



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 as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

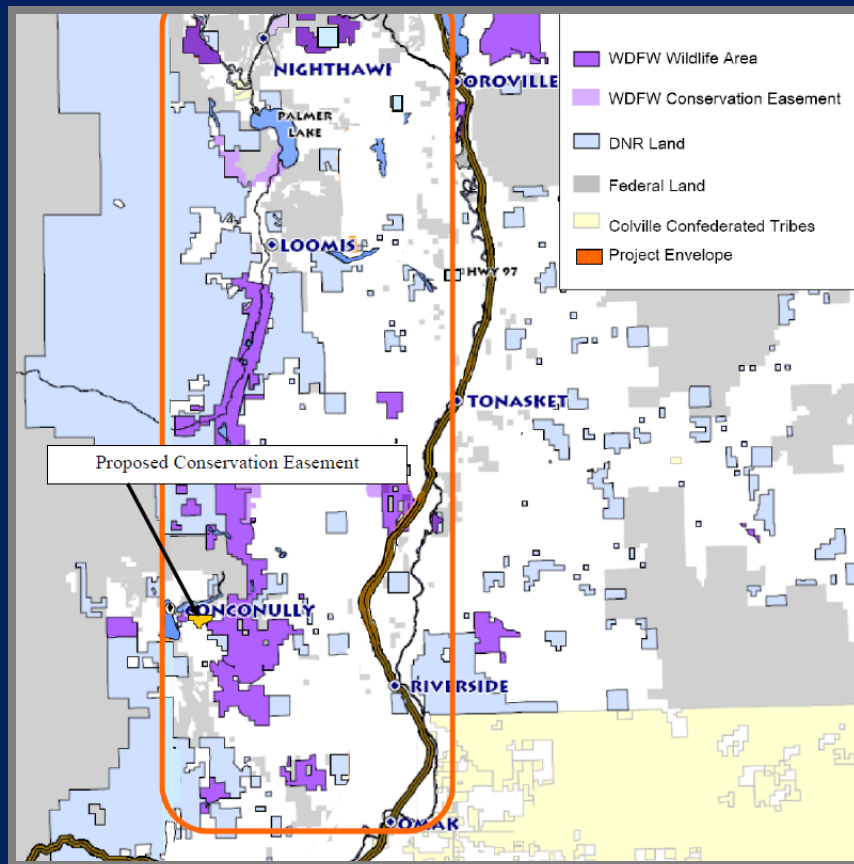
- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

