Bay Unit, Kitsap County





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1.19  
Acres

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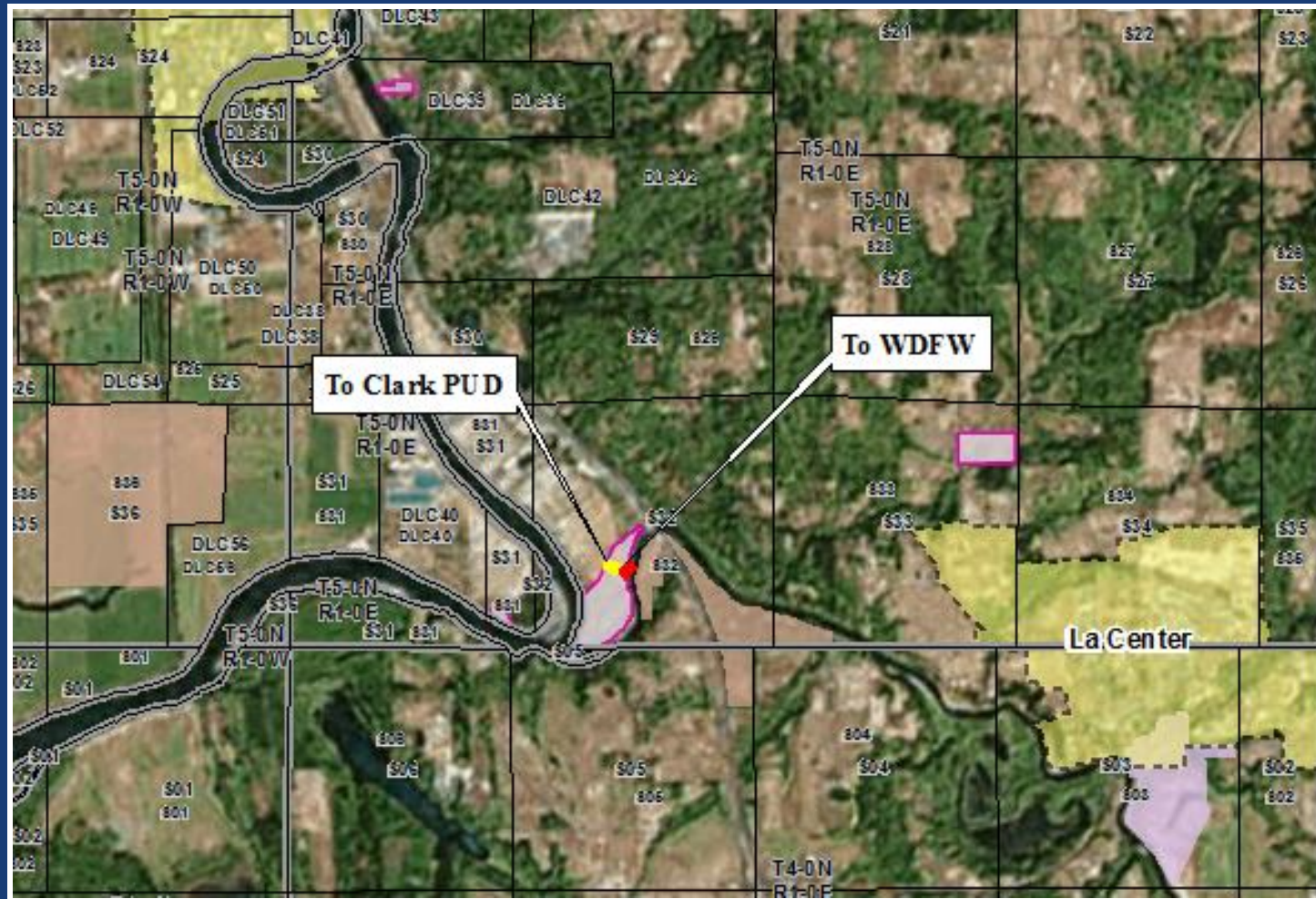


