

Mr. McCLURE. How did you arrive at the costs estimated for the acquisition that are listed in the addenda to your statement?

Mr. TKACH. Based on the past land appraisals and the cost of the land acquired recently, we made an estimate of acquisition costs in the various areas.

Mr. McCLURE. Do you have a parcel-by-parcel appraisal?

Mr. CRAFTS. No.

Mr. TKACH. This is an average. It's an estimate.

Mr. McCLURE. You don't really have any idea as to how much of it is developed and how much is open land?

Mr. CRAFTS. We have an estimated acquisition cost, which I believe we have not broken down as between what it would cost for the bare land and the cost of improvements, if this is what you mean.

This would vary greatly by different rivers, depending upon the extent of the present development. I don't know. I would have to check that out, Mr. McClure, whether it is broken down. But these—this is why we said earlier that we think it is premature to determine that this river is going to be wild, this scenic, this is natural, and so on, at this stage. We need to go back in and do some more work. And if Congress goes with the creation of this system and directs that these additional areas would be studied, this is one reason why we estimate roughly a cost of \$50,000 per river. We would have a more complete amount of information on the rivers that we come up to you with in the future than we have on some of these at the present time.

Mr. McCLURE. You don't have a very detailed cost estimate on these that are included even in the Senate-passed bill.

Mr. CRAFTS. I would have to go back and check it, as to what we have, river by river. Some will be much more detailed than others. In some you will have purchases by the Forest Service or private lands in and around the river—probably went to the assessor's office and got the sales values, and this sort of thing, they would check the market value. But we have not carried out what is tantamount to an appraisal in the sense that you make an appraisal before you make an offer on a piece of land. This has not been done.

Mr. McCLURE. I don't suppose you have even actually had anybody look at a piece of property individually, parcel by parcel, and estimated the value, individually parcel by parcel?

Mr. CRAFTS. Not all the parcels. Some parcels I am sure they have looked at, to get some idea and to get comparisons with other parcels, the prices of which they know, in which there have been recent transactions.

Mr. McCLURE. Not to the extent of being able to assure this committee that these are any more than just guesses.

Mr. CRAFTS. Well, the term "guess" I think is too broad. I would not agree with that. These are the best empirical estimates we could make with the resources and the time that we had at our command, and the skill of the people that we were able to use.

Mr. McCLURE. That's a good answer, but it doesn't really answer it.

Mr. CRAFTS. I cannot answer you any better than that. I can tell you we spent on this total joint departmental study a total of about three-quarters of a million dollars. Therefore it was not just a guess. I could not concur in a statement that all we are doing is guessing.