Long Property – Conservation Easement Okanogan County

Project Location



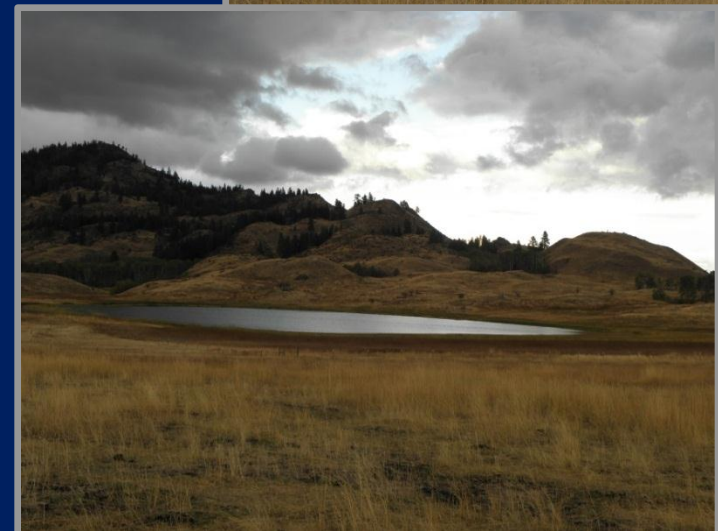
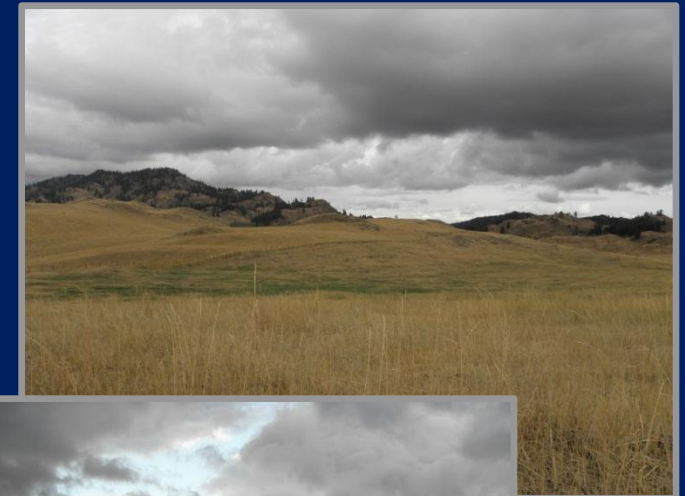
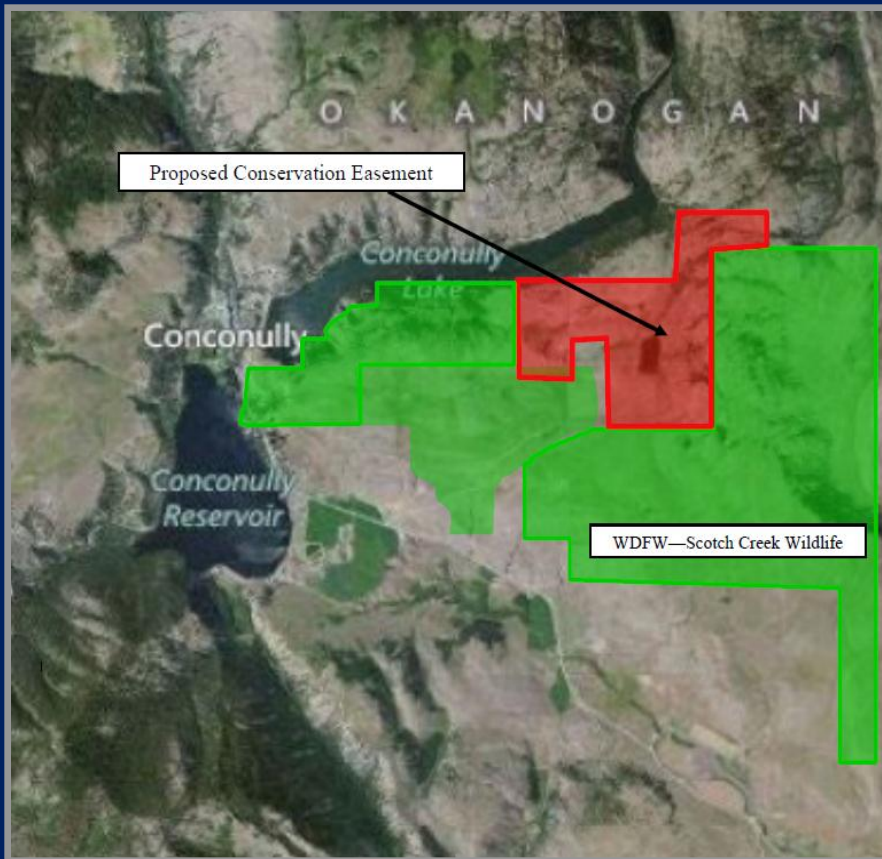
Long Property – Conservation Easement Okanogan County