# Two Forks Easement/Exchange Mt. St. Helens WLA, Clark County

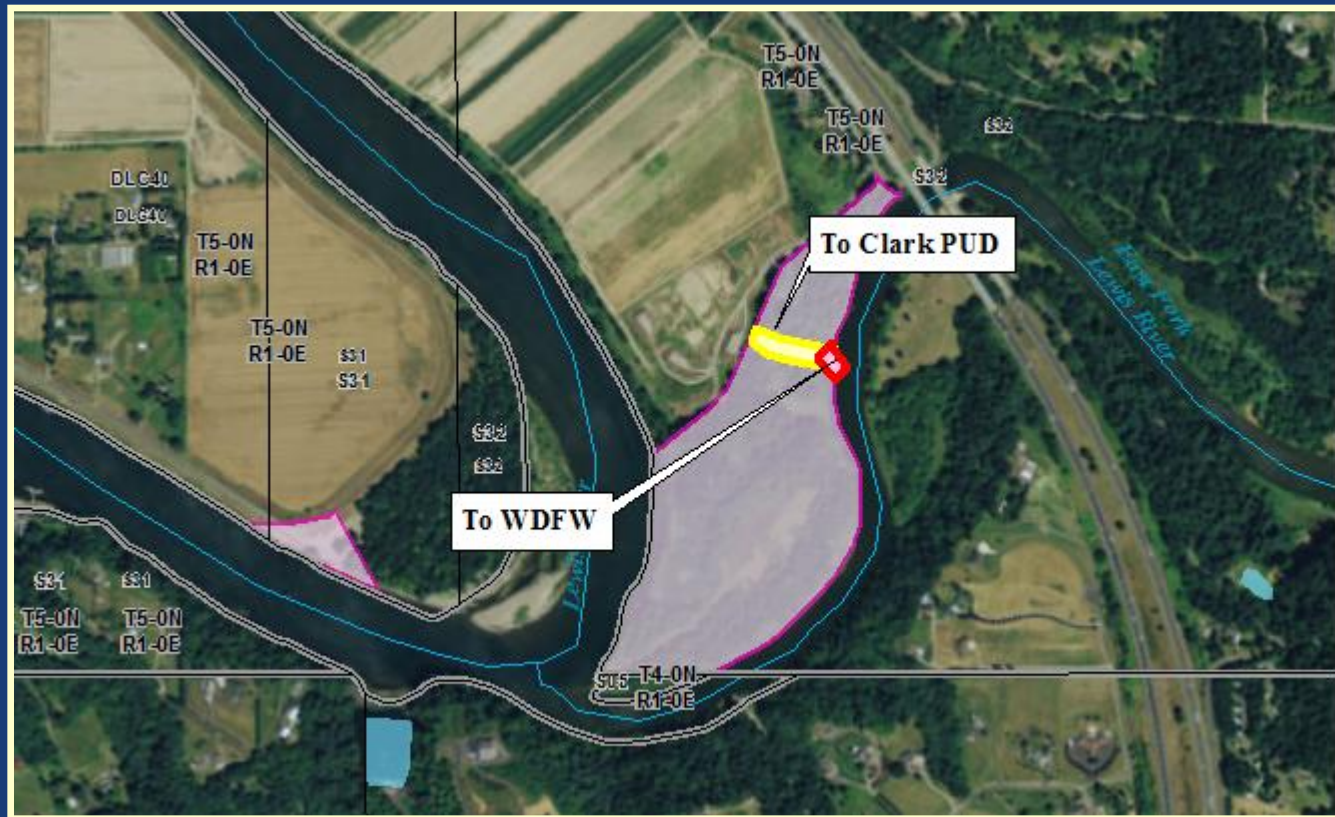




# Two Forks Easement/Exchange Mt. St. Helens WLA, Clark