

Land Disposal Evaluation

Land Parcel ID: TRS:25S 7W Sec. 16 Tax Lot: 300 **Parcel Name:** Tyea **County:** Douglas
Acres: 41.7 Acres **Land Classification:** Forest
Land Class: Trust

Lease: Yes No **Type of Lease:** N/A **Lessee Name:** N/A **Lease #:**

Easements: Yes No **Type of Easement:** **Holder Name:** **Easement #:**

Minerals: Surface and Subsurface

Water Rights: No Yes, if yes give description (water rights #, etc)

Adjacent Property Owners: Has private ownership on three sides, Bureau of Land Management to west.

1. **Physical Description:** Zoned TR Timber Resources. Parcel is in steep remote mountainous area above the Umpqua River near Tyea; unimproved road access. Timber Volume Per Acre (Thousand Board Feet): 739Mbf

2. **Fish & Wildlife Features:** No known wetlands or essential salmon habitat

3. **Recreational Features:** Lack of vehicle access limits public recreational use of the parcel; no known trails; very low public recreation use potential

4. **Cultural Features:** None known.

5. **Environmental or Hazardous Materials Information:** No phase 1 ESA has been conducted for this parcel since it has been unleased and undeveloped. Historical uses likely limited to timber harvest.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: \$402,670-\$488,024 Source: AMP

7. **Expenses**

Annual Expenses: Minimal annual forest mgmt costs

List: Payment to Douglas Fire Patrol 2007: \$89.16

8. **General Disposal Criteria:**

Parcel has low income-generating potential and limited multiple land uses - is not leased or leasable, has poor physical attributes, or has external constraints to manage for best use

Explanation – This is an isolated remote parcel of forest land acquired at statehood.

Parcel has low appreciation potential

Explanation-The parcel location is very remote

Parcel has no or limited access to utilities

Explanation -

- Parcel management costs are high in comparison to actual or potential returns and/or appreciation potential
Explanation -
- Significant environmental risks are present
Explanation -
- Changes in zoning or other circumstances preclude development of the parcel for its highest and best use
Explanation -
- Parcel is an in-holding within a major landowner's ownership, or small isolated tract
Explanation –Parcel is an isolated tract.
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation –
A high level of market demand exists for the type of property being considered
Explanation -
- The highest and best use of the parcel has changed to a use not compatible with the uses preferred by the Department or is inconsistent with the AMP
Explanation -
- Parcel has high holding costs, particularly those associated with liability or other risk
Explanation -

9. Classification Disposal Strategy

Explanation – This parcel is an isolated parcel that requires disposal evaluation to reduce management costs.

10. Recommendation: Based on the available information, this parcel should be sold or offered for exchange.

Evaluator: CTaylor Date: 4/29/08

Reviewer: JLilly

Date: 5/19/08