WDFW Lands 20/20



Long Property – Conservation Easement Okanogan County



Long Property – Conservation Easement Okanogan County



Kumlue Property Mason County

Project Location



Kumlue Property Mason County

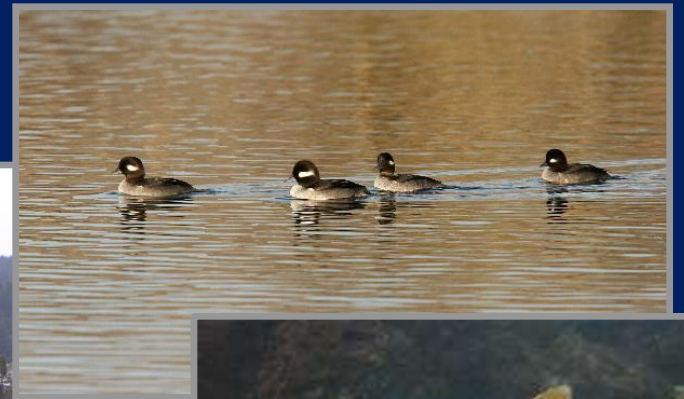


Pacific Coast Joint Venture

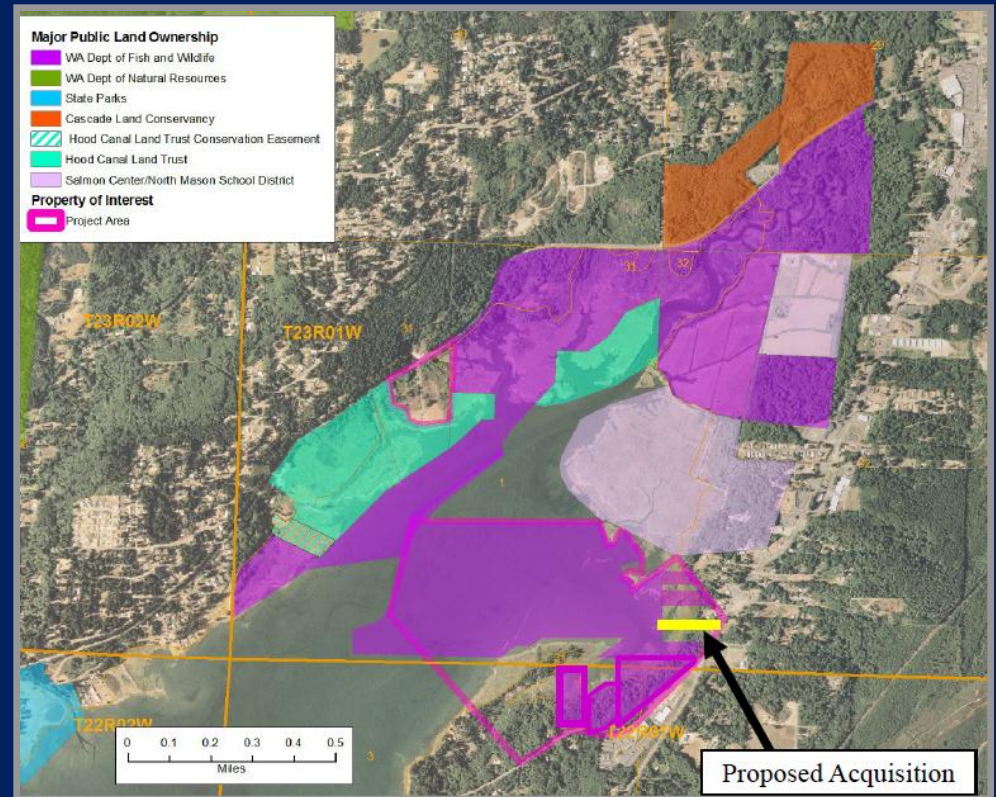
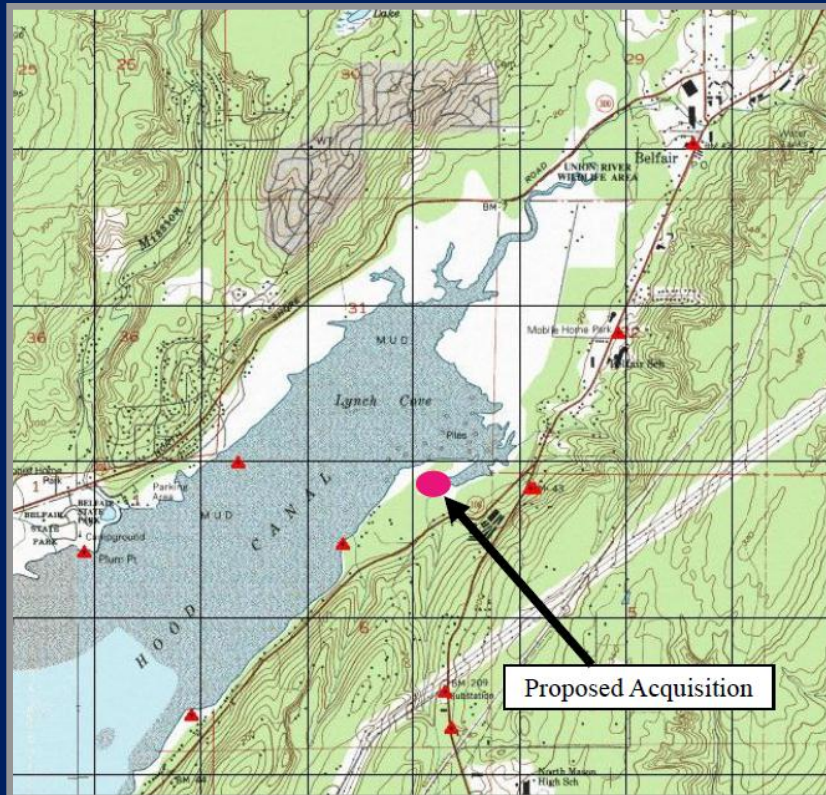
WDFW Lands 20/20