County



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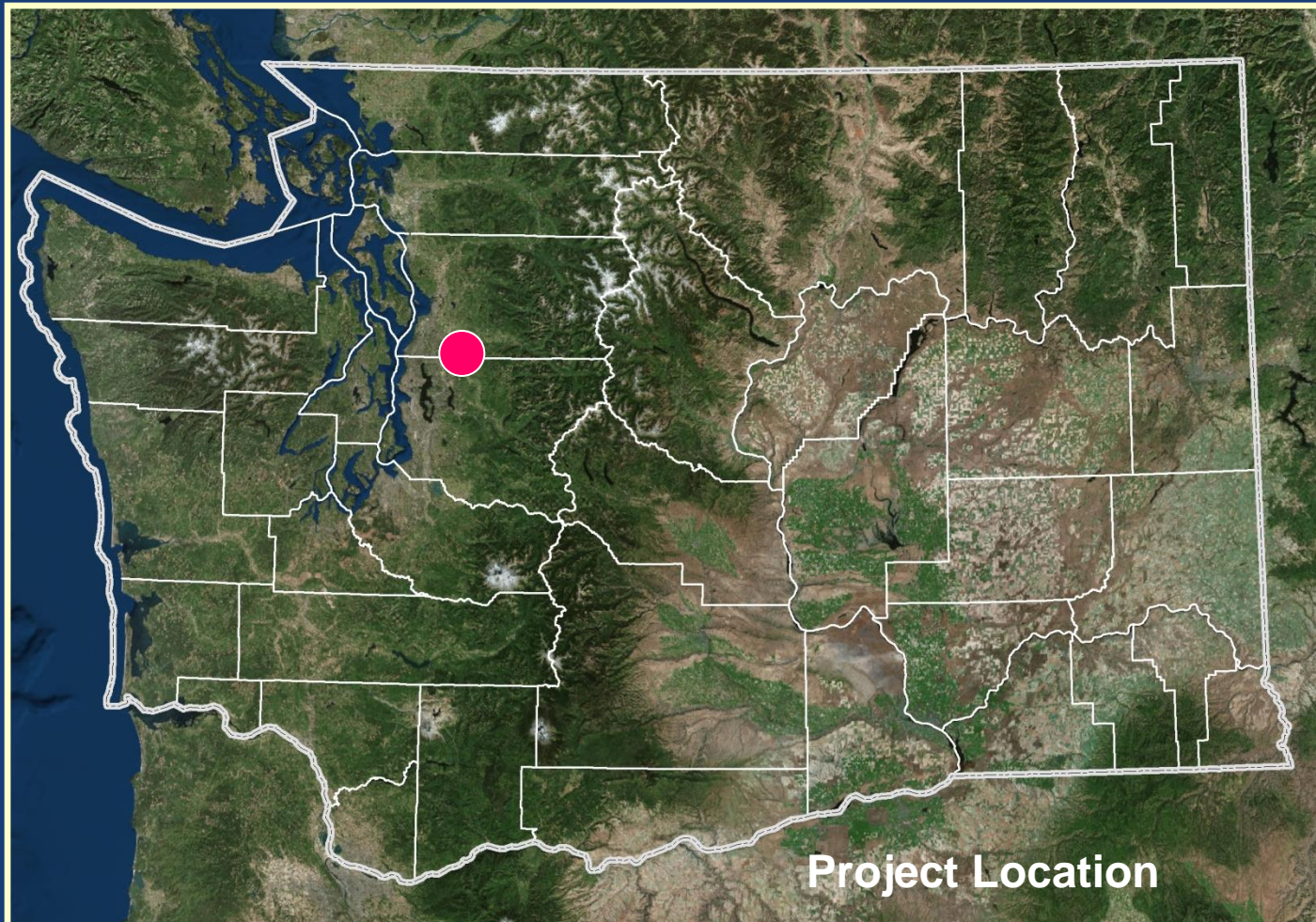
# Two Forks Easement/Exchange Mt. St. Helens WLA, Clark County





