



Appraisal and Valuation Services Office

Introduction

Appraisal and Valuation Services Office (AVSO)

In 2016, Publ. L. 114-179, the Indian Trust Asset Reform Act, directed that appraisals and valuation of Indian trust property be administered by a single bureau, agency or other administrative entity. Secretarial Order 3363 (Order), signed in March 2018, established the AVSO in the Office of the Assistant Secretary – Policy, Management and Budget. Together with the transfer of all appraisal and valuation functions to the AVSO.

- AVSO is comprised of seven divisions:
 - Indian Trust Property Valuations Division
 - Land Buy Back Program Valuations Division
 - Associate Deputy Director's Office
 - Division of Minerals Evaluations
 - Federal Lands Division
 - Technical Services Division
 - Business Services Division



AVSO Divisions

AVSO Divisions that provide valuation services to BIA on behalf of Indian Tribes and Alaska Consortiums:

- **Indian Trust Property Valuation Division:** Indian trust and restricted property and Alaska Native allotted lands
- **Land Buy Back Program Valuation Division:** Indian trust and restricted real property
- **Division of Minerals Evaluation:** Indian minerals held in trust and restricted status
- **Federal Land Division:** Acquisition of Alaska Native allotted lands and exchanges involving Indian trust and restricted lands

History

- Pre-2002 Appraisal program was overseen and managed by the Bureau of Indian Affairs (BIA).
 - BIA managed and oversaw 24 P.L. 93-638 Tribal appraisal programs.
- 2002 – Appraisal program was transferred to the Office of the Special Trustee for American Indians (OST).
 - The management and oversight of the 24 P.L. 93-638 Tribal appraisal programs moved to OST. During OST's management and oversight of the appraisal program 11 additional Tribes assumed responsibility of the appraisal program. (In addition to the 35 programs, three Tribes voluntarily retroceded the program back to the Secretary. One AFA for a SG Compact and two AFAs for a SD Contract.)
- 2018 – DOI consolidated the appraisal offices into one office – AVSO.
 - The management and oversight of the 35 P.L. 93-638 Tribal appraisal programs moved to the new office.
- 2019 – One additional Tribe assumed responsibility of the appraisal program under their SG Compact.



AVSO Management and Oversight

The Associate Deputy Director's Office Manages and Oversees the 36 P.L. 93-638 Tribal Appraisal Programs

- AVSO works in partnership with OSG to administer the 30 SG Tribal Appraisal Programs. AVSO determines the Tribal Share Funding; and transfers funding to BIA for transfer to OSG. The OSG Director distributes appraisal funding to the 30 Title IV Tribal Appraisal Programs.
- AVSO also works in partnership with BIA to administer the six SD Tribal Appraisal Programs. AVSO staff serve as AOTR, and SAOTR. The Associate Deputy Director serves as Approving Official for 638 contracts for real estate appraisal services, which is a delegated authority from S.O. 3363.
- AVSO provides technical assistance on appraisals and valuations to SD and SG Tribes and maintains the Real Estate Appraisal Program Memorandum of Understanding which serves as a Statement of Work for the AFA.

Current Tribal Appraisal Programs

Currently has 36 Tribes and Alaska consortiums are partners with AVSO to operate the Appraisal Program to provide real property appraisals to the BIA for the benefit of Tribes and individual Indian landowners.

P.L. 93-638 Tribal Appraisal Programs:

- Self Governance Compacted Appraisal Programs - 30
 - Self Determination Contracted Appraisal Programs - 6
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- Tribal appraisal programs provide or contract with private fee appraisers to obtain appraisals.
 - AVSO provides appraisal reviews of appraisal reports obtained by Tribal appraisal programs.
 - If BIA approves the invocation of the appraisal review waiver, as provided by 43 CFR Part 100, AVSO does not review an appraisal obtained by a Tribe or individual Indian landowner.

Accomplishments

Here are a few of many accomplishments of the Associate Deputy Director's Office:

- Provided written guidance for implementation of the Appraisal Review Waiver regulations under 43 CFR Part 100 and at the request of Tribes clarified the process. ADD also confirmed with the Office of the Solicitor on applicability of this waiver to P.L. 93-638 Tribes and consortiums operating the appraisal program
- Worked closely with the OSG Negotiator by participating in negotiation session, provided program information and Tribal Share funding amount, and clarified Appraisal MOU T&Cs to support a Tribe's decision to assume responsibility of the appraisal program
- Minimized the requirements in the Appraisal MOU by eliminating duplicate language in Annual Funding Agreements and updated appraisal requirements to conform to AVSO policies and procedures
- Coordinated with a SG Tribe, LBBP and OSG to complete several updates to a mass appraisal of Allotted tracts and parcels to produce hundreds of appraisals used by the Tribe to support acquisitions and other realty transactions
- Worked with BIA, OSG, and AVSO Business Services office to develop and implement a funding distribution process to expedite the transfer and distribution of funding to Title IV Tribes.

Appraisal Program - Tribal Share Formula

Workload-Based Formula.

Established in 2011 by a Tribal and Government Workgroup and approved by the Special Trustee for American Indians. The formula is comprised of:

- Five-year average appraisals completed by a Tribe
- Five-year average appraisal completed by a Region
- Beginning-year Regional Budget Allocation
 - 20% Residual for Non-Government Inherent Function(s)
 - 80% Regional funding available to Tribes for P.L. 93-638 and valuation services to direct service Tribes



Conclusion

Questions & answers