



Joe Manchin III
Governor

Charles R. Dye
Director/State Forester

DIVISION OF FORESTRY
1900 Kanawha Boulevard, East
Charleston, WV 25305-0180
(304) 558-2788/FAX (304) 558-0143
Web Address: www.wvforestry.com

March 05, 2010

Dear Appraiser:

The enclosed bid package is for a Forest Legacy Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book") appraisal for the Brent and DiAnna Liller Conservation Easement in Hampshire County, WV.

This bid package includes the following items:

- 1) Appraiser Qualifications Worksheet
- 2) Forest Legacy Project Task Assignment Summary
- 3) Topographic map depicting the Liller Conservation Easement area (144 acres), Liller area excluded from easement (38 acres), Liller Deerfield Highlands subdivision Lot 27, subdivision roadways, and access to public road (220/1)
- 4) Basic Specifications for Real Property Appraisals
- 5) Appraisal Report Documentation Checklist
- 6) US Forest Service letter to Appraiser
- 7) WV Purchasing Form WV-43 (Request for Quotations)
- 8) WV Purchasing Affidavit
- 9) WV Purchasing Form WV-96 (Agreement Addendum)

BACKGROUND

The 182 acre Liller property (144 acres for conservation easement, 38 acres not in easement) is located on the waters of South Branch of the Potomac River, Romney District, Old Fields Quadrangle, Hampshire County, West Virginia, recorded in the offices of the County Clerk (DB 371 Page 528) and the Assessor (Tax Map 11, Parcel 6) in the Hampshire County Court House in Romney, West Virginia.

APPRAISAL REQUIREMENTS

The appraisal is to be completed and submitted within 30 days from the time of purchase order award.

The appraiser is to work with the Review Appraiser and make any required edits/revisions to the appraisal specified by the Review Appraiser within 10 business days of receipt of the Review Appraiser's comments.

Four copies of the final appraisal (3 bound and 1 unbound) are required.

POST-BID REQUIREMENTS

The apparent successful bidder is required to register as a vendor with the WV Purchasing Division prior to the award of a purchase order. Registration includes completion of Form WV-1 (Vendor Registration and Disclosure Statement) and payment of the \$125 registration fee.

The apparent successful bidder is also required to submit IRS Form W-9 (Request for Taxpayer Identification Number and Certification) prior to the award of a purchase order.

Additional information on these two forms will be forwarded to the apparent successful bidder at the conclusion of the bid process.

The conservation easement, title report, and minerals determination will be provided to the appraiser upon purchase order award.

The appraiser may invoice the WV Division of Forestry with the submission of the appraisal, but payment will not be made until the appraisal meets all the requirements of the Review Appraiser and the WV Division of Forestry has received all 4 copies of the final appraisal.

BID SUBMISSION

The bid package must be received by 5:00 pm on 03/12/2010. Submission may be by e-mail, mail, or fax.

E-mail submissions are preferred at M.Scott.Fairchild@WV.gov.

Mail submissions may be made to:

WV Division of Forestry
Attn: S Fairchild
1900 Kanawha Boulevard East
Charleston, WV 25305

Fax submissions may be made to 304-558-0143.

If you wish to overnight your submission, please contact me for the shipping address.

The bid package MUST include ALL of the following:

- Appraiser Qualifications Worksheet
- WV Purchasing Form WV-43 (Request for Quotations)
- WV Purchasing Affidavit
- WV Purchasing Form WV-96 (Agreement Addendum)

If you have any questions, please contact me at 304-558-2788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Fairchild', written in a cursive style.

Scott Fairchild
Chief Financial Officer

cc: D Kincaid
J Rowe

Appraiser Qualifications Worksheet

(Please return the following information along with your bid for the appraisal)

1. Proof of completion of Uniform Appraisal Standards for Federal Land Acquisitions training course.
2. Proof of General Appraiser certification in WV.
3. List of Yellow-Book or related conservation appraisals requiring before / after analysis completed in past 3 years.

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FOREST LEGACY PROJECT TASK ASSIGNMENT SUMMARY: PROJECTS OVER \$1 MILLION WITH FOREST SERVICE REVIEWER

This form should be prepared by the Forest Service Review Appraiser in partnership with the State (and Non-Profit Agency, if appropriate) for Forest Legacy Projects over \$1 million. This form should be completed by the Forest Service Review Appraiser with assistance from the State (and Non-Profit Agency, if appropriate.) The appraiser may provide information, but should not prepare this form. The property owner may provide information, but should not prepare this form. This form is intended to assist the Forest Service Review Appraiser, the State, and NGO (if appropriate) in insuring that proper appraisal instructions and adequate information is provided to the appraiser prior to the notice to proceed.