Kumlue Property Mason County

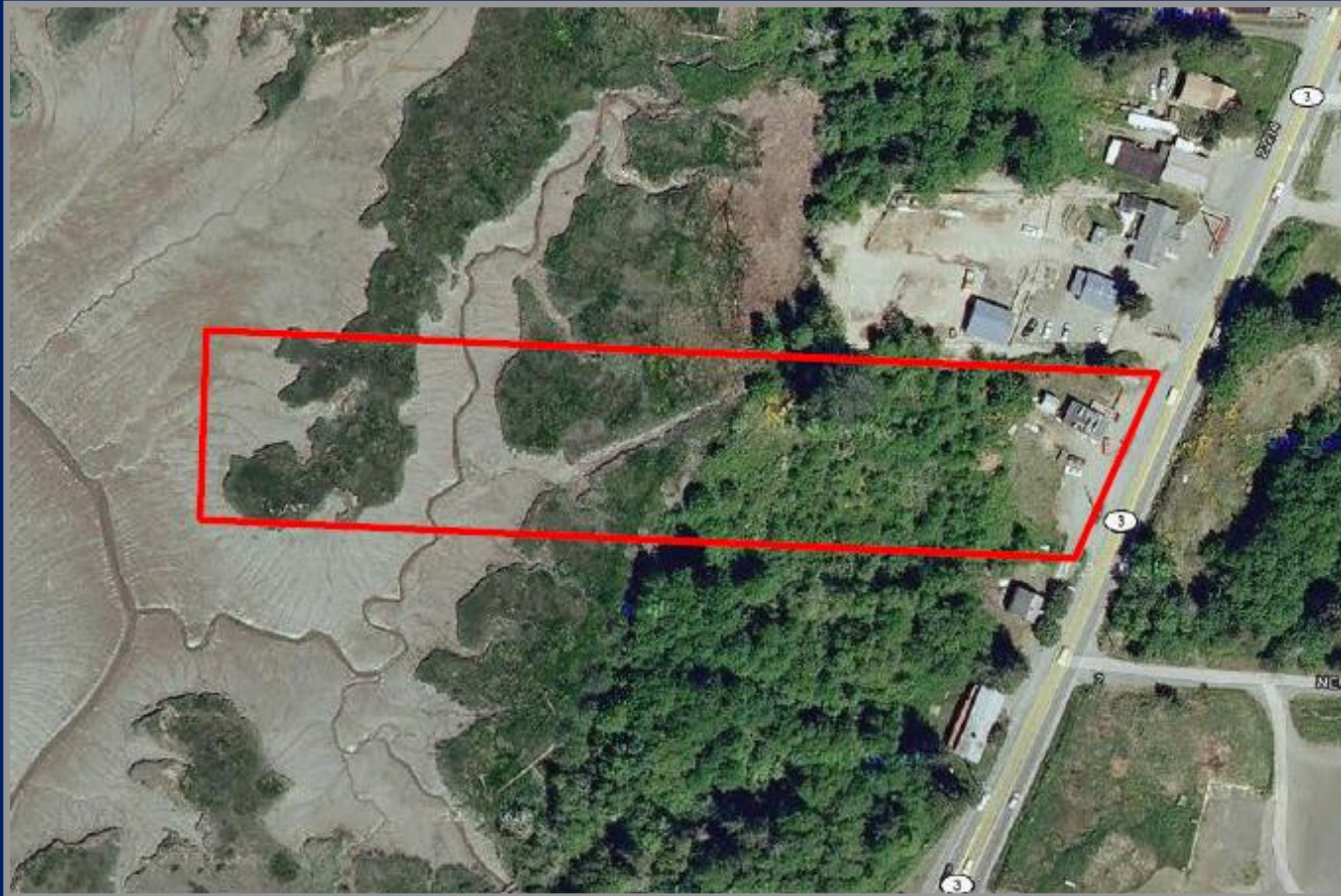
- Lynch Cove supports over 15,000 wintering waterfowl, five species of salmon including summer chum and Chinook.



