



United States Department of the Interior

Bureau of Land Management
New Mexico State Office
1474 Rodeo Road
P.O. Box 27115
Santa Fe, New Mexico 87502-0115
www.nm.blm.gov

IN REPLY REFER TO:
2000 (93000) P

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To: FM's

From: DSD, Resource Planning, Use, and Protection

Subject: Land Appraisals Guidance

A recent General Accounting Office (GAO) Audit of BLM and Forest Service land sales was critical of both agencies selling parcels for less than their appraised value. The audit also stated that all sales should be competitive unless offices could specifically demonstrate why a parcel should be sold noncompetitively.

Because of this audit, we want to take this opportunity to outline again the procedures necessary to ensure that appraisals are being completed and reviewed in accordance with our agreement with the Arizona State Office.

All requests for appraisals for lands and realty related work must be sent to Shawn Redfield, Lead Appraiser Arizona/New Mexico, AZ (931), prior to beginning any work on an appraisal. Shawn will review the request and assign an appraiser to complete the appraisal. This includes appraisals for all exchanges, acquisitions, leases, Recreation & Public Purposes Act patents, and site rights-of-way. Shawn continues to be the primary contact for our appraisal contractors.

Only appropriately reviewed and approved appraisal products will be used in New Mexico land actions. NMSO will return all others to the Field Office. When any appraisal is completed, Shawn will assign a reviewer or will conduct the review himself. In order to ensure timely completion of appraisals, you are encouraged to make your appraisal needs known to Shawn at the earliest opportunity; this is especially critical on exchanges and

acquisitions. Shawn or his assignee will be involved in all negotiations involving the New Mexico State Land Office.

The shared appraisal services agreement between Arizona and New Mexico will remain in effect for the foreseeable future. The BLM's appraisals and valuations remain under intense external scrutiny. Please ensure all valuation and appraisal needs and products are coordinated closely with the Lead Appraiser Arizona/New Mexico.

Authenticated by:
Tamara Yingling
Staff Assistant

Signed by:
Gary L. Johnson
Acting

Distribution

WO (350), LS, Rm. 1000 - 1
AZ (910) - 1
AZ (931, S. Redfield) - 1
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