This form is NOT to be used for projects under \$1 million or to issue appraisal instructions when the Forest Service Review Appraiser is not involved in its preparation.

GM File No.	2010-03
Date	March 1, 2010
Task Assignment Prepared by:	Susan Waller and John Rowe
State	John Rowe Department of Commerce/Division of Forestry 1900 Kanawha Boulevard East Charleston, West Virginia 25305 Cell Phone: 304-545-6063 Email: John.P.Rowe@wv.gov
US Forest Service	Susan T. Waller, MAI State-Certified General R.E. Appraiser #0000488 (FL) Senior Review Appraiser U.S. Forest Service 231 North Main Street Rutland, VT 05701-2417 Phone: 802-747-6761 Fax: 802-747-6766 Email: susanwaller@fs.fed.us

The Forest Service review appraiser is to be included in any pre-work meetings or conference calls with the appraiser, is to be invited to accompany the appraiser on site inspections, and must approve any written instructions to the appraiser before or during the appraisal process.

This Task Assignment Summary has been prepared based upon the best information available at this time. If additional information becomes available to the client, the state, or to the appraiser during the course of this assignment, which is not consistent with the

information included in this Task Assignment, the description of the property, the interests to be appraised, or the scope of the assignment may have to be revised. All parties involved in the assignment are encouraged to share information during the Pre-Work and Appraisal Process in order to insure that the scope of the assignment accurately reflects the interests to be appraised, the property to be appraised, and the scope of the assignment.

The appraisal will be reviewed for compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), or “Yellow Book” by the Forest Service review appraiser. The appraiser may be requested to provide revisions, corrections, or clarification of appraisal issues to the Forest Service review appraiser. The Forest Service review appraiser may approve the appraisal for use by the Forest Legacy Program, may disapprove the appraisal for use by the Forest Legacy Program, or accept the appraisal without approval.

TASK ASSIGNMENT SUMMARY

I	Property Description/ Project ID.	State: West Virginia Project Identification: Liller Tract Forest Legacy Program Id. No.: TBD
	Ownership	Brent A. and Diana K. Liller
	Owner’s Contact	Name: Brent A. and Diana K. Liller
		Phone: 304-257-0044
	Location	State: West Virginia
		County (counties): Hampshire County
		Specific location: The majority of the larger parcel is located east of the Deerfield Highlands Subdivision, and Lot 27, which is part of the larger parcel, is one of the platted lots within the subdivision. Deerfield Highlands Subdivision is located near Purgitsville in Hampshire County, West Virginia.
	Overview	<i>Identify the rights to be acquired in the proposed acquisition (“fee” purchase or a conservation easement). If acquiring interests in only a portion of the overall ownership, describe overall ownership. Identify any unusual issues.</i> The larger parcel contains a total of 187.146 gross acres, which includes Lot 27 (5.146 acres), 38 acres is excluded from the easement, and the proposed conservation easement area is 144.00 acres. See map exhibit.

		<p>The proposed acquisition is a conservation easement to encumber the southern 144.00 acres of the larger parcel.</p> <p>The remainder parcel contains 187.146 gross acres, of which 144.00 will be encumbered with the proposed Forest Legacy Conservation Easement and 43.146 gross acres will be unencumbered. The unencumbered areas are Lot 27 (5.146 acres) and the 38 acres which is excluded from the easement.</p> <p>Lot 27 (5.146 acres) is a platted lot in the Deerfield Highlands Subdivision. Physical access to the residence is thru this lot. Lot 27 was purchased by the Liller's in a separate transaction from the purchase of the 182 acre portion of the larger parcel. Lot 27 is reportedly steep except for the portion that is adjacent to the subdivision roadway. It may be possible that a vacation home could be built on Lot 27 adjacent to the subdivision roadway. However, it also possible that Lot 27 may not be buildable as a "stand alone" lot. The appraiser is advised to research the topography of this lot and confirm whether it could accommodate a residence (with required utilities) and the access road to the Liller residence.</p> <p>The preliminary opinion of the larger parcel, described above, is based upon the information provided by the property owner that Lot 27 is most probably not buildable with a residence due to the steep terrain and small level area along the road frontage. If the appraiser determines that Lot 27 is buildable, the larger parcel may change. The appraiser is requested to please call the review appraiser to discuss the larger parcel issue if Lot 27 is determined to be a buildable lot or if Lot 27 is considered to have a different highest and best use than as part of the (preliminary) larger parcel for this assignment.</p>
	Ownership Issue	<p><i>Note to States and Agencies: The appraiser must be provided with an identification of the ownership, which includes a legal description, maps, and title report (if available). The ownership is not always the same as the "larger parcel". The ownership information provided to the appraiser should include all parcels contiguous to the property expected to be the "larger parcel", and</i></p>

