



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
- Tribal Trust Property Valuations
- Mass Appraisals



## Minerals Evaluation

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

*AVSO has the most diverse project portfolio of any appraisal organization in the Federal Government and provides independent real property valuation and mineral evaluation services for the Department in accordance with the highest professional and ethical standards.*

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# APPRAISAL AND VALUATION SERVICES OFFICE

## U.S. DEPARTMENT OF THE INTERIOR



## FEDERAL LAND APPRAISAL

AVSO supports 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) with their valuation needs in realty actions, including 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 Standards of Professional Appraisal Practice*, and if applicable, adherence to the *Uniform Appraisal Standards for Federal Land Acquisitions*.

### 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

### FY22 AT A GLANCE

Total Appraised Value	Acres Appraised	Completed Cases
\$275,139,190	150,565	150

Totals are cumulative through Q2.

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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

### FY22 AT A GLANCE

Tribal Nations Supported	Total Appraised Value	Acres Appraised	Completed Cases
62	\$1,687,736,664	2,077,733	1,390

Totals are cumulative through Q2 and include mass appraisals completed by the Land Buy-Back Program Valuation Division (LBBPVD).

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## U.S. DEPARTMENT OF THE INTERIOR



## 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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### FY22 AT A GLANCE

Tribal Nations Supported	States (Case Locations)	Acres Evaluated	Completed Cases
29	17	10,162,648	106

Totals are cumulative through Q2 and include Reservation-wide analyses completed in support of the Land Buy-Back Program for Tribal Nations.



# APPRAISAL AND VALUATION SERVICES OFFICE

## U.S. DEPARTMENT OF THE INTERIOR



## FY22 ACCOMPLISHMENTS

### ACCOMPLISHMENTS - AT A GLANCE

- Successfully worked with the Senate Appropriations Committee to include language authorizing a special pay rate up to 15% above the General Schedule for appraisers in the GS-1171 series. Coordinated with IBC – HRD and Department Office of Human Capital to forward proposal for special pay rate to OPM for approval.
- Assisted the Regional Solicitor in the Rocky Mountain Region with hiring an attorney-advisor dedicated to providing legal support to AVSO—a first of its kind arrangement within the Department.
- Gained approval from the Executive Resource Board for establishing a second executive level position within AVSO to serve as a Senior Advisor to the Director. Position to be advertised by 4/15/22.
- Coordinating with IBC-HRD to request Direct Hire Authority from OPM to allow AVSO to quickly onboard appraisers interested in supporting the Department’s conservation mission.
- Collaborated with the Office of Human Capital to update the My DOI Career website and to produce a recruitment video.
- Approved remote work duty station options to allow current and future employees flexibility. Over 40% of AVSO workforce is transitioning to remote work.
- Fostered outreach through various professional organizations and publications and contributed to an article featuring AVSO published in *Valuation Magazine* (Appraisal Institute).
- Worked with IBC-HRD to run continuous job announcements on USAJOBS for GS-13 Review Appraisers and GS-11 Staff Appraisers. A continuous announcement for GS-12 Review Appraisers will be announced soon.
- Partnered with Veterans Administration Veterans Readiness & Employment (VR&E) to bring apprentice appraisers to AVSO to build in-house staff capacity.
- Selected six participants for the 2022-2023 cohort of the AVSO Employee Development Program. The six selectees will work on personal and professional development skills and meet quarterly for classes and group projects. Additionally, individual coaching and mentoring will be provided and each person will tailor their learning plan to meet their personal goals.
- Transferred nine Land Buy-Back Program staff to ITPVD offices through the end of March 2022 to complete sunset of Land Buy-Back Program.
- Completed 394 grazing lease appraisals using mass appraisal techniques during Q2, with another 125 in progress.

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