

Office of Special Trustee for American Indians Office of Appraisal Services

*New Directions in Indian Land Management:
Trust Reform and Tribal Empowerment
Flagstaff, AZ
November 28, 2016*

OFFICE OF APPRAISAL SERVICES

➤ Our Mission

Provide high quality, independent, objective appraisal services prepared in accordance with nationally recognized appraisal standards and practice; achieve the highest quality of appraisal service, providing the corner-stone for sound real estate business decisions made by or on behalf of trust beneficiaries

➤ Our Vision

To be the finest appraisal organization in the federal government through high ethical standards and professionalism. To be the Center of Excellence for Appraisal Services in Indian Country

WHO WE ARE AND WHAT WE DO?

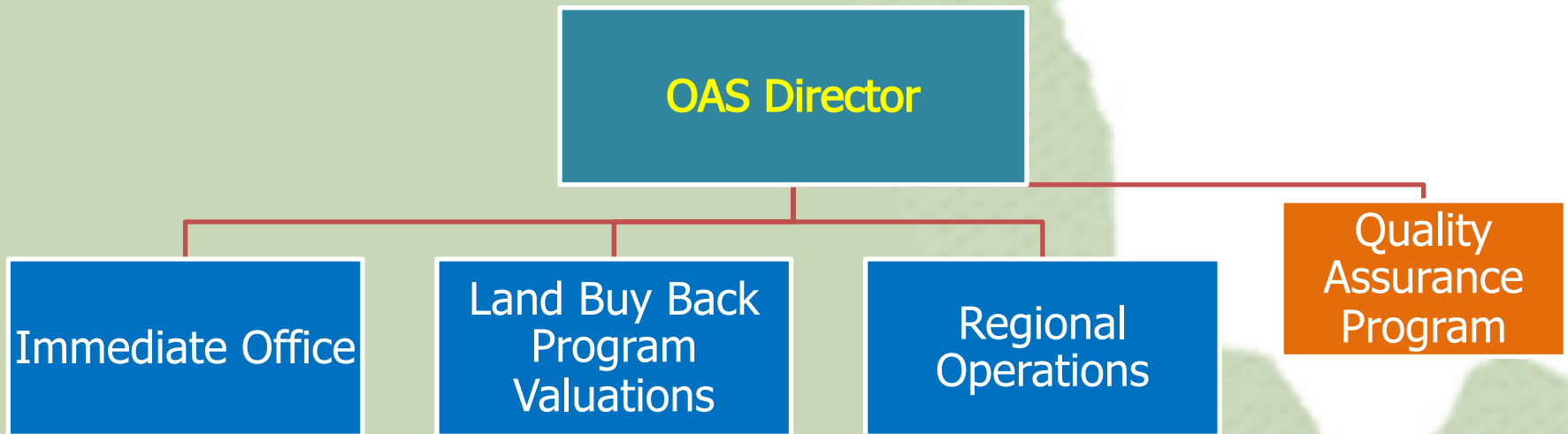
REGIONAL OPERATIONS DIVISION (REGOPS)

- Perform impartial, unbiased and objective appraisals
- Provide valuation consultation and technical expertise
- Assist the BIA Division of Self-Determination by monitoring Title I (Contracts) activities
- Assist the Office of Self-Governance by providing technical assistance supporting Title IV (Compacts)

WHO WE ARE AND WHAT WE DO?

LAND BUY BACK PROGRAM VALUATIONS DIVISION (LBBPV)

- Perform impartial, unbiased and objective real property valuations
- Provide valuation consultation and technical expertise
- Assist USDOT-Land Buy Back for Tribal Nations (LBBPTN) in the coordination of Cooperative Agreements, Memorandums of Agreement (MOA's) and Memorandums of Understanding (MOU's) entered into between DOI and Tribes



In 2002, a Secretarial Order No. 3240 moved Appraisal Services to OST from BIA

Division of Regional Operations

Deputy Director, Regional Operations

Alaska

Eastern

Eastern
Oklahoma

Great
Plains

Midwest

Navajo

Northwest

Pacific

Rocky
Mountain

Southern
Plains

Southwest

Western

❖ 12 Regional Supervisory Appraisers report to the Deputy Director-Regional Operations.

Division of Land Buy Back Program Valuations

Deputy Director,
LBBPV

Administration
& Contracts

Appraisal
Review

Mass Appraisal

Valuations
Program
Manager

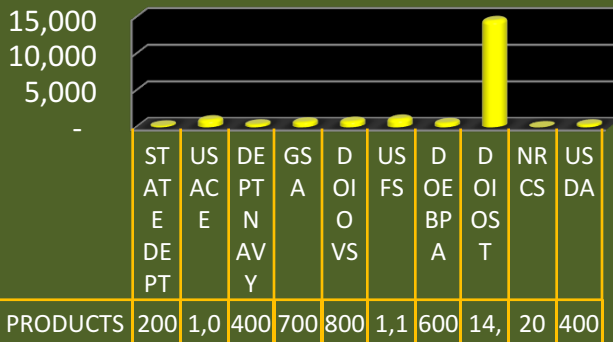
Professional Appraisal Standards

- OAS employs Certified General Appraisers that comply with nationally recognized appraisal standards:
 - Uniform Standards of Professional Appraisal Practice (USPAP)
 - Uniform Appraisal Standards for Federal Land Acquisition (UASFLA) aka “Yellowbook”

Federal Workforce Comparison

Annual Appraisal Work Products by Organization
 As of 9/30/2014

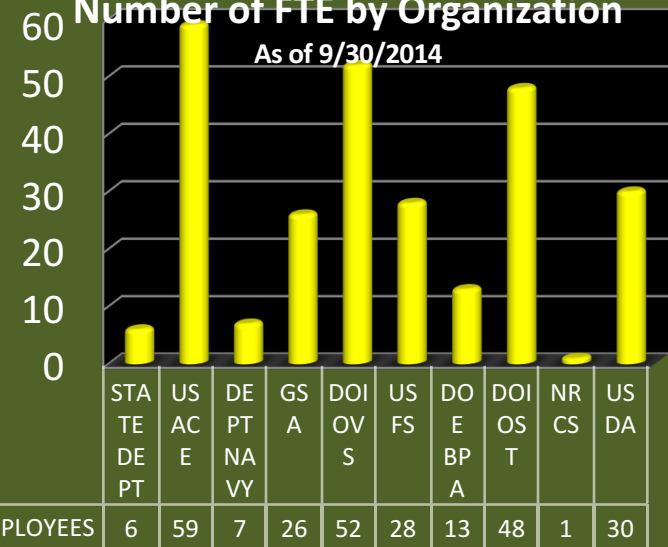
WORK PRODUCTS



■ ANNUAL PRODUCTS	200	1,0	400	700	800	1,1	600	14,	20	400
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Number of FTE by Organization
 As of 9/30/2014

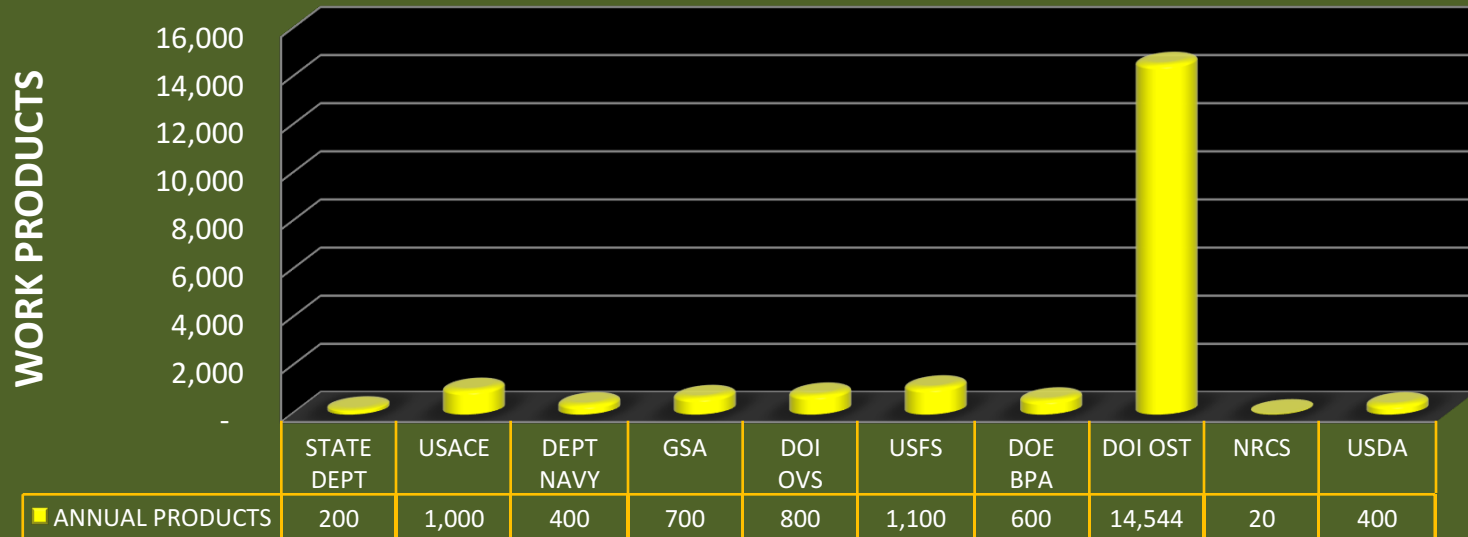
OF EMPLOYEES



■ # OF EMPLOYEES	6	59	7	26	52	28	13	48	1	30
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Federal Workload Comparison

Annual Appraisal Work Products by Organization
 As of 9/30/2014



Progress in the Past 15 Years

- Designed and implemented appraisal tracking, real-time status reporting and data management system, named the **Office of Appraisal Services Information System (OASIS)**.
- Consulted with Tribes and implemented a uniform tribal shares formula for P.L. 93-638 appraisal programs.
- Integrated and developed an in-house data log system for the processing of appraisal requests, output of Statement of Value reports from mass appraisal models and the storage of valuation workfiles electronically.

Progress in Past 15 Years

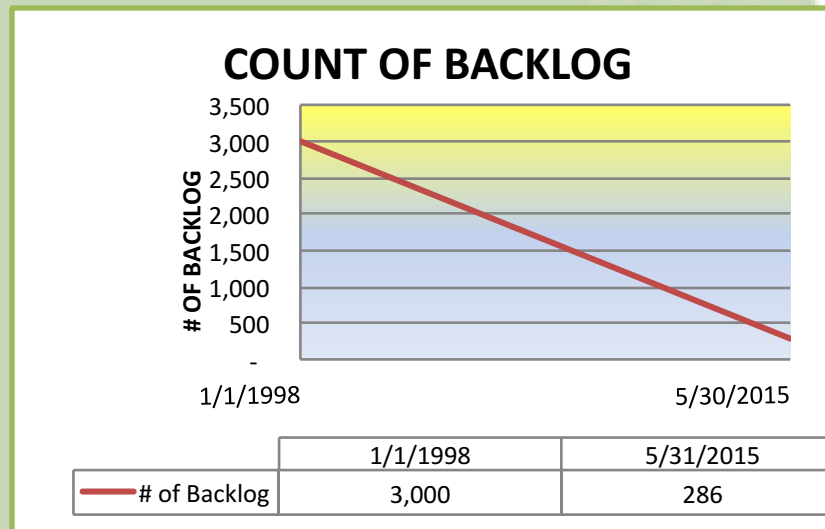
- Implemented Mass Appraisal Methodology (first in federal government).
- First to integrate database software systems to complete valuation services, including ArcGIS, AgWare, OASIS, Trust Asset and Accounting Management System (TAAMS) and Prognose.

P.L. 93-638 Tribal Appraisal Programs

- Thirty four (34) Tribes operate an Appraisal Program under a P.L. 93-638 Program. Twenty eight (28) of these Tribal Appraisal Programs operate under a Self-Governance Compact and six (6) operate under a Self Determination Contract
- OAS staff serve as Awarding Official's Technical Representative (AOTR) for Contracted Tribal Appraisal Programs through performance monitoring and technical assistance.
- OAS provides Subject Matter Expert (SME) support to the Office of Self Governance and at the request of Tribes, OAS provides technical assistance to Compacted Tribal Appraisal Programs.

Our Priorities

- Hire and train twelve (12) Native American appraiser trainees
- Enhance delivery of services and communication with internal and external stakeholders
- Effectively manage appraisal workload



Our Priorities (cont.)