		<p><i>may include other non-contiguous parcels. This should be discussed with the Forest Legacy Review Appraiser prior to the preparation of the Task Assignment. Failure to accurately identify the ownership may render an appraisal unacceptable under Forest Service guidelines.</i></p> <p>The Lillers' reportedly own other lots in the Deerfield Highlands Subdivision, but the other lots are reportedly not contiguous to the area identified as the larger parcel.</p>
	Larger Parcel Size	187.146 gross acres
	Acquisition Size	0.000 gross acres
	Remainder Size	187.146 gross acres (43.146 acres unencumbered and 144.00 acres encumbered with the proposed conservation easement)
	Access	Legal access: Legal access to Lot 27 is via the new subdivision roadway within the Deerfield Highlands Subdivision. This private subdivision road connects to the public road (220/1).
		Physical access: The new subdivision roadway within the Deerfield Highlands Subdivision is an unpaved gravel road. The Liller Lot 27 Road (see map) is an unpaved gravel road located on the Liller larger parcel providing access between the private subdivision road and the Liller residence.
	Water Rights Issues/Amenity	None known.
	Improvements	There is a single family residence and ancillary farm improvements on the property.
	Other Issues	NA

II	Information To Be Provided to Appraiser by State/Client	
	Title Report & Interests Appraised	<p><i>UASFLA requires the appraiser to value all rights, title, and interests in the property that the owner is able to convey. It is advisable to provide the appraiser with a title report and attorney's opinion of title at the beginning of the assignment so that the appraisal can reflect consideration of the "as is" estate. If the appraiser is not provided with a title report prior to preparing the appraisal, it may be necessary to have the appraiser provide a supplemental analysis at a later date to address the impact of any access issues, outstanding easements, encumbrances, restrictions, or</i></p>

		<p><i>oil, gas, and mineral rights issues on the opinion of value. At a minimum, the last deed(s) should be provided to the appraiser.</i></p> <p>A title report for the 182 acre portion of the larger parcel will be provided.</p> <p>The deeds and Subdivision Reservations and Restrictive Covenants and amendments thereof will be provided for Lot 27.</p> <p>These tracts were acquired by the Liller's at different times, and the title and last deed information will be provided as separate documents by the client.</p>
	<p>10 Year Sales History (UASFLA)</p>	<p><i>The appraiser is required to include a 10 year sales history of the property being appraised. Deeds should be included in the title report described above. Please provide any contact information for grantors and grantees to assist the appraiser in verifying this information. Please provide copies of this information to the reviewer prior to completion of this Task Assignment. Please provide copies of this information to the appraiser at the time of the notice to proceed.</i></p> <p>Lot 27 and the 182 acre tract were acquired by the Liller's at different times.</p> <p>The 182 acre tract was purchased in 1996 for \$154,700.00. Along with said 182 acre tract, a right-of-way over an existing road between the 182 acre tract and the public road (220/1) was conveyed to the Lillers for access. This right-of-way road existed before the creation of the Deerfield Highlands subdivision, went through land that became Lot 27, and on September 11, 1998 the Lillers purchased Lot 27 (DB 386 Page 724). The Lillers never abandoned use of the portion of their deeded right-of-way road that goes through Lot 27.</p> <p>In due course, a new subdivision roadway was created that was more convenient for the Lillers to use for access to and from their 182 acre tract. Subsequently the Lillers stopped using the portion their deeded right-of-way that is outside of Lot 27.</p> <p>The then existing Subdivision Reservations and</p>