Kumlue Property Mason County



Kumlue Property Mason County



Kumlu Property Mason County



Yellowstone Pipeline Company Grant County

Project Location

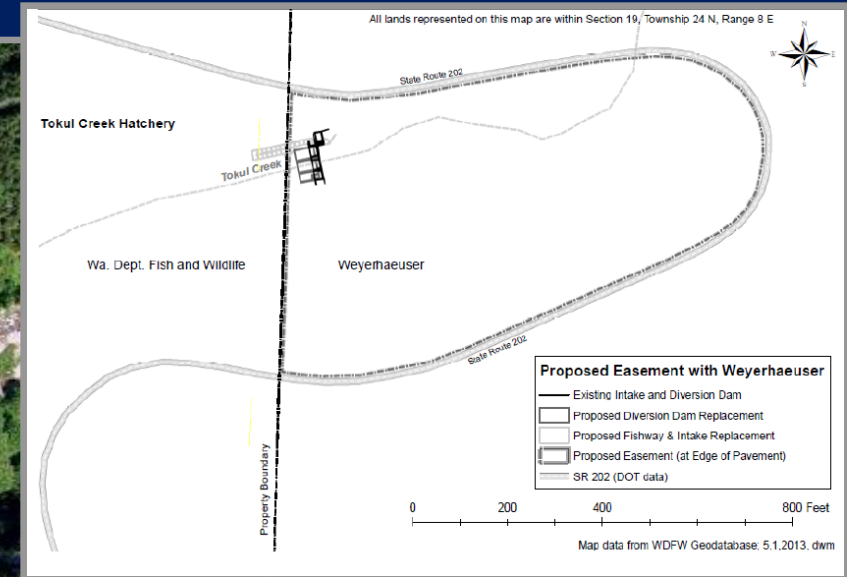
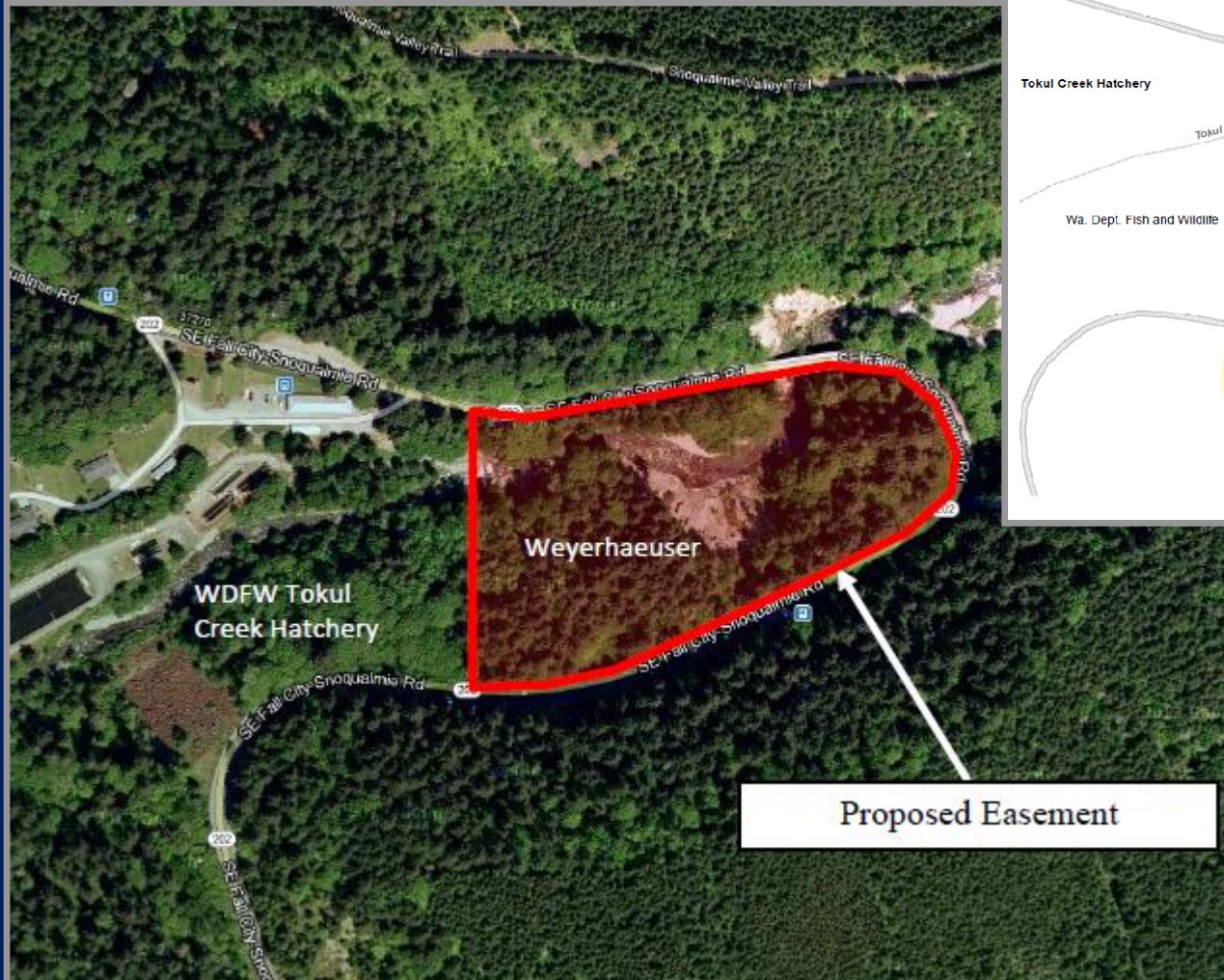