# Whitaker Property

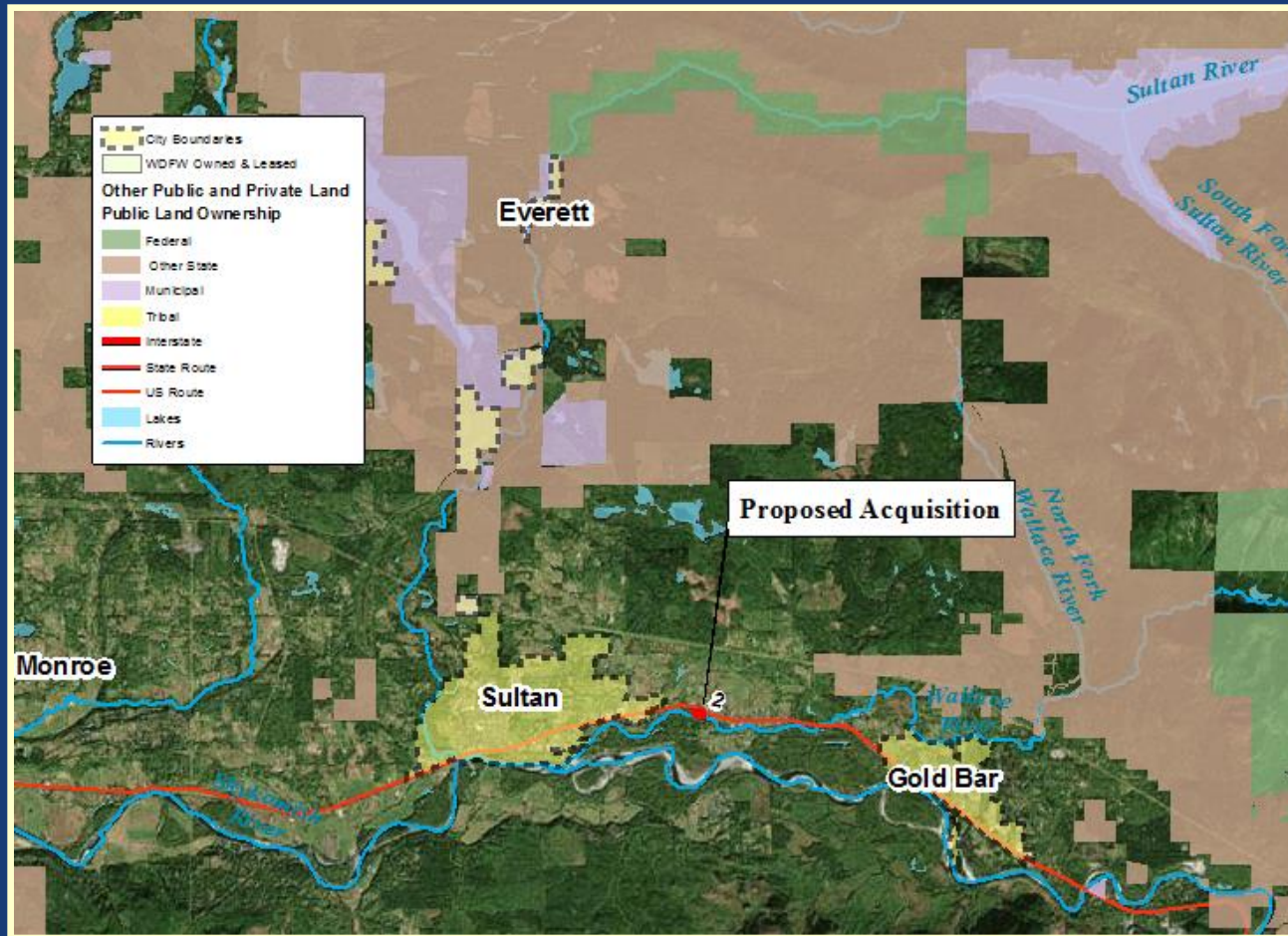
## Wallace River Access, Snohomish County