		<p>Restrictive Covenants prohibited the use of any lot for access through any property not within the subdivision. That prohibition cast a cloud upon the Lillers prior right to use their deeded right-of way over what became Lot 27. Negotiations ensued and by amendment to Reservations and Restrictive Covenants dated September 28, 2005, (DB 449 Page 438) the Deerfield Highlands Property Owners Association, Inc. permitted the Lillers and their heirs to use Lot 27 and the new subdivision roadway as the means for ingress and egress between the 182 acre tract and the public road (220/1).</p> <p>By Corrective Amendment to Reservations and Restrictive Covenants dated November 1, 2009, said property owners association permitted the Lillers as well as their heirs and assigns to use Lot 27 and the subdivision roadway for ingress and egress to the public road.</p> <p>Currently, the Lillers enjoy clear right-of-way between the 182 acre tract and the public road (220/1), which is assignable.</p>
	<p>Current Contracts, Listings for Sale, Marketing (USPAP)</p>	<p><i>The appraiser is required to discuss and verify any current or recent contracts for sale, listings for sale, or marketing of the property. Please provide copies of this information to the reviewer prior to completion of this Task Assignment. Please provide copies of this information to the appraiser at the time of the notice to proceed.</i></p>
	<p>Legal Descriptions</p>	<p><i>Legal descriptions should be provided for the Larger Parcel (or ownership) and the Proposed Acquisition. In some instances, plat maps or tax identification information may be used in lieu of a legal description.</i></p> <p>Larger parcel: Please include last deeds and relevant title information in the addenda of the appraisal.</p> <p>Proposed conservation easement: Please identify the legal description for the proposed conservation easement if available. If no legal description is available, please refer to the map exhibits provided by the client.</p>

	Access	<p><i>Maps clearly identifying public road access or easement access, existing easements or encumbrances, utility easements must be provided to the appraiser.</i></p> <p>To be provided.</p>
	Certified Plat of Survey	<p><i>If a plat of survey is not available, the appraiser is directed to rely upon the appraisal maps provided by the client.</i></p> <p><u>Will not</u> be provided.</p>
	Maps	<p><i>Maps which should be provided to the appraiser include map which delineate the following:</i></p> <ul style="list-style-type: none"> • <i>Ownership and preliminary larger parcel</i> • <i>Remainder parcel</i> • <i>Proposed acquisition</i> <p><i>Maps with land areas appropriate to the appraisal problem should be provided</i></p> <ul style="list-style-type: none"> • <i>Gross land area</i> • <i>Upland/wetland areas (for some assignments)</i> • <i>Gross acres, forested acres, operable acres (timber tracts)</i> <p><i>Features shown on a single map or series of maps should include:</i></p> <ul style="list-style-type: none"> • <i>public roads</i> • <i>legal access via easement (if appropriate)</i> • <i>easements, restrictions, and encumbrances (especially rights of way, power lines, deed restrictions, pre-existing conservation easements, etc.)</i> • <i>proposed conservation easements</i> • <i>topography</i> • <i>wetlands</i> • <i>aerial maps</i> • <i>maps indicating the location of major known sand/gravel or mineral deposits, if appropriate</i> • <i>outstanding oil, gas and mineral rights should be provided, if appropriate</i>
	Tax Identification Information	<p><i>Tax identification information will be provided to the appraiser by the client.</i></p>

	<p>Copy of Conservation Easement (specific to the property being appraised)</p>	<p><i>A copy of any proposed conservation easement specific to this property must be provided to the appraiser.</i></p> <p><i>A copy of any pre-existing conservation easements, restrictions, or agreements must be provided to the appraiser, if not included in the title report.</i></p> <p><i>Note to State/Client: In order to avoid unnecessary delays and possible disapproval of a grant, it is important that a copy of the proposed conservation easement be submitted to Scott Stewart for Forest Service approval prior to assignment of the appraisal.</i></p>
	<p>Wood Supply Agreements, Leases, Encumbrances</p>	<p><i>A copy of any Wood Supply Agreements, Leases, and Encumbrances (if not included in the title report) should be provided to the Review Appraiser prior to the preparation of this Task Assignment. A copy must be provided to the Appraiser at the time of the notice to proceed.</i></p> <p>The title information for the 182 acre portion of the larger parcel is encumbered with an oil and gas lease to an oil/gas company. This lease is to expire in 2016. This lease allows for storage of oil and gas, etc. on site, and allows for extraction. The appraiser is required to investigate the probability that this right to store natural gas in empty rock underground formations on the property will be exercised, to describe the potential impact on the property, and report on the impact on value of this outstanding lease.</p> <p>The State of West Virginia will provide letters of opinion and descriptive information regarding the physical features potentially created by this lease for use by the appraiser, but the appraiser is responsible for making the determination as to any impact on value.</p>
	<p>Timber Issues. Refer to *UASFLA, Section D-4 and Section B-13</p>	<p><i>Note: Timber is often a significant element of value, and often a timber cruise is necessary to develop a credible opinion of market value for a wooded property. This topic should be discussed with the review appraiser in the development of the assignment.</i></p> <p>A timber cruise or timber inventory will not be provided for this assignment due to the size of the larger parcel. The appraiser is advised to consider any contributory</p>

