

# INDIAN AFFAIRS DIRECTIVES TRANSMITTAL SHEET

(modified DI-416)

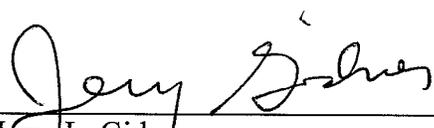
DOCUMENT IDENTIFICATION NUMBER 76 IAM 20	SUBJECT Using Appraised Values from OAS	RELEASE NUMBER #10-05
FOR FURTHER INFORMATION Indian Land Consolidation Center, BIA		DATE FEB 27 2010

**EXPLANATION OF MATERIAL TRANSMITTED:**

The purpose of this policy is to clarify that the Indian Land Consolidation Center will use a tract appraisal received from the Office of Appraisal Services (OAS) to calculate the Fair Market Value of a fractionated ownership interest for that tract until such time that OAS provides a new appraisal for each tract.

This policy is effective immediately and remains effective until rescinded, superseded or rescinded.

Please direct any questions to the Indian Land Consolidation Center at (715) 682-0310.

  
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Jerry L. Gidner  
Director, Bureau of Indian Affairs

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**FILING INSTRUCTIONS:**

Remove: None

Insert: 76 IAM 20 (New)

# INDIAN AFFAIRS MANUAL

Part 76  
Chapter 20

Indian Land Consolidation Program  
Appraised Values received from OAS

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- 1.1 Purpose.** The purpose of this policy is to clarify that the Indian Land Consolidation Center will use a tract appraisal received from the Office of Appraisal Services (OAS) to calculate the Fair Market Value of a fractionated ownership interest for that tract until such time that OAS provides a new appraisal for each tract. This policy shall be used for the purpose of purchasing fractionated land interest(s) in trust or restricted tracts by the Indian Land Consolidation Program (ILCP).
- 1.2 Scope.** This policy applies to all Bureau of Indian Affairs (BIA) offices in the regions where the ILCP will be acquiring or has acquired fractional land interests.
- 1.3 Policy.** This policy establishes the procedure used for maintaining fair market value for fractionated trust and restricted tracts. The ILCP will consult with the Regional Appraiser on an annual basis relative to the validity of the appraised fair market value of a tract used by the ILCP in reaching a value for the fractionated interests. If the Regional appraiser advises that the market has changed since the date of the last appraisal, the ILCP will request the tract appraisal be updated to current fair market value. If, however, no discernible change is found in the real estate market, the ILCP will request a memo from the Regional Appraiser stating that market conditions have remained steady and the value provided previously remains the fair market value. It is the intention of the ILCP to use a tract appraisal received from OAS until such time that OAS provides a new tract value or ILCP is notified by OAS that a tract value has changed significantly and should no longer be used.
- 1.4 Authority.**

  - A. The American Indian Probate Reform Act** of October 27, 2004, P. L. 108-374 (118 Stat. 1773)
  - B. The Indian Land Consolidation Act** of November 7, 2000, as amended P.L. 106-462, (114 Stat. 1991).
- 1.5 Responsibilities.**

  - A. Director, Bureau of Indian Affairs (BIA)** is responsible for the development of National Policy affecting Indian lands.
  - B. Director, Indian Land Consolidation Center** is responsible for coordinating the Bureau's nationwide program to consolidate fractionated interests in Indian lands pursuant to statutory requirements.
  - C. Deputy Bureau Director, Field Operations, BIA** is responsible for overseeing the Regional Directors and disseminating policy to them.
  - D. Deputy Bureau Director, Trust Services, BIA** is responsible for assisting in the dissemination of trust resource policy and information to the Regional Directors.
  - E. Regional Directors, BIA** are responsible for carrying out policy as directed, and for overseeing the implementation of policy either directly or via Agency Superintendents.