

**UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Oregon State Office
P.O. Box 2965
Portland, Oregon 97208**

**In Reply Refer to:
9300 (958)**

July 14, 2000

[LETTER OF TRANSMITTAL OPTIONAL]

Memorandum

To: District Manager, Spokane

From: Chief State Appraiser, Branch of Realty and Records Services

Subject: Market Value Approval- H&R Ranch Property, Smith County, WA,
Case File ORWAXXXXX

The appraisal report concluding to an opinion of Market Value for 473 acres of private property in fee simple and a 2.75 acre associated easement in Smith County, Washington, has been reviewed and approved for your use. The approved market value opinion is \$105,000 for the ranch property and an additional \$440 for the associated easement. The acquired property blocks up agency ownership on the northwest corner of the BLM's recent major acquisition, the Crab Creek Ranch, acquired in July, 1999. The associated easement will provide an additional public access route to the Ranch.

The appraisal was reviewed for technical accuracy, consistency of logic with the data presented, along with its consistency with the market relevant to the real property being valued. No field inspection was conducted specifically for review of this report as I am familiar with the general area. The appraisers' analysis is consistent with my knowledge of the area market and, is consistent with the requirements as set forth in the *Uniform Standards of Professional Appraisal Practice* and the *Uniform Appraisal Standards for Federal Land Acquisitions*.

Please note that this value estimate is good for one year from the date of valuation or until May 18, 2001. If not acted upon before that date, an update or a new appraisal will be needed. Additionally, if there are changes in the rights appraised or the acreage included in the transaction, the value opinion may need to be reexamined. Please contact me if such changes occur.

The appraisal Review Report is attached. The original appraisal is being retained in my files. Two other report copies will be delivered to your office.

Helen L. Honse, RPRA
Chief State Appraiser

Attachment- Appraisal Review Report

Attachment 1