



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

July 31, 2015

Real Estate Division

SUBJECT: Easement No. DACW21-2-64-0209, Lake Hartwell Project, Pickens County, South Carolina

Mr. Benjie McGill  
City of Clemson  
300 Cochran Road  
Clemson, South Carolina 29631-2661

Dear Mr. McGill:

Easement No. DACW21-2-64-0209 with the City of Clemson at Hartwell Lake Project expired on February 28, 2015. The Government performed an appraisal with a 25 (twenty five) year term value of \$226,000.00.

You have requested to perform a second independent appraisal at your own expense. In accordance with Item 1 of the attached Exhibit A, prior to the selection of your appraiser, we must review your appraisers' certifications and qualifications. Please provide a list of your appraisers with a description of their certifications and qualifications along with a copy of your statement of work used in the hiring of the appraiser. Items 2, 3 and 4 of the attached Exhibit A can be used in preparing your Statement of Work.

Written notification from this office will be provided to you once the appraiser and the statement of work are approved. Upon completion of the appraisal, this office will require one original and one electronic copy of the appraisal for review and approval. The electronic copy can be emailed to [shari.l.john@usace.army.mil](mailto:shari.l.john@usace.army.mil).

In accordance with Title 10, United States Code, Section 2695, you are requested to pay administrative fees in the amount of \$2,500.00 to cover the expense of the review process described above. Please make a check or money order payable to the Finance and Accounting Officer, US Army Corps of Engineers and mail to US Army Corps of Engineers, Savannah District, 100 West Oglethorpe Avenue, Savannah, Georgia, 31401-3604.

If you have any questions, please do not hesitate to write or telephone Shari John at (912) 652-5664.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shari L. John". The signature is fluid and cursive, with the first name "Shari" being the most prominent part.

Shari L. John  
Realty Specialist  
Management & Disposal Branch

**GENERAL GUIDANCE FOR APPRAISAL REPORT FOR  
OUT-GRANT of U.S. GOVERNMENT PROPERTY  
U.S. ARMY CORPS OF ENGINEERS (USACE), SAVANNAH DISTRICT**

**1. APPRAISER QUALIFICATIONS**

USACE must approve the appraiser in advance and must be provided: the name of the appraiser, type of certification, and a copy of the Appraiser's qualifications.

a. Appraiser of Record. The Appraiser of Record signing the report shall possess a Certified General Appraiser classification for the State in which the subject property is located.

b. The Appraiser of Record must possess geographic competency for the market area and possess the technical experience and competency in appraising properties of comparable complexity.

c. The Appraiser of Record must inspect the property, significantly contribute to the analyses and opinions rendered, and sign the report.

**2. CLIENT and INTENDED USER**

USACE, representing the Federal Government (Government), shall be listed as the "Client" for the appraisal report. The intended Users are USACE and the Grantee ordering and paying for the appraisal report. Neither USACE nor the Government has any responsibility for the appraisal fee and/or any associated costs whatsoever.

**3. STANDARDS FOR APPRAISAL**

For out-granting actions, a narrative Appraisal Report format that adheres to Uniform Standards of Professional Appraisal Practice 2014-2015 (USPAP) and Advisory Opinions, plus any Supplementary Standards included herein, is required for the report.

**Supplementary Standards.** For appraisals of Federal lands, the following definition of Market Value and Highest and Best Use shall be utilized in the appraisal report. Source is the Uniform Appraisal Standards *for Federal Land Acquisitions, 2000 (UASFLA)*. This appraisal action is NOT for a Federal acquisition, and an appraisal report conforming to UASFLA standards is not required. However, the following two definitions from UASFLA serve as guidance for any appraisal of Federal lands. Items c. and d. below may be considered as a Jurisdictional Exception strictly for the purpose of this assignment.

a. **Market Value** is defined as "the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal."

b. **Highest and Best Use** is “the highest and most profitable use for which property is adaptable and needed or likely to be needed in the near future.” That use must be physically possible, legally permissible, financially feasible, and must result in the highest value. Federal lands are sometimes unzoned or zoned for some ‘placeholder’ use or use other than that which is applicable in a highest and best use analysis and conclusion.

c. Standard Operating Procedure for this type of Government linear easement out-grant is to employ an “**across the fence**” approach. The proposed linear easement traverses through a small portion of the Government Project Lands that will be impacted by their proximity to the easement. The smaller sub-area of surrounding lands through which the linear easement traverses should be considered the larger parcel that will set the parameters for the “size” and “highest and best use” of the larger parcel and the comparable sales selected, depending on the configuration of the easement, natural or man-made boundaries, etc. A Before and After analysis is not applicable; however, if the easement leaves an uneconomic remnant or causes measurable damages to the adjoining lands, then that should be addressed and captured in the opinion of value conclusion.

d. The proposed easement or some portions thereof may be situated within Government fee land areas encumbered by an existing easement such as a road ROW. Any such existing easement should not be considered as an encumbrance impacting value. The entire area of the newly proposed linear easement should be considered as unencumbered lands in order to estimate the current market value of the Government lands.

#### 4. DESCRIPTION OF ESTATE

The proposed easement estate will be for a Temporary 25-year easement for construction, operation, and maintenance of a sewer line to include pumping stations.

#### 5. APPRAISAL REVIEW AND APPROVAL

A USACE Review Appraiser (Reviewer) will conduct a technical review of the report. As such, the Reviewer must be able to contact the Appraiser directly as a part of the appraisal review process. The Appraiser is required to cooperate and be responsive to questions that might arise during the review process. The Government is under no obligation to accept the conclusions and opinion of values from the appraisal report until the report is reviewed and approved by the Reviewer.