

October 4-6 | Fort Worth, Texas | In Person & Virtual



2026 ASA INTERNATIONAL CONFERENCE

A New Frontier: Appraising in a World of Change



NATIVE AMERICAN RESERVATION A GLIMPSE AT THE LANDS AND THE VALUATION CONCEPTS

Alonzo V. Perkins, ASA, MBA
Alonzo Perkins, LLC



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



History-The Native American Reservation

- First treaties signed in the early 1600s between Europeans and the Indian Tribes.
- 1778 the United States signed its first treaty, with the Delaware Indians.
- 1830-1850 the Indian Removal Act dislocated many tribes from the eastern portions of the country to areas west of the Mississippi River
- 1850-1891 treaties and agreements were signed requiring tribes to move to smaller areas of a tribe's original lands or to other areas entirely



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



1887-1934

The Allotment & Assimilation Era

General Allotment Act/Dawes Act



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Tribal Sovereignty

- Law-of-Nations & Chief Justice Marshall
- Johnson v. M'Intosh
- Cherokee Nation v. Georgia
- Worcester v. Georgia



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Georgia 1 – Cherokee Nation v. Georgia

The bill filed on behalf of the Cherokees seeks to restrain a State from forcible exercise of legislative power over a neighboring people asserting their independence, their right to which the State denies.



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Georgia 2 – Worcester v. Georgia

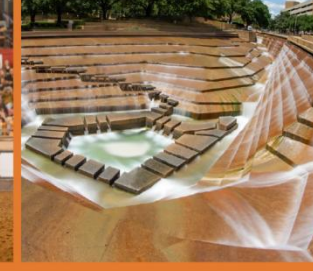
"For residing, on the 15th July, 1831, in that part of the Cherokee Nation attached by the laws of the State of Georgia to that County, without a license or permit from the Governor of the State, or from anyone authorized to grant it, and without having taken the oath to support and defend the Constitution and laws of the State of Georgia, and uprightly to demean himself as a citizen thereof, contrary to the laws of the said State."



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Types of Native American Reservations

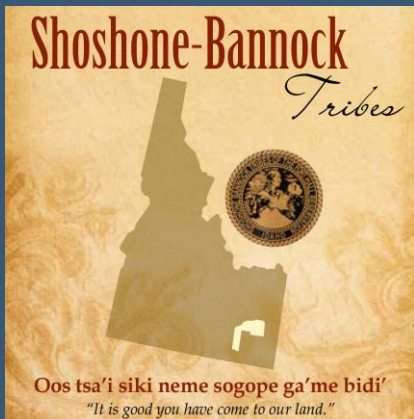


San Carlos Tribe of Apache Indians

- The contemporary Native American Reservation was basically created by one of two ways

- 1. Executive Order

- 2. Treaty



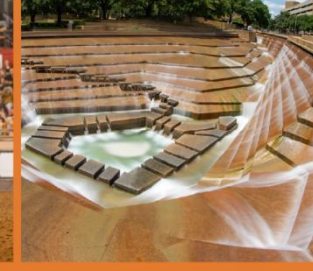
Shoshone-Bannock Tribes of Fort Hall



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Executive Order Created Reservation

San Carlos Tribe of
Apache Indians
San Carlos Arizona

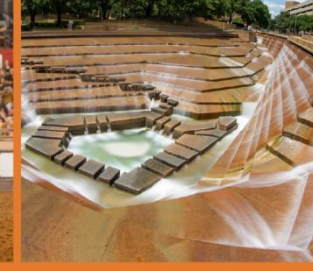




October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Treaty Created Reservation

Fort Hall Reservation
Shoshone-Bannock Tribes
Fort Hall, Idaho





October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Oversight

Federally recognized Tribes – Sovereignty, Trust responsibility, Services, Economic

Tribes NOT recognized by the Federal Government



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Government and Trust Reform Requirements

Cobell Litigation &
Decision

Required the Federal Government to
implement appraisal reform.

Indian Affairs Sub-committee commissioned The GAO to
conduct a national audit of BIA Regional Appraisal
Offices.