Tokol Creek Hatchery King County

Project Location



Tokol Creek Hatchery King County



Proposed Easement

Tokol Creek Hatchery King County



Scott Ditch Fish Bypass Kittitas County

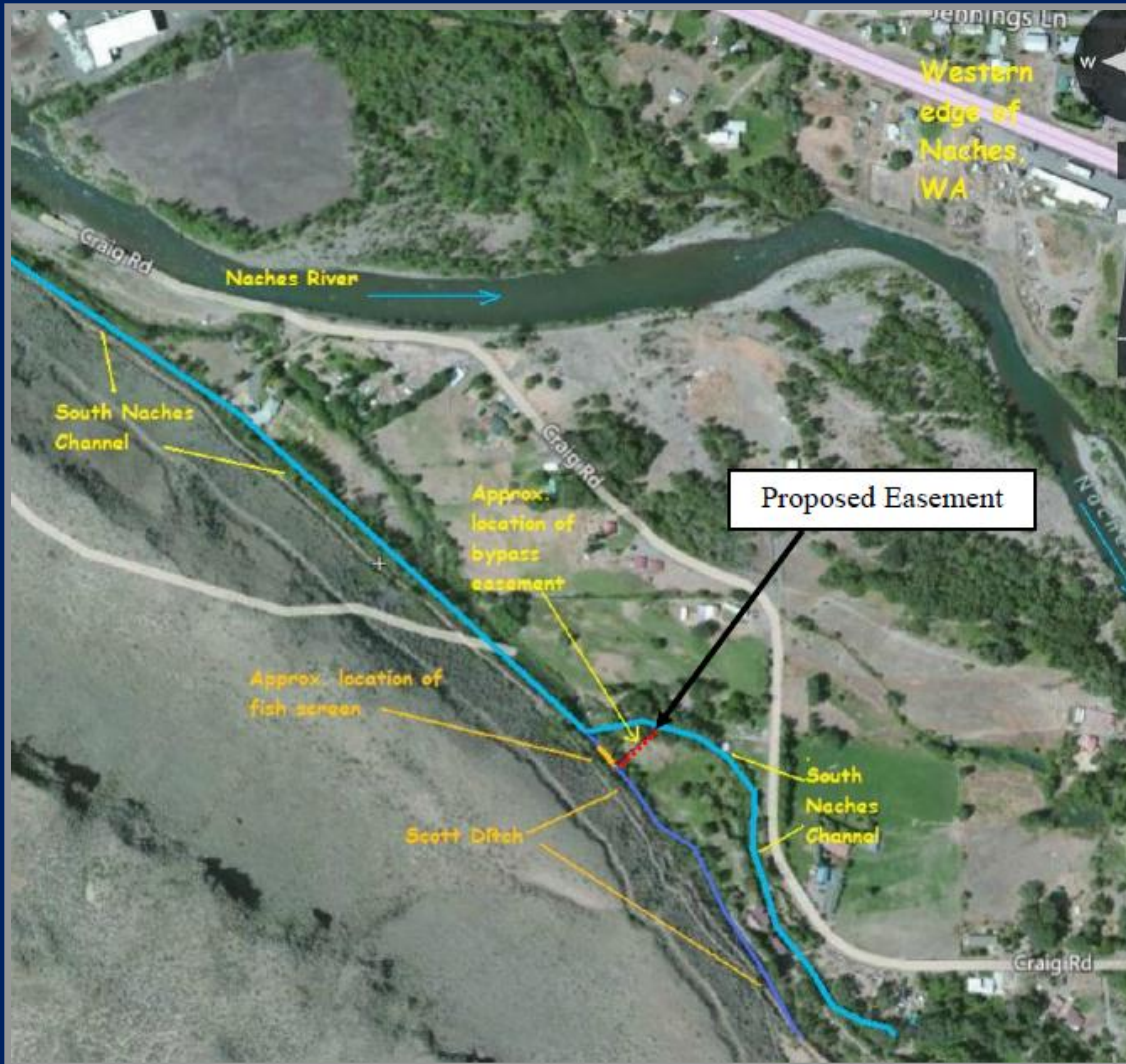
