



APPRAISAL AND VALUATION SERVICES OFFICE



Federal Land Appraisal

- Appraisal Reviews
- Real Property Appraisals
- Consultation & Outreach
- Quality Assurance & Compliance Inspections
- Diverse Assignments



Indian Land Appraisal

- Appraisal Reviews
- Appraisal Support for Tribes
- Consultation & Outreach
- Real Property Appraisals
- Mass Appraisals



Minerals Evaluation

- Area-Wide Analyses
- Fair Market Value Determinations & Review
- Mineral Valuations
- Training & Consultation
- Resolution of Mineral Trespass

AVSO provides independent real property valuation and mineral evaluation services for the Department of the Interior in accordance with the highest professional and ethical standards. We are driven by our unyielding commitment to three core values: independence, integrity, and upholding the public trust.

One Denver Federal Center
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U.S. DEPARTMENT OF THE INTERIOR



FEDERAL LAND APPRAISAL

On behalf of the Secretary of the Interior, AVSO supports the Secretary's public trust responsibilities for valuation needs related to realty actions by four U.S. Department of the Interior agencies (Bureau of Land Management, Bureau of Reclamation, U.S. Fish and Wildlife Service, and National Park Service). The supported realty actions include acquisitions, disposals, leases, rights-of-way, and rentals between non-Federal entities and the Federal Government across all 50 states.

EXPERIENCE AND EXPERTISE

Properties appraised include recreational, agricultural, commercial, industrial, and residential. All appraisals and appraisal reviews are completed in accordance with the *Uniform Appraisal Standards for Federal Land Acquisitions*, where required, and the *Uniform Standards of Professional Appraisal Practice*.

SERVICES

- Appraisal reviews
- Concessions valuations
- Consultations of property value
- Grazing lease valuations
- Quality assurance & compliance inspections
- Real property appraisals
- Valuation of right-of-way interests
- Market studies
- Training of bureau staff

Q1 FY23 AT A GLANCE

| Total Appraised Value | Acres Appraised | Completed Cases |
|-----------------------|-----------------|-----------------|
| \$242,070,200 | 40,744 | 77 |

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INDIAN LAND APPRAISAL

AVSO supports the Secretary of the Interior's fiduciary responsibilities for Indian trust assets by providing appraisal services on trust and restricted lands, working to reduce fractionation on Indian lands, and supporting Public Law 93-638 tribal appraisal programs.

EXPERIENCE AND EXPERTISE

AVSO provides real property appraisal services in twelve BIA regions with the majority of appraisal requests completed in-house. All appraisals and appraisal reviews are completed in accordance with the *Uniform Standards of Professional Appraisal Practice*, and if applicable, adherence to the *Uniform Appraisal Standards for Federal Land Acquisitions*.

SERVICES

- Tribal trust property valuations
- Individual Indian allotment valuations
- Mass appraisals
- Appraisal consultations
- Appraisal reviews
- Support of Tribal self-governance & self-determination
- Outreach & education

Q1 FY23 AT A GLANCE

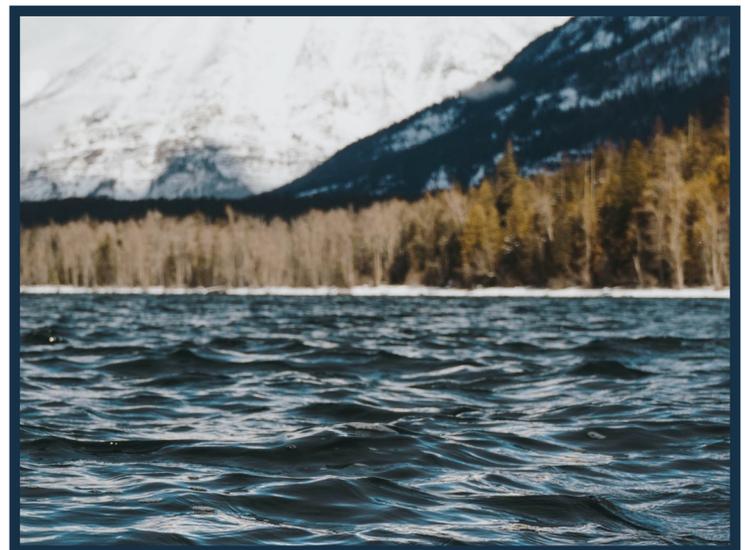
| Tribal Nations Served | Total Appraised Value | Acres Appraised | Completed Cases |
|-----------------------|-----------------------|-----------------|-----------------|
| 40 | \$55,354,071 | 35,951.5 | 362 |

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MINERALS EVALUATION

AVSO provides unbiased mineral assessments and mineral valuation analyses for federally managed and entrusted lands in accordance with professional and ethical standards.

EXPERIENCE AND EXPERTISE

The Division of Minerals Evaluation (DME) is a small team of professionals with expertise in geology, engineering, and mineral economics. Our team members have diverse backgrounds in oil, natural gas, coal, metals, and mineral materials.

