

ATTACHMENT 2

SAMPLE WAIVER VALUATION MEMORANDUM

UNITED STATES DEPARTMENT OF THE INTERIOR
Bureau of Land Management

In Reply Refer To:
2100 (Office Code) (P)
[Case File Number]

Memorandum

To: [Delegated Authority]

From: [Realty Specialist/BLM staff]

Subject: Waiver Valuation, [case file number], acquisition of land owned by [property owners name] located in [legal description including section, township, range, meridian and state]

The Uniform Relocation Assistance and Real Property Acquisitions for Federal and Federally Assisted Programs Act (Uniform Act) of 1970, as amended, (42 U.S.C. 4601, et seq.) and regulation at 49 CFR 24.102(2)(c) provide the option to complete a waiver valuation if the Bureau of Land Management (BLM) determines the valuation of the property is uncomplicated and estimates the anticipated value of the proposed acquisition to be \$25,000 or less, based on a review of available data.

I have determined that this acquisition meets the waiver valuation requirements identified in IM 2015-XX. The BLM offered [insert name of property owner] (property owner) the option to have an appraisal prepared under the authority of the Uniform Appraisal Standards for Federal Land Acquisitions or to waive their right to an appraisal. The property owner waived their right to an appraisal in writing, as documented in case file [case file serial number]. I provided the property owner with the opportunity to accompany me during my inspection of the property, but the property owner declined.

I inspected the subject property on [insert date of inspection]. The total land area within the proposed acquisition is [number of acres] acres referenced on the attached survey/map.

On [date of conversation], I interviewed [include name and title] regarding the subject property who provided current sales information of similar properties near the same location of the subject property. I researched other nearby properties at the county assessor's office and found [insert number] comparable sale properties similar to the acquisition property [assessor parcel number]. I also received sales information from the assigned OVS review appraiser.

With the information gathered from the county records and the OVS review appraiser, I have determined there is no significant difference in the market value among the [insert number] selected comparable properties. The analysis and investigation I conducted on the acquisition confirms the value of the subject property is \$25,000 or less.

The land value based on the attached market evidence is [enter dollar amount] per acre for a total estimated value of [insert dollar amount], rounded to [insert dollar amount].

I certify that I am qualified to complete this waiver valuation. My analysis is subject to the limitations that the valuation of the property for this type of acquisition is uncomplicated, non-controversial, and that there are no damages or special benefits to the remainder of the property. I also certify that I consulted with [insert name] OVS Review Appraiser in the completion of this waiver valuation. I hereby certify that I have no personal interest in this property.

[Insert name and title]
BLM Office

Date

I agree that due to the low value and the simplicity of the appraisal problem, this action does not require the in-depth documentation and presentation necessary in a full appraisal report. I, therefore, approve the value of \$ [insert dollar amount], as the BLM's estimate of just compensation as authorized by regulation at 49 CFR 102(c) (2).

[Insert name and title of individual with delegated authority]
BLM Office

Date