Project Location



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

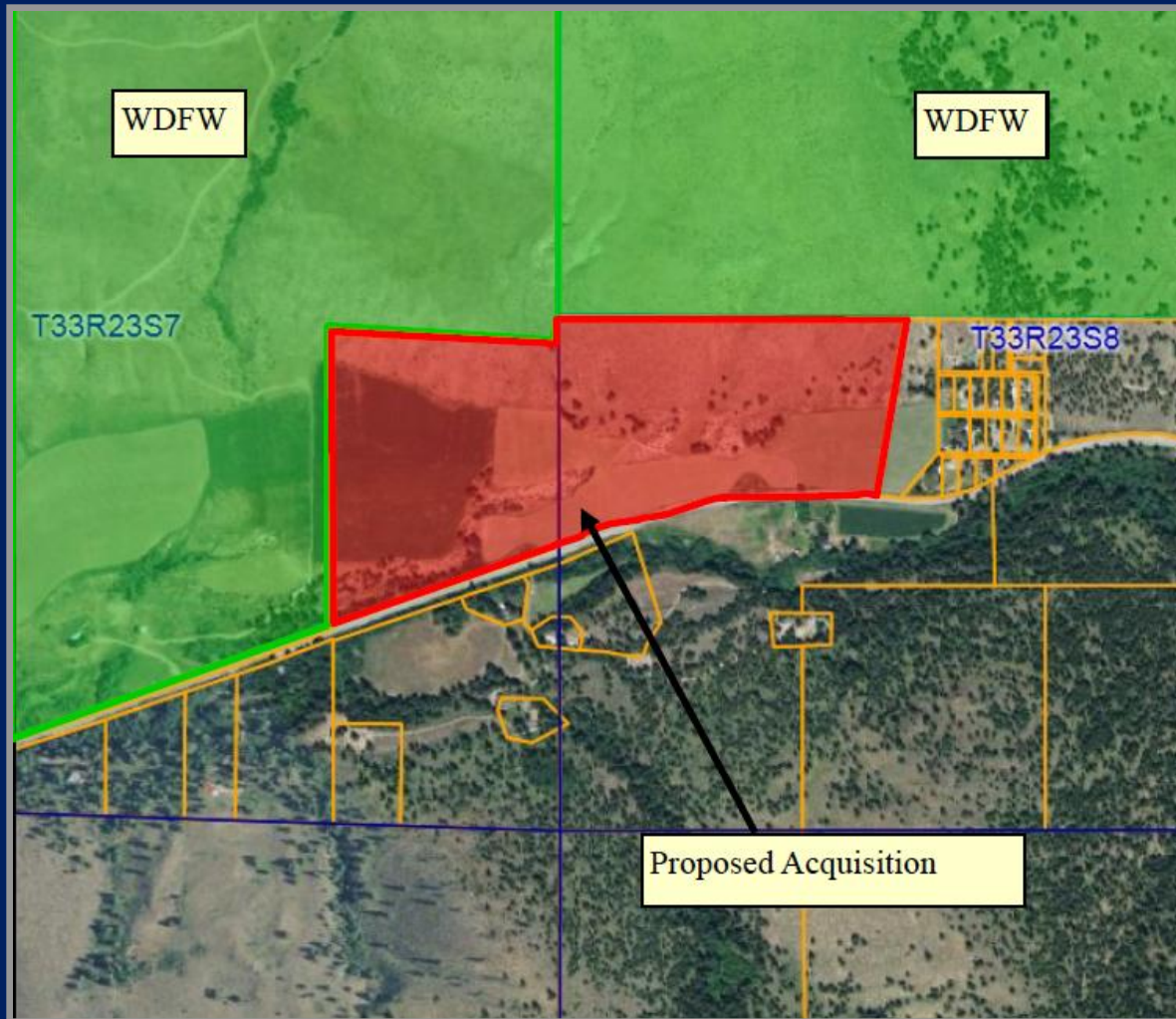


Maltais Property Okanogan County

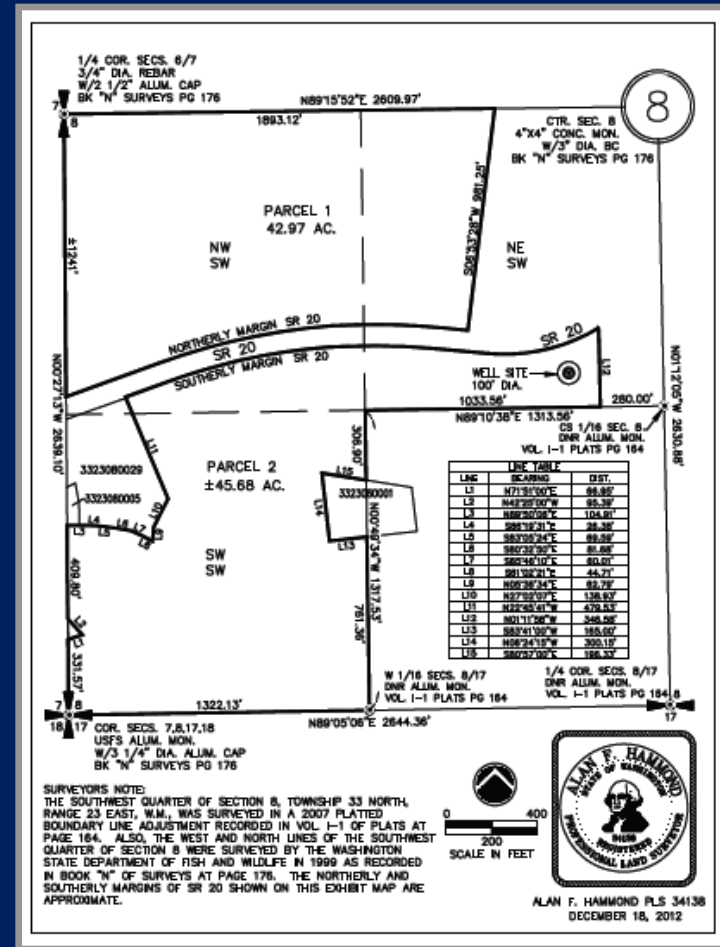