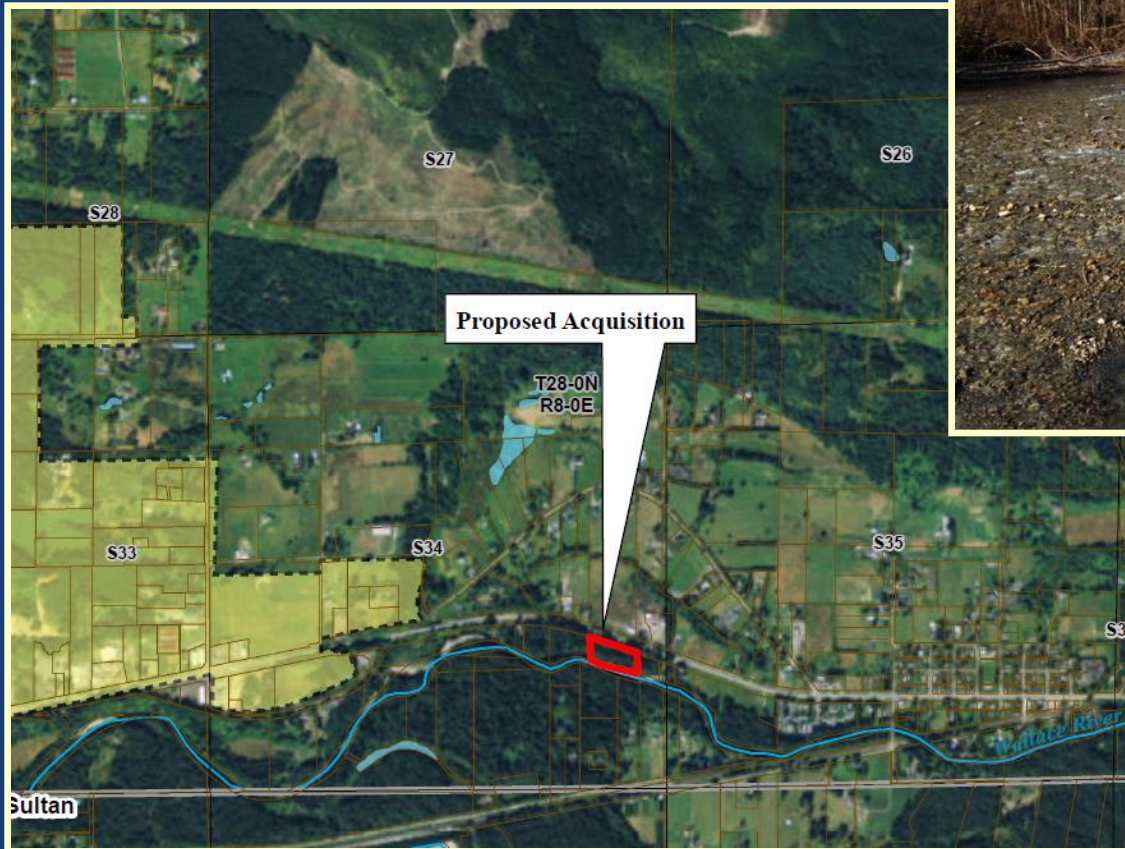
# Whitaker Property

## Wallace River Access, Snohomish County



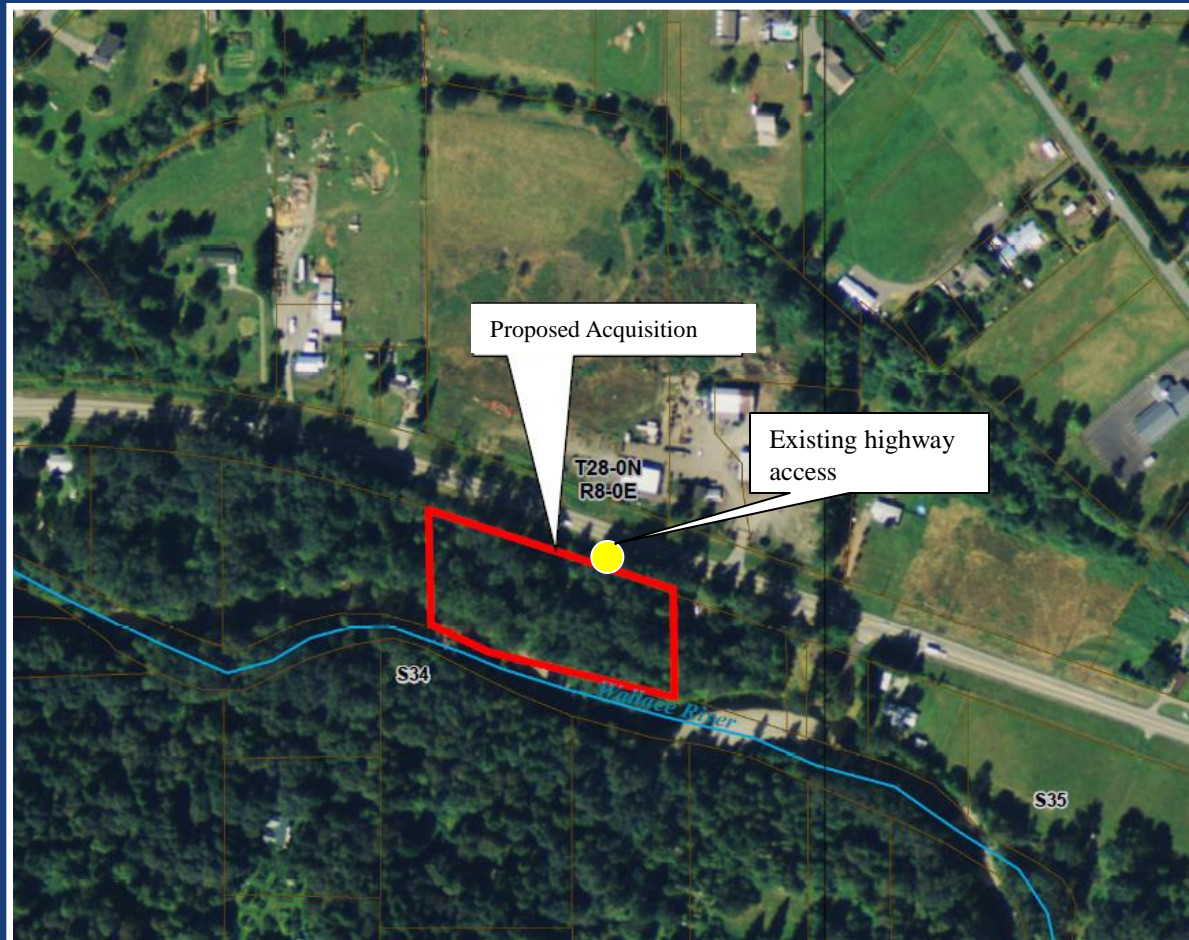
