

PRESERVES & PUBLIC LANDS



NVC

National Valuation Consultants, Inc.

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There is an active market for transactions involving properties with unique environmental issues or recreational attributes intended solely for preservation or public benefit. Often, there are complex issues that must be considered involving wildlife and aquatic habitats, watersheds, forest health, endangered or threatened species, and land use restrictions. The preservation of these types of properties frequently involves the cooperation of the private sector and local, regional, state and federal agencies. These efforts may require valuations that involve very unusual techniques; the analysis of data from broad geographic areas; and a knowledge of regulations that are uncommon in most other types of appraisal assignments. Typically, an appraiser with many years of experience is needed.

The professionals with NVC have completed numerous appraisals of this type, including those developed in compliance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). These assignments have included transactions involving direct acquisitions, as well as boundary line adjustments resulting from inadvertent trespass, and the determination of market rent for agricultural or recreational leases.

NOTABLE ASSIGNMENTS

Glenview Naval Air Station	1,288 acres	Cook County, IL
Arrowhead	654 acres	Eagle County, CO
Stafford Ranch	200 acres	Alamosa County, CO
Middle Creek Ranch	24.3 acres	Saguache County, CO
Lucky 3 Parcel Boundary Adjustment	0.21 acres	Saguache County, CO