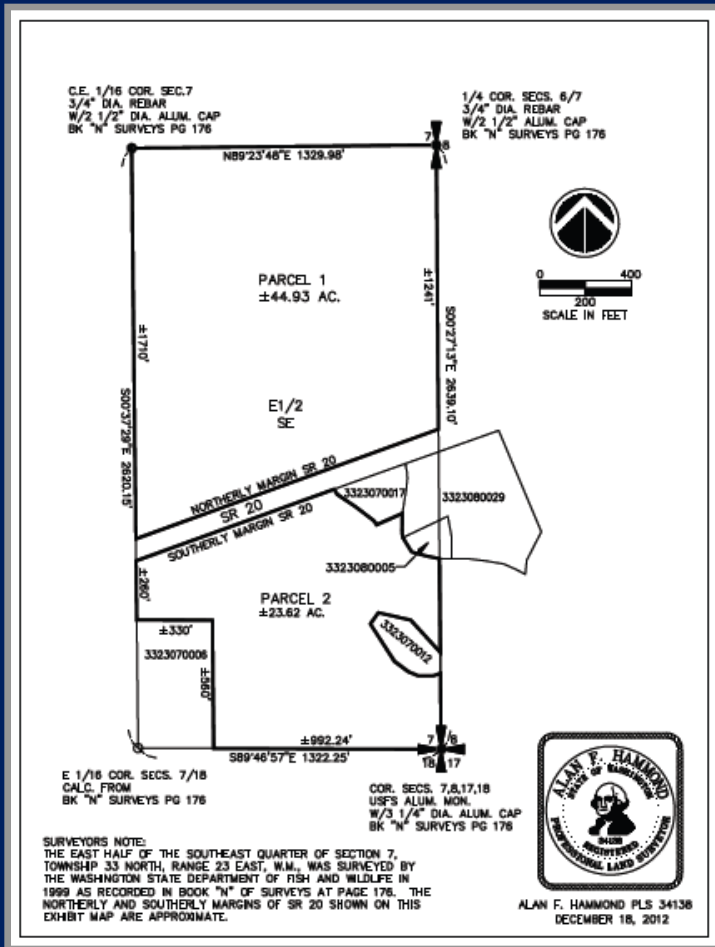
Project Location



Maltais Property Okanogan County



Maltais Property Okanogan County



Maltais Property Okanogan County





PUBLIC COMMENT

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