3.1 Acres

# Whitaker Property Wallace River Access, Snohomish County



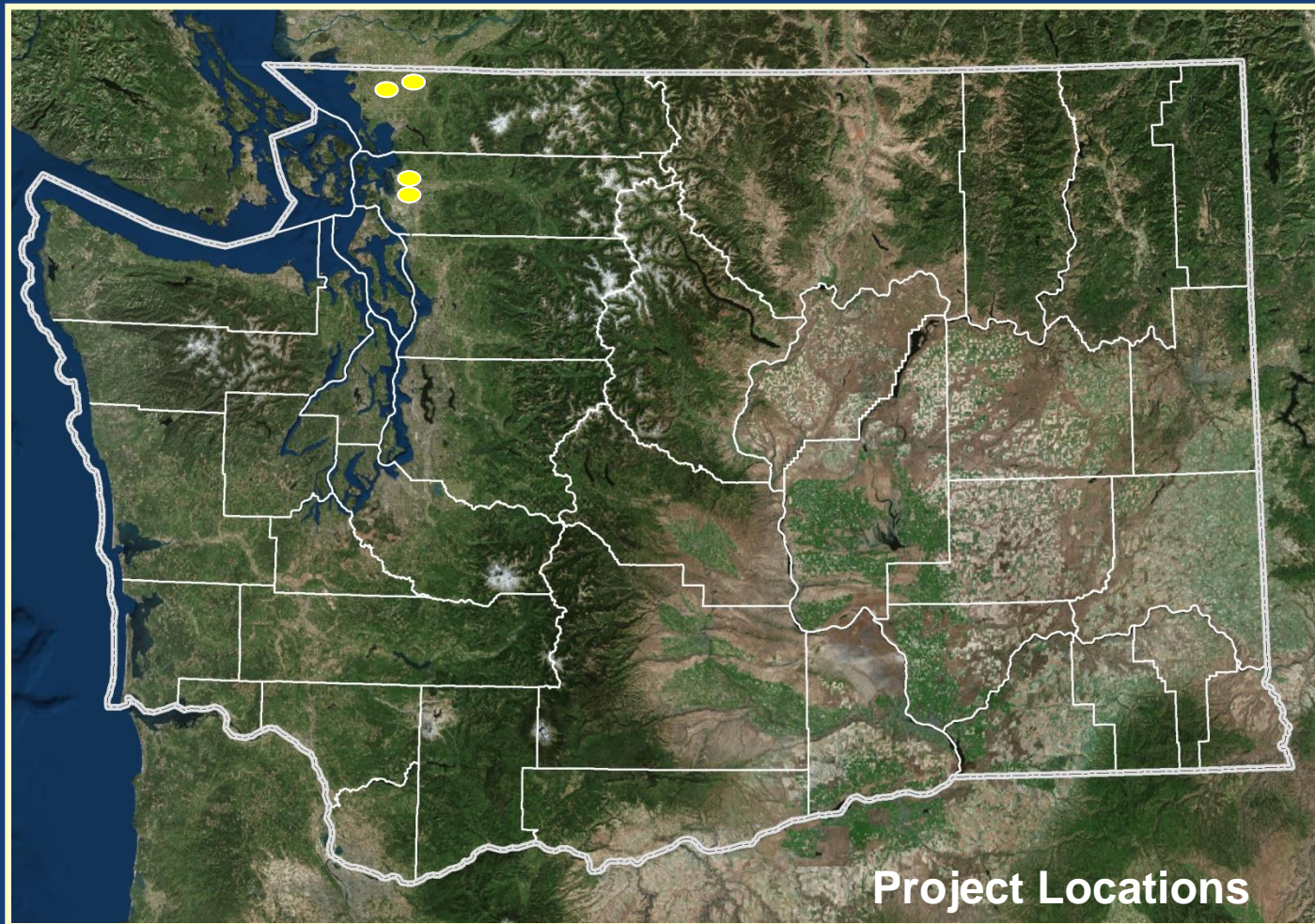