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



What the GAO Audit Found

Appraisals were taking too long to complete, potentially causing economic loss to tribes

Recommended re-engineering the process to promote expediency and delivery of appraisal services

Use of alternative valuations



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Indian Trust & Reform Act (ITARA)

Minimum Qualifications for Appraisers of Indian Trust Properties

Appraisal completed by qualified individuals
were considered final without extensive DOI
review or approval, **IN CERTAIN SITUATIONS**

Appraisals for Indian Trust properties be administered by a
single entity within the DOI



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Impact of ITARA on Appraisals

GAO found issues with delivery (slow)



Clear standards for appraisers, which improved delivery and reliability of the appraisals.



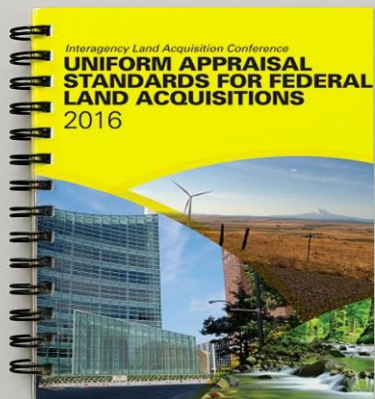
October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

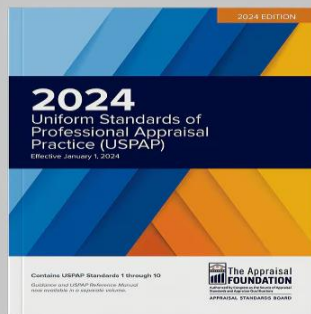
A New Frontier: Appraising in a World of Change



Valuation of Real Property on The Reservation or Indian Lands



- USPAP – Uniform Standards of Professional Appraisal Practice
- UASFLA – Uniform Appraisal Standards for Federal Land Acquisitions
- 1004 – Residential form





October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change

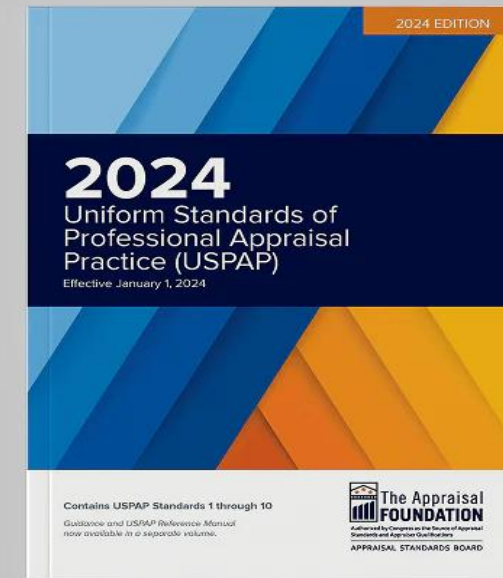


Uniform Standards of Professional Appraisal Standards USPAP

Treaty

Executive Order

Non-Federal Recognized

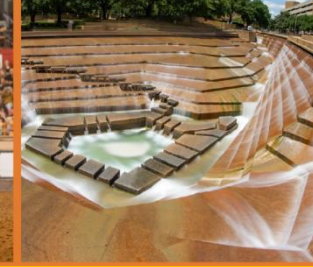




October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



USPAP – Preamble (2024)

WHEN DO USPAP RULES AND STANDARDS APPLY?

“USPAP does not establish who or which assignments must comply.”

“An appraiser must comply with USPAP when either the service or the appraiser is required by law, regulation, or agreement with the client.”



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



USPAP – Assignment Conditions

Definition – “Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.”



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



USPAP – Assignment Conditions

“laws and regulations”

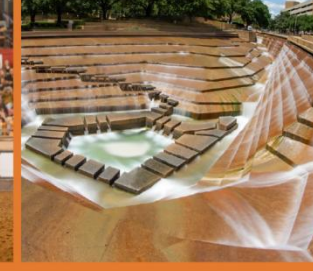
“jurisdictional exceptions”



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Determining The Appropriate Valuation Method

- Reservations created by
 - Treaty
 - Federally recognized
 - Trust relationship
 - Tribe & Allotments





October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Determining The Appropriate Valuation Method

