

# **American Battlefield Protection Program**

## **Battlefield Land Acquisition Grant**

### **Appraisal and Appraisal Review Resource**

*The following information is provided by the National Park Service American Battlefield Protection Program (ABPP) as a resource for applicants and recipients of Battlefield Land Acquisition Grants. Other than cited policy, this information does not represent policy or guidance of the agency or bureau.*

Requiring an appraisal and appraisal review for Federal interest in a real estate acquisition can be cited to the Financial Assistance Interior Regulation (FAIR) found at 2 CFR part 1402.

### **Timing**

- In cooperation with Department of the Interior Appraisal Valuation Services Office (AVSO), the Program has established a standard practice that the appraisal and appraisal review should be conducted within one year (12 months) of the closing date for the real estate transaction. Variation from this standard practice should be explained and justified in a cover letter or email with the transmission of the appraisal and appraisal review.
- No Federal funds can be drawn from an award prior to the submission of the appraisal and appraisal review, along with a SF-429B, to ABPP. This is consistent with the FAIR and expressed in a Battlefield Land Acquisition Grant agreement. (2 CFR 1402.329(b)(1))

### **Contracts and Requirements**

- Contracts for appraisals and appraisal reviews funded under Federal award are subject to Uniform Guidance regulations including competition and procurement. (2 CFR 200.319 and 2 CFR 200.320)
- The AVSO Department Manual requires fee appraisers for Federal financial assistance programs must hold a valid license as a Certified General Appraiser for the jurisdiction in which the subject property is located. (602 DM 1.6(B)).
- The FAIR requires all appraisals and appraisal reviews be conducted in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA or Yellow Book). (2 CFR 1402.329(b)(1))
- All Yellow Book standards (UASFLA) apply to Battlefield Land Acquisition Grant appraisals and appraisal reviews. In cooperation with AVSO, the Program draws attention of recipients and their appraisers to the following specific standards:
  - Identification of the “appraisal problem” and the use of Federal funds in the acquisition noted in the statement of work for the appraisal (1.2 and 2.3.1.8)
  - Meet with landowner or landowner representative (2.3.1.4)
  - Address the Before and After Rule for partial acquisitions (1.2.7.3.4)
  - Sales History (1.5.2.2 and 2.3.2.3.5)
  - Larger Parcel (1.4.6 and 2.3.3.1.2)
  - Highest and Best Use (1.4.5 and 2.3.3.1)