SERVICES

- Mineral valuations associated with land exchanges, disposals, and acquisitions
- Local and regional mineral evaluations for Federal and trust lands (e.g., due diligence geology and mineral market analyses supporting realty transactions)
- Fair market value determinations of individual and regional lease terms for mineral leasing, disposal activities, and trespass resolution (e.g., coal, mineral materials, oil and gas)
- Independent technical reviews of third-party mineral valuation reports and leasing agreements
- Training and consulting

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Q1 FY23 AT A GLANCE

| Tribal Nations Served | States (Case Locations) | Acres Evaluated | Completed Cases |
|-----------------------|-------------------------|-----------------|-----------------|
| 13 | 11 | 10,985 | 42 |

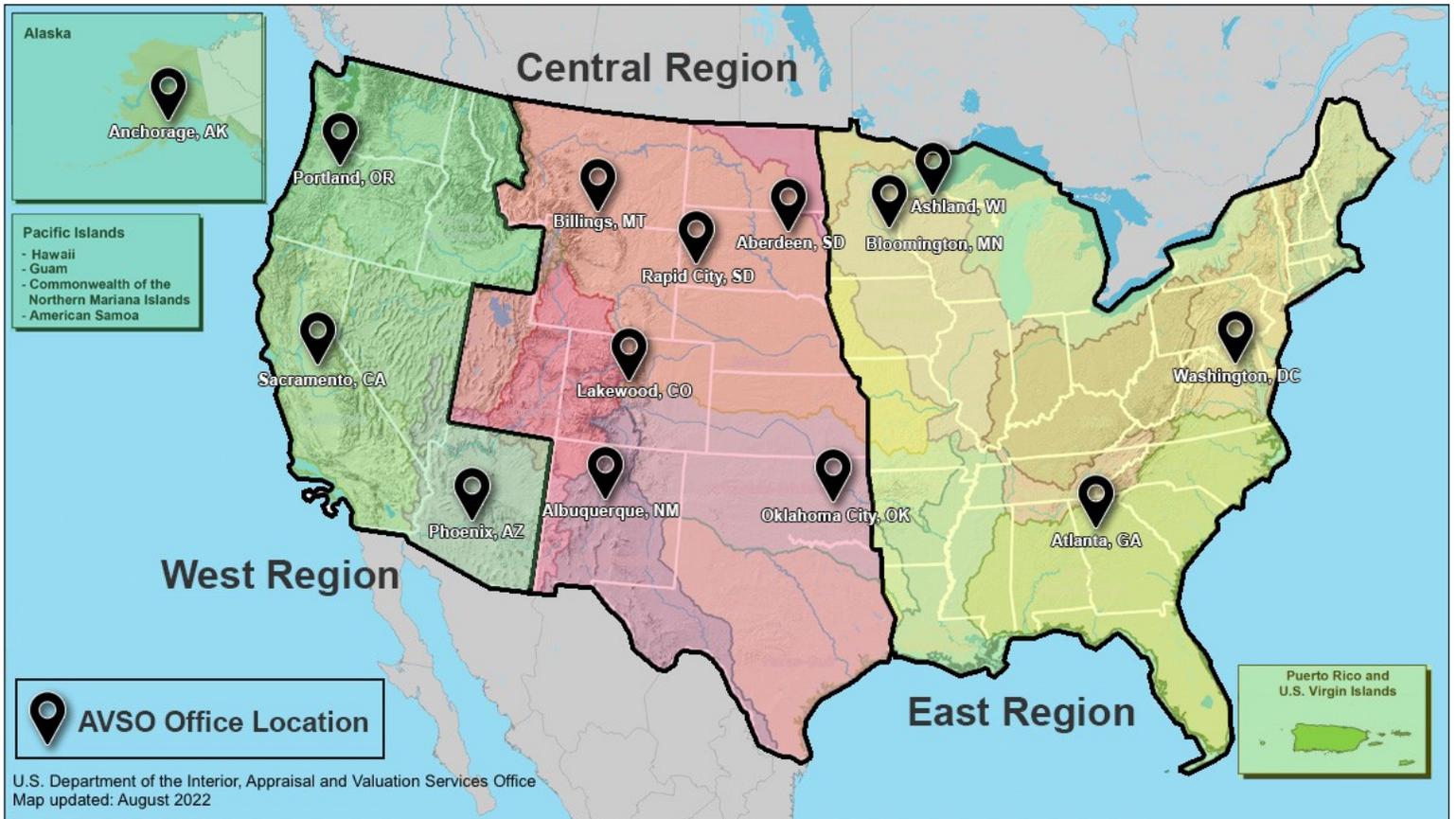


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To best manage workflows and support its clients, AVSO is aligned into three regions—West, Central, and East. Each region has a director responsible for overall management of the valuation programs in their respective region.



Remote Workforce: By Q1 FY23, 65% of AVSO employees worked fully remote.

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OFFICE LOCATIONS

| <u>West Region</u> | <u>Central Region</u> | <u>East Region</u> |
|--------------------|-----------------------|--------------------|
| Anchorage | Aberdeen | Ashland |
| Phoenix | Albuquerque | Atlanta |
| Portland | Billings | Bloomington |
| Sacramento | Lakewood | Washington, DC |
| | Oklahoma City | |
| | Rapid City | |