		value from the timber, and reflect this in the final opinion of value for the land.
	<p>Mineral Rights, Mineral Assets</p> <p><i>UASFLA, Section D-4, D-11, and B-13.</i></p>	<p><i>The appraiser is required to describe any outstanding oil, gas, mineral, or sand/gravel rights, and to address their impact on value. The appraisal should specifically address whether there are any known outstanding oil, gas, and mineral rights or whether the title report indicates that there are no outstanding rights. Please include a specific statement as to the status of OGM rights per title report, the interests appraised, and the status of OGM rights reflected in the opinion(s) of value.</i></p> <p><i>The appraiser is required to consider any contributory value of mineral assets, if appropriate, in estimating the value of the whole.</i></p> <p>According to the attorney’s letter regarding title, there are no outstanding oil, gas, and mineral rights. There is a lease in favor of an oil and gas company, however. Please refer to “Leases”.</p> <p>Please refer to the letter provided by the state geologist regarding the potential for oil, gas, mineral assets in this area.</p>
III	Scope of the Appraisal	
	Requirement	<i>The appraisal must be prepared in conformance with the Uniform Appraisal Standards for Federal Land Acquisitions (“Yellow Book”) and the Uniform Standards for Professional Appraisal Practice of the Appraisal Foundation. The UASFLA requirements supercede USPAP, and will require citing jurisdictional exception provisions under USPAP.</i>
	Report Format:	Self-contained appraisal
	Client	<i>The client expressly authorizes the appraiser to discuss the appraisal with the Forest Service review appraiser and other intended users identified in this Task Assignment. Discussions about the appraisal between the appraiser and the Forest Service review appraiser shall not constitute a breach of confidentiality between the appraiser and the client.</i>

		The client is the West Virginia Department of Commerce, Division of Forestry, attention John Rowe.
	Intended Use/Intended Users	The appraisal will be used for acquisition purposes by the State of West Virginia . The State intends to request funding assistance from the U.S. Forest Service’s Forest Legacy Program grant option. The intended users are the State of West Virginia and the U.S. Forest Service .
	Interest Appraised UASFLA, A-2, A-5, A-7, A-9, etc.	<i>(If no title report is provided to the appraiser, the appraisal may be prepared using the best information available, but the appraiser must include an Extraordinary Assumption which clearly discloses that no title report was provided, and that the actual interest in the property may be different and may impact the value. If it is found that the interest appraised does not match the “as is” interest actually owned and/or conveyed, the appraisal is invalid for the purposes of supporting federal funding.)</i> Larger parcel “before”: “All rights, title, and interests to the property, which the property owner can convey” ... with reference to the latest deed or title report, and referencing existing easements, encumbrances, restrictions made available to the appraiser in a title report. Remainder parcel “after” (of course, if a total acquisition, there is no “after”): Interests appraised will be the same as in the “before” situation AND “as if encumbered with the proposed conservation easement(s)”.
	Effective Date of Value, Date of Report, and Date of Inspection USPAP SR 2(a)(vi)	<i>The effective date of value (date of appraisal) should be the current date, or date of the current inspection, and must reflect current market conditions. The date of the report and the date(s) of inspection should be clearly stated in the appraisal.</i>
	Definition of Value UASFLA, A-9	UASFLA definition of market value must be used.
	Hypothetical Conditions UASFLA, A-2, A-5, A-7, A-8	<i>A hypothetical condition is that which is contrary to what exists, but which is supposed for the purpose of analysis.(USPAP)</i>

