

The background of the slide is a blurred, close-up photograph of green grass, likely wheat or a similar grain, with the blades creating a sense of motion and depth. The colors range from light green to a slightly darker, muted green.

**NAVIGATING BIA  
SYSTEMS: TRIBAL REALTY  
STAFF**



SYSTEMS OVERVIEW:

TAAMS (Trust Asset & Accounting  
Management Systems)

NEPA Tracking System  
(Environmental)

AVIS – Appraisal Services System



# TAAMS

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## BUREAU OF INDIAN AFFAIRS

Username: \*

Password \*

[Change Password](#) [Forgot Password](#)

**TAAMS will be unavailable this weekend between the hours of 11:30 p.m. CST on Saturday to 9:00 a.m. CST on Sunday due to routine maintenance.**

TAAMS expires after 15 minutes of inactivity. Please save your work. Passwords will expire every 60 days. If your user ID is inactive for 60 days, your TAAMS access will be suspended and you may need to request your TAAMS access again via the Identity Information System.

**CGI**

Welcome to the new TAAMS software! If the TAAMS application is on the far right of your computer screen, please [click here](#) and follow the steps.

**WARNING TO USERS OF THIS SYSTEM** - This computer system, including all related equipment, networks, and network devices (including Internet access), is provided by the Department of the Interior (DOI) in accordance with the agency policy for official use and limited personal use. All agency computer systems may be monitored for all lawful purposes, including but not limited to, ensuring that use is authorized, for management of the system, to facilitate protection against unauthorized access, and to verify security procedures, survivability and operational security. Any information on this computer system may be examined, recorded, copied and used for authorized purposes at any time. All information, including personal information, placed or sent over this system may be monitored, and users of this system are reminded that such monitoring does occur. Therefore, there should be no expectation of privacy with respect to use of this system. By logging into this agency computer system, you acknowledge and consent to the monitoring of this system. Evidence of your use, authorized or unauthorized, collected during monitoring may be used for civil, criminal, administrative, or other adverse action. Unauthorized or illegal use may subject you to prosecution.

▶ Land Buy-Back for Tribal Nations

▶ Trust Land Consolidation

▶ Indian Land Consolidation

▶ Realty Proposal

▶ Name and Address

▶ Osage

▶ Probate

▼ Realty Documents

▶ Business Lease

▶ Forestry Document

▶ Mineral Agreement

▶ Mineral Lease

▶ Range Document

▶ Receivable Document

▶ Right Of Way Document

▶ Surface Document

▶ Reminders Query

▶ Reports

▶ System Maintenance

← To begin, please select a module from the navigation panel to the left



# REALTY DOCUMENTS > SURFACE DOCUMENT

The screenshot displays the TAAMS web application interface. At the top left, there are two circular logos and the text "TAAMS". Below this is a "Modules" sidebar with a list of menu items, each preceded by a right-pointing arrow. The "Realty Documents" module is highlighted. To the right of the sidebar is a search area with a home icon and the text "Search". Below this is a search form titled "Document: Search - Surface Document". The form contains several input fields: "Land Area" (a dropdown menu), "ID Number", "Contract Type", "Modification Date", "Contract Date", "Expiry Date", "Approval Date", and "Name". Each date field has a calendar icon to its right. At the bottom of the form are "Search" and "Cancel" buttons.

Modules

- ▶ Acquisition & Disposal
- ▶ Imaging / Workflow
- ▶ Improvement
- ▶ Invoicing / Funds / Payments
- ▶ Land Buy-Back for Tribal Nations
- ▶ Trust Land Consolidation
- ▶ Indian Land Consolidation
- ▶ Realty Proposal
- ▶ Name and Address
- ▶ Osage
- ▶ Probate
- ▶ Realty Documents
- ▶ Reminders Query
- ▶ Reports
- ▶ System Maintenance
- ▶ Title Documents
- ▶ Title Tract
- ▶ TSR Request
- ▶ NIIMS Interface
- ▶ Data Analytics

Document: Search - Surