

Department of the Interior Departmental Manual

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Part 112: Policy, Management and Budget

Chapter 33: Appraisal and Valuation Services Office

Originating Office: Appraisal and Valuation Services Office

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33.1 Appraisal and Valuation Services Office (AVSO). The AVSO provides independent, defensible real property valuation services and mineral evaluations, and administers the Tribal appraisal programs operating under P.L. 93-638 Self Determination Contracts and Self Governance Compacts.

33.2 Functions. The AVSO performs the following functions:

A. Serves as the Department's authority on appraisal and valuation services, providing valuation program management, oversight, and policy guidance for all Bureaus and Offices.

B. Provides real estate valuation services to Bureaus and Offices and to other Federal Agencies, as required to meet fiduciary trust and public trust responsibilities to beneficiaries and the Department's land management Bureaus. This includes appraisals, appraisal reviews, and real property consultation services that conform to the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions, as appropriate for the assignment and as determined by the Chief Appraiser. Where Bureau regulations specify that the authorized officer conduct appraisals in support of Bureau actions or approve values for Bureau use, this responsibility is transferred to AVSO.

C. Provides mineral economic evaluation and mineral commodity valuation and oversight to the Department and to other Federal Agencies, as required, including relevant policy development and conducting evaluations and valuations, reviews, and consultations. Provides expert opinions on the mineral commodity present with regard to its potential for development and contributory value, if any, for consideration and use by the appraiser in determining the market value of the real property interest being appraised, where the mineral estate is the subject of the valuation assignment.

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D. Provides quality assurance and compliance reviews of valuation services including Bureau and Office real estate transactions as well as valuation oversight of financial assistance programs administered by Bureaus and Offices. The AVSO also provides technical assistance to the Indian Self-Determination and Educational Assistance Act (ISDEAA) programs, also known as Public Law 93-638 programs, and conducts quality assurance and compliance reviews of Tribal appraisal programs.

E. Provides valuation training to Bureaus and Offices, Tribal appraisal programs operating under P.L. 93-638 Self Determination Contracts and Self Governance Compacts, and to other Federal Agencies, as required.

F. Manages contracting for valuation services for the Bureau of Indian Affairs (BIA), Bureau of Indian Education (BIE), Bureau of Land Management (BLM), U.S. Fish and Wildlife Service (FWS), National Park Service (NPS), Bureau of Reclamation (USBR), and Office of the Special Trustee for American Indians (OST).

33.3 Organization. The AVSO is in the Office of the Assistant Secretary – Policy, Management and Budget (A/S – PMB).

A. Director. The Director, AVSO reports to the Deputy Assistant Secretary – Administrative Services under the A/S - PMB. The Director provides leadership, strategic direction, and overall program management for real estate appraisal and valuation functions, including program policy and guidance.

B. Principal Deputy Director. The Principal Deputy Director reports to the Director, acts in the absence of the Director, and works closely with the Director for overall AVSO leadership. The Principal Deputy must hold a General Certification from a State appraisal licensing board, and have a professional designation or accreditation that meets requirements of the Appraiser Qualifications Board for classroom training in appraisal practice and appraisal experience, as well as a demonstration report, and a comprehensive exam. The Principal Deputy Director oversees Deputy Directors who manage four divisions providing valuation services for Bureaus and Offices.

- (1) Deputy Director for Federal Lands
- (2) Deputy Director for Indian Trust Property Valuation
- (3) Deputy Director for Land Buy Back Valuation Program
- (4) Deputy Director for Minerals Evaluation.

C. Associate Deputy Director. The Associate Deputy Director reports to the Director, AVSO and is responsible for outreach to, and serves as the ombudsperson for, Bureaus and Offices with valuation service needs. The Associate Deputy Director works with the Chief

Appraiser and the Principal Deputy Director in developing appraisal and valuation policy to meet client needs; oversees administration of ISDEAA Tribal Self-Governance and Self-Determination compacts and contracts on behalf of AVSO; and is the approving official for AVSO agreements with Indian Tribes under the ISDEAA. The AVSO has responsibility for all agreements with Indian Tribes pursuant to the ISDEAA related to Indian lands valuation and appraisal functions.

D. Deputy Director, Technical Services Division/Chief Appraiser. The Deputy Director, Technical Services Division also serves as the Chief Appraiser and reports to the Principal Deputy Director.

(1) The Deputy Director/Chief Appraiser has technical valuation authority for the Department including developing real property valuation policy, and serving as the Department's expert on real property valuation.

(2) The Chief Appraiser must have demonstrated qualifications and experience, a General Certification from a State appraisal licensing board, and a professional designation or accreditation that meets requirements of the Appraiser Qualifications Board for classroom training in appraisal practice and appraisal experience, as well as a demonstration report, and a comprehensive exam.

(3) The Chief Appraiser is accountable to the Director, AVSO for quality assurance and internal risk management programs.