# Whitaker Property Wallace River Access, Snohomish County



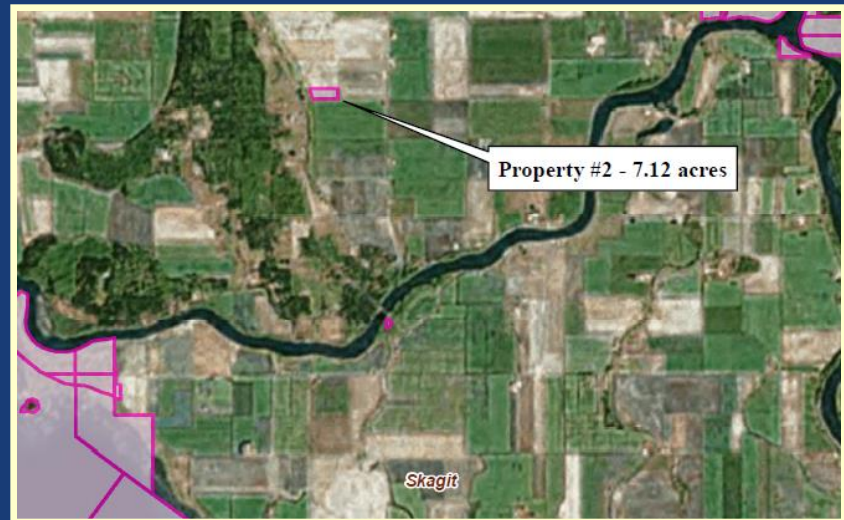
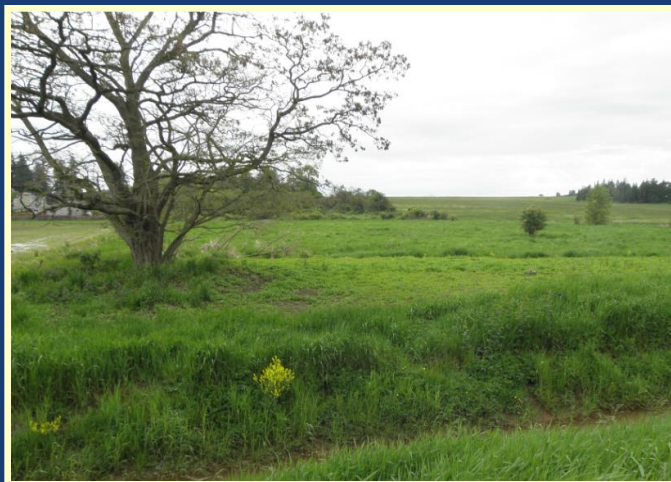


