

## LWCF Acquisition and Conversion Appraisal Comparisons

	<b>Acquisition</b>	<b>Conversion/Replacement</b>
<b>Appraiser License</b>	Certified General by State of property location	Certified General by State of property location
<b>USPAP Compliance</b>	Required	Required
<b>UASFLA Compliance</b>	Required	Required
<b>URA Appraisal Compliance</b>	Required	Required
<b>Appraisal Assignment</b>	One assignment for each property owner	Conversion – One assignment all parcels Replacement – One assignment all parcels
<b>Owner opportunity to accompany</b>	Required	Required
<b>Statement of Work</b>	Necessary	Necessary
<b>Date of Value</b>	Within 1 year of NPS approval	Within 1 year of NPS approval Conversion & Replacement with same date
<b>Land Use Restrictions</b>	Existing plus any future opportunity for change	Conversion – Most likely restrictions had the park never been created Replacement – Existing plus any future opportunity for change

<b>Larger Parcel</b>	Look outside and inside the each assignment	Look only inside the assignment
<b>Before/After Appraisals</b>	Possible if larger parcel extends outside of acquisition	Never
<b>Economic Highest and Best Use</b>	Required	Required
<b>Improvements</b>	All included	Conversion parcels – all Replacement parcels – only those with recreation utility
<b>Hypothetical Conditions</b>	None (normally)	Conversion <ul style="list-style-type: none"> <li>• Unencumbered by LWCF restrictions</li> <li>• As if was never a park (zoning, taxes, etc.)</li> </ul> Replacement <ul style="list-style-type: none"> <li>• Exclude any existing non-recreation improvements</li> </ul>
<b>Appraisal Review</b>	Required	Required
<b>Compliance Certified</b>	Required (by State only)	Required by State (by State only)
<b>Subject to NPS Compliance Audit</b>	May be selected	May be selected