Executive Order

Federally recognized

Trust relationship

Tribe & Allotment
ownership





October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Tribal Lands

Tribe, United States as
Trustee

Value Principle

Market Value

Value-in-Use

Use Value



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Tribal Lands

Tribe, United States as
Trustee

Interest Appraised

Lease Fee

Fee Simple

Leasehold

Partial or
Undivided

Easement



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Allotted Lands

Value Principle

Market Value

Value-In-Use



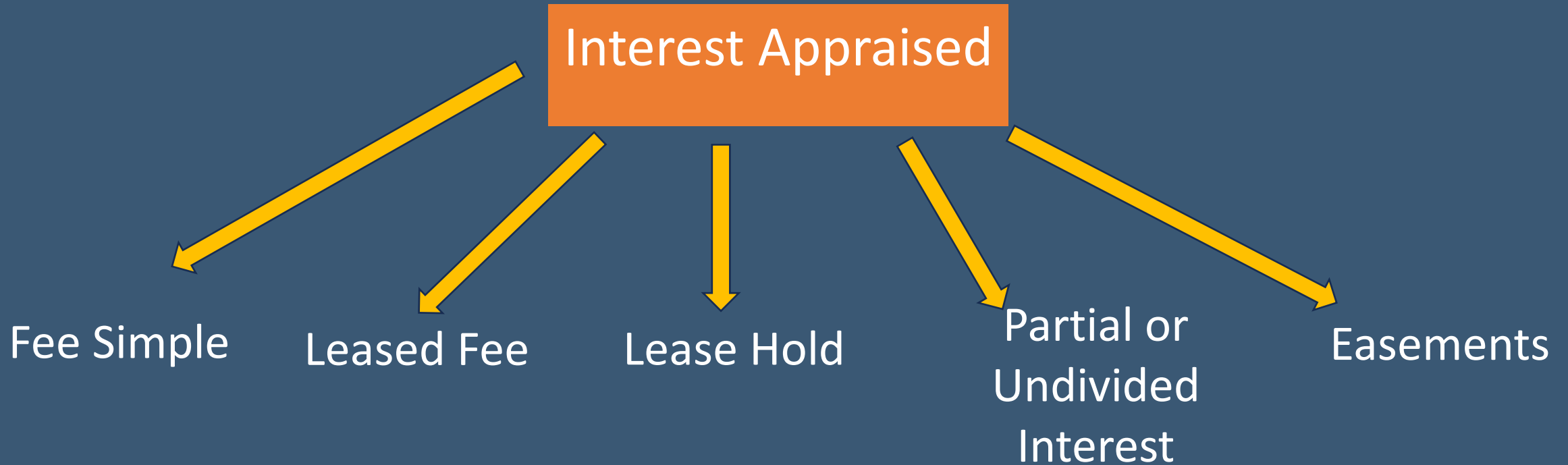
October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Allotted Lands

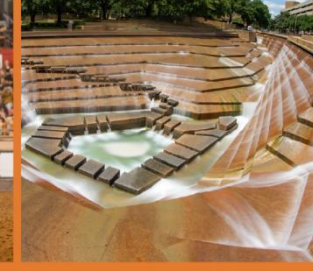




October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Tribal Lands

Developed/Inhabited
lands

Market Value?

Leased Fee?

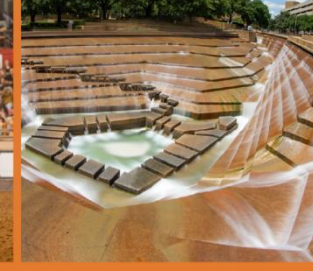




October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Allotted Lands

Developed/Inhabited land

Market Value?

Lease Fee

Lease Hold?