# Proposed Sales – Surplus Lands Skagit and Whatcom Counties



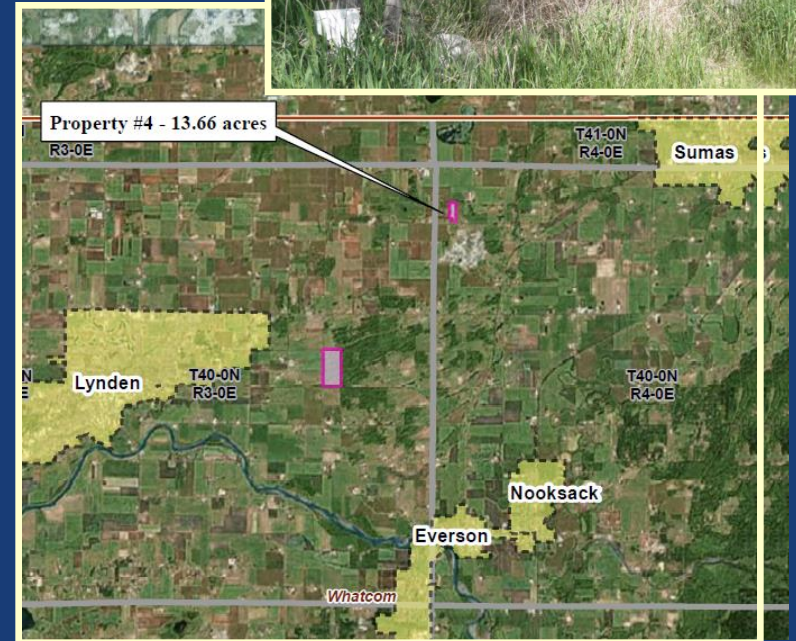
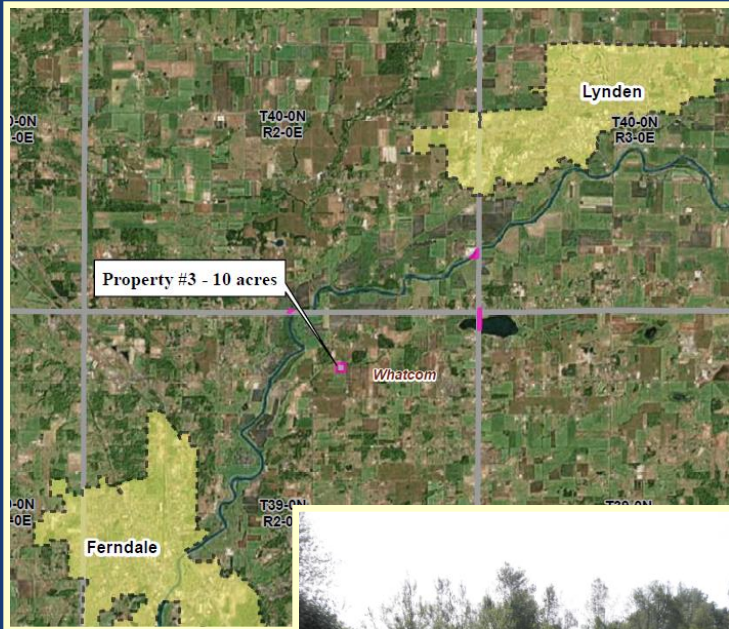


# Proposed Sales – Surplus Lands Skagit County





# Proposed Sales – Surplus Lands Whatcom County





# PUBLIC COMMENT

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