



## U.S. Fish & Wildlife Service

# Real Estate Appraisal Services

## *Midwest Region-OASD*

### Quick Facts

- *The Midwest Region of the Office of Appraisal Services has a staff of seven and includes three appraisers, three reviewers and a supervisor.*
- *The Midwest Region has the second highest workload per employee than any other OASD region in the nation.*

In November 2003, Secretary of the Interior Gale Norton consolidated the real estate appraisal functions of the Fish and Wildlife Service (Service), Bureau of Land Management, National Park Service and Bureau of Reclamation into the Office of Appraisal Services Directorate (OASD). Appraisal services formerly performed in-house by Region 3 of the Service are now performed by the Midwest Region of OASD.

The Midwest Region of OASD is collocated within the Service's regional office at Fort Snelling, Minnesota, and provides a wide range of appraisal services to the Service, Bureau of Land Management and National Park Service in Ohio, Indiana, Illinois, Michigan, Wisconsin, Iowa, Missouri, Minnesota, North Dakota, South Dakota and Nebraska. OASD products include consultations, appraisal reports and updates, appraisal and review reports, feasibility studies, preliminary value estimates, rent calculations, statement of approximately equal value, and other similar services. Since OASD was formed in 2003, 3,118 products have been requested by federal bureaus nationally. In the Midwest Region, 405 products have been requested, with 283 completed to date.

The Service uses appraisals to support the valuations of property involved in purchase, exchange, sale, and certain use authorizations of public lands. Requests for appraisal services are made through the Ap-



*The Midwest Region-OASD performs appraisal services throughout most of the nation's prairie pothole region.*

praisal Request and Review Tracking System (ARRTS). This Internet-based system provides a common submission process for appraisal requests to OASD. It also provides a process for forwarding the request for approval and assignment, and a mechanism for tracking and reporting on appraisal projects. Upon receipt of a request for appraisal services, OASD will schedule, contract and make arrangements for obtaining requested services. Contract services will be paid by the Service or other parties to the transaction. Contract appraisers must hold a certified general appraisal license (highest of three levels of certification).

(Over)

Appraisals and review reports comply with the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions.

In addition, appraisal reports and reviews prepared for land exchange must comply with the Code of Federal Regulations (43 CFR Part 2200).

Appraisal reports prepared for the sale of land under the authority of 43 CFR Part 2710 shall conform to the principals contained in the Uniform Appraisal Standards for Federal Land Acquisitions.

The review appraiser is responsible for ensuring that the appraisal report and its conclusions are adequately supported by market information and complies with agency regulations, as well as federal and professional appraisal standards.

The Service's authorized officer requesting appraisal services is the authorized officer for accepting and authorizing the use of the appraiser and reviewer's conclusions in support of a land transaction. The authorized officer must be satisfied that the OASD has followed an appropriate process, that the review appraiser's analysis and recommendation is understandable and logically

supports the estimate of market value.

Offers in excess of the appraised value on purchases funded by the Land and Water Conservation Fund require a separate submission to the Washington Office of Lands and Realty for transmittal and approval by the House and Senate Appropriation Committees. The decision to make an offer to buy or sell property at price is a management decision that cannot be delegated to staff.

For more information about appraisal services in the Midwest, contact Liz Hanna, Chief, OASD-Midwest, 612-713-5417 or by email: [liz\\_hanna@fws.gov](mailto:liz_hanna@fws.gov)

Resources:

Land Exchange Regulations: [http://www.access.gpo.gov/nara/cfr/waisidx\\_02/43cfr2200\\_02.html](http://www.access.gpo.gov/nara/cfr/waisidx_02/43cfr2200_02.html)

U.S. Department of Justice Uniform Appraisal Standards for Federal Land Acquisitions: <http://www.usdoj.gov/enrd/land-ack/>

The Appraisal Foundation: <http://www.appraisalfoundation.org/>

The Appraisal Subcommittee National Registry of state certified and licensed appraisers: <http://www.asc.gov/>