October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

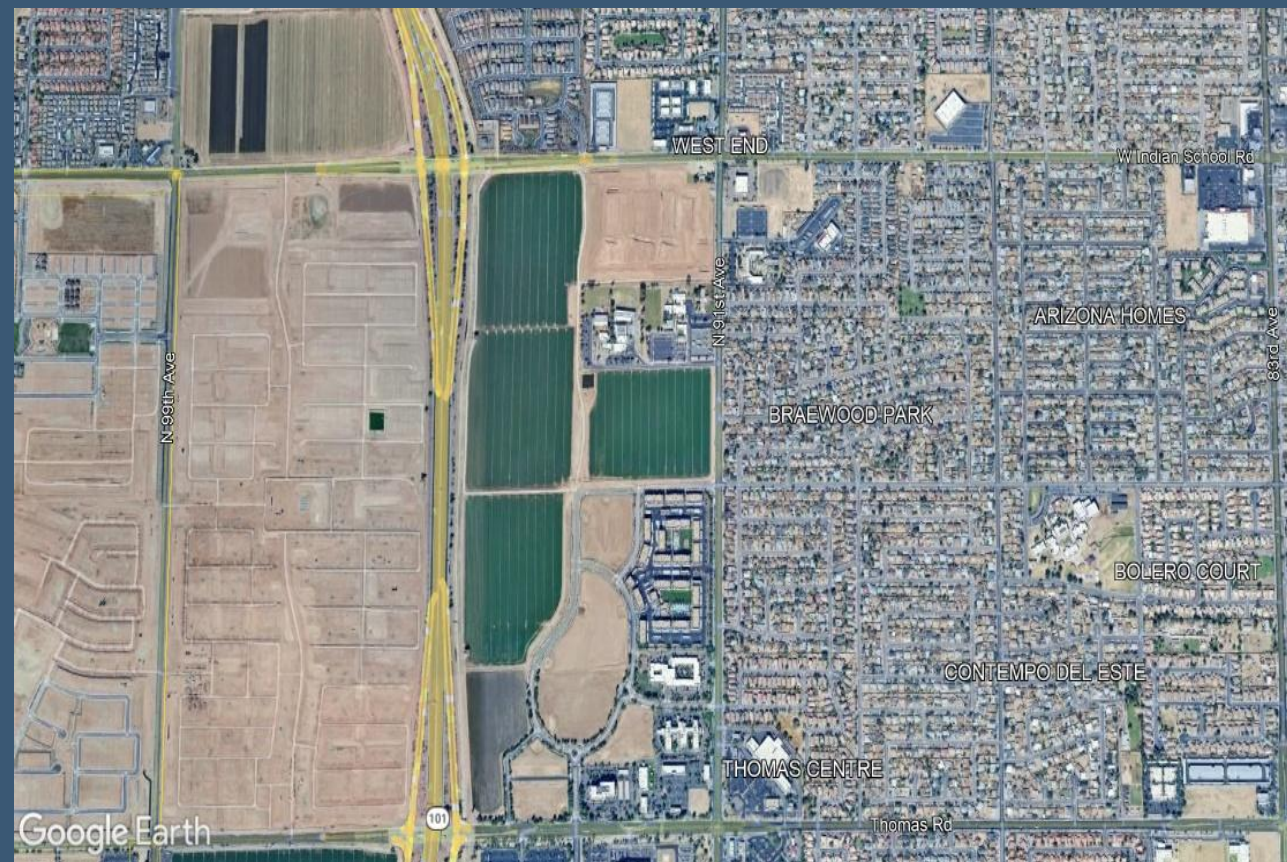
A New Frontier: Appraising in a World of Change



Example

Fee Simple Market Value?

Market Value of the Lease
Fee?





October 4-6 | Fort Worth, Texas | In Person & Virtual

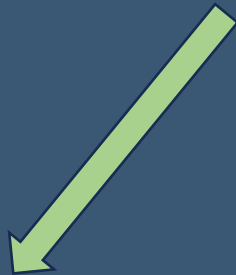
2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Self-Determination Act

Indian Self-Determination and Education Assistance Act of 1975



Government



Education



Health



October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



QUESTIONS ?

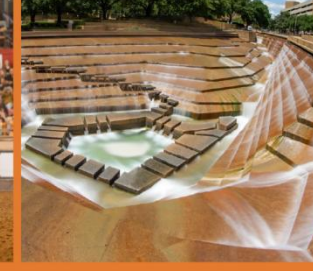




October 4-6 | Fort Worth, Texas | In Person & Virtual

2026 ASA International Conference

A New Frontier: Appraising in a World of Change



Alonzo V. Perkins



REAL ESTATE APPRAISAL & CONSULTING
NATIONAL EXPERIENCE, REGIONAL EXPERTISE

alonzoperkins57@windstream.net

- Alonzo is licensed in the State of Florida as a Certified General Real Estate Appraiser; with over 40 years of real estate appraisal experience. He has appraised various types of real property, starting his career in eminent domain. His vast experience encompasses agricultural, waterfront (residential and agricultural, recreational), multiple family, institutional, commercial, industrial, and single family residential. Clients include lending institutions, governmental (local, state, and national), sovereign entities, private, attorney, etc. He has worked with, and for, The Department of Interior (OVS/AVSO) and The Department of the Treasury (IRS).
- Alonzo earned a Bachelor Degree (Psychology) and a Master of Business Administration (Real Estate). Alonzo can be reached at alonzoperkins57@windstream.net.

Blank slide may be used for full page Personal Property images.