- Fill vacant Review Appraiser positions (4)
- Collaborate with the 12 OAS regions to incorporate the use of Mass Appraisal methodology by making necessary adjustments to models to fit valuation requirements of the 12 BIA Regions
- Provide training to BIA and Tribes on the appraisal request process, valuation process, use of OASIS and effective use of appraisal and appraisal review reports

Human Capital Management

- Transition Land Buy Back Program Valuation (LBBPV) staff to OAS Regional Operations Division upon program completion in Fiscal Year 2022
- Recruitment Innovations
 - Employ Virtual Duty Stations - that supports reduction in Green Space and Work-Life balance. This is successfully done using computer and communication technology to support these work environments

Human Capital Management (cont.)

Appraiser Trainee Program

- Plan to hire and develop twelve (12) Appraiser Trainees - provide young Native American college graduates the opportunity to enter the appraisal profession and fill critical appraisal positions that are soon to become vacant to due attrition, including key OAS leadership positions.
- OAS currently has three appraiser trainees at Anchorage, AK, Portland, OR and Billings, MT.

Customer Service

Outreach and Communication

- Collaborate with BIA Superintendents, OST FTOs and Tribal Appraisal and Realty Programs to establish a uniform appraisal request process and timelines, and develop training curriculum on the valuation process, use of OASIS and other topics identified by stakeholders
- Update Office of Appraisal Services Webpage on the OST Website to provide:
 - Appraisal Request Status Information
 - Frequently Asked Questions about Appraisals
 - Provide local contact information for appraisal offices and a point of contact (POC)

Customer Service (cont.)

Memorandum of Understanding with BIA

- Serve as a Service Level Agreement to:
 - Clarify roles and responsibilities of BIA and OST-OAS to improve collaboration, communication and partnership; and
 - Define the handoffs in the roles and responsibilities for each party from the point of beginning, appraisal request, to delivery of an approved appraisal, which closes the valuation process.

How Does OAS Support Economic Development?

- In FY2016 OAS **Regional Operations Division** completed appraisals of 4,072 tracts; Total Acres Appraised = 767,692; Total Appraised Value = \$312,382,950.
- In FY2016 OAS **Land Buy Back Program Valuations Division** completed: Mass Appraisals - 11,511 tracts; Total Acres Appraised = 2,225,772; Total Appraised Value = \$1,911,562,900. Site Specific Appraisals - 362 tracts; Total Acres Appraised = 23,161; Total Appraised Value = \$109,916,290.
- Totals for All of OAS: Total Tracts Appraised = **15,945**; Total Acres Appraised = **3,016,625**; Total Appraised Value = **\$2,333,862,140**.

What Type of Real Estate Transactions are Supported by OAS Appraisals?

- Sales
- Land Exchanges
- Acquisitions
- Probate
- Partitions
- Trespass Settlements
- Rights of Way Easements
- Grazing Rate Studies (Reservation-wide)
- Fee Patents
- Gift Deeds
- Easements
- Leases:
 - Commercial
 - Agricultural
 - Residential
 - Recreational
 - Special Use

Property Types Appraised

Agricultural

- Crop Land
- Range Land
- Hay Land
- Pasture
- Timber land
- Orchards
- Badlands
- Grazing Units
- Wetland/Subterranean Land

Residential

- Single-Family
- Multi-Family
- Condominium
- Time Share
- Subdivision
- Home sites

Property Types Appraised

Special Use

- Church
- Hospital
- Communication Site
- Cemetery
- Casino Site
- Motion Picture
- Still Photography
- Fish Counters
- Government Use Property

Rights of Way Easements

- Roads
- Gas Pipelines
- Oil Pipelines
- Powerlines
- Telephone lines
- Fiber Optic lines
- Ice Roads
- Aviation
- Flowage

Property Types Appraised

Industrial

- Warehouse
- Light Manufacturing
- Petroleum Refining
- Heavy Manufacturing
- Mining
- Vacant Land with proposed development for Industrial Use
- Electric Substation

Recreational/Subsistence

- Waterfront
- Camp Grounds
- Fishing/Hunting
- Golf Course
- RV Park
- Lodge
- Marina

Property Types Appraised

Commercial

- Retail
- Office
- Billboards
- Movie Theatre
- Fast Food
- Hotel / Motel
- Shopping Center
- Convenience Store
- Service Station
- Trading Post
- Smoke Shop
- Restaurant
- Laundromats
- Bait Shop
- Beauty Salon
- Liquor Store
- Mobile Home Park
- Post Office
- Commercial site

Office of Appraisal Services

QUESTIONS?

Thank you!