		<p>In a conservation easement case, the remainder parcel must be appraised based upon the hypothetical condition that the proposed conservation easement is in place and encumbering the property as of the effective date of value.</p> <p>The appraiser must not invoke any hypothetical conditions other than the above without prior approval from the client and the Forest Service review appraiser.</p>
	<p>Extraordinary Assumptions UASFLA, A-2, A-5, A-7, A-8</p>	<p><i>An extraordinary assumption is directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions assume as fact otherwise uncertain information. (USPAP)</i></p> <p><i>The appraiser must not make any extraordinary assumptions without prior approval from the client and the Forest Service review appraiser.</i></p> <p>1) The property is to be appraised based upon the Extraordinary Assumption that there are no hazardous substances or contamination on the property.</p>
	<p>Special Instructions</p>	<p><i>Any special instructions (phasing, allocation of value, and the like) should be stated here.</i></p> <p><i>The Forest Service will only review those portions of the appraisal which pertain to the valuation of the larger parcel and the remainder parcel to be encumbered with the Forest Service conservation easement. States may require additional allocations of value or may require the appraiser to include analyses of multiple conservation easements. The Forest Service Review Appraiser will assist the State in preparing a Task Assignment which is designed to achieve both the State's and the Forest Service's objectives.</i></p>
	<p>Appraiser Competency</p>	<p><i>The appraiser is requested to provide evidence that he/she is in compliance with the following requirements in the addenda of the appraisal report. If the appraiser is unable to provide evidence of requirements under Item C, the client and appraiser are requested to contact the review appraiser to discuss this requirement.</i></p>

		<p>The appraiser confirms that he/she meets the Forest Legacy Program Implementation Guidelines – Appendix H requirement for competency. Specifically, the appraiser agrees and confirms that he/she:</p> <p>a) Is a State Certified General Real Estate Appraiser in the state where the property is located, or can obtain reciprocity or a temporary practice permit in the appraised property is located. The appraiser is requested to include a copy of his/her current state certification in the addenda of the report.</p>
		<p>b) has, within the past 10 years, completed at least the minimum classroom hours of non-duplicative education prescribed for the certified general real property appraiser classification by the Appraisal Standards of the Appraisal Foundation, and</p>
		<p>c) has completed at least 12 self-contained or summary appraisal reports of properties similar in scope and complexity to the appraised property in the preceding three years, and</p>
		<p>d) has completed training in application of the December 2000 edition of <i>Uniform Appraisal Standards for Federal land Acquisitions</i> approved for appraiser continuing education credit in the state where the appraiser is certified.</p>
	Review Process	<p>The appraisal will be reviewed by the Forest Service review appraiser identified in the contact information. The appraiser is requested to provide 1 complete copy of the appraisal for review. If corrections or revisions are required by the reviewer, the appraiser is requested to provide revised pages which may be inserted in the review copy or a revised appraisal, depending upon the extent of the revisions. Once the appraisal is approved by the reviewer, final copies of the approved appraisal should be sent to the client. The State should insure that a copy of the approved appraisal is retained in the State files.</p> <p>In addition to a bound hard copy, an electronic copy (complete PDF format) of the final approved appraisal is requested, but not required, by the Forest Service review appraiser.</p>
	Appraisal Review Checklist	<p>Copy of Appraisal Documentation Checklist (review appraiser’s checklist) is attached. Appraiser should ensure all pertinent data is included in the appraisal</p>

		report. The appraiser is requested to complete the checklist by writing in the page numbers where the items may be found in the appraisal report and including a copy with the completed appraisal report.
	Written Instructions	All written instructions are to be included in the addenda of the appraisal report, including this Task Assignment Summary, any revisions to the Task Assignment summary, and a copy of the completed Appraisal Documentation Checklist.

Except where specifically noted in writing by the review appraiser, the appraiser is directed to the *Uniform Appraisal Standards for Federal Land Acquisitions* (UASFLA), Interagency Land Acquisition Conference, 2000, as the guiding and controlling standard by which the appraisal will be evaluated. It is the responsibility of the appraiser to insure conformance with the requirements set forth in the Standards and the specifications and instructions issued by the review appraiser. References to the UASFLA included in this summary are provided for assistance in directing the appraiser to relevant sections of the Standards, but it is the responsibility of the appraiser to conform to all applicable standards.

A Power Point presentation entitled “How to Write More Effective Appraisals for the Forest Legacy Program” is available on the following website:

<http://www.na.fs.fed.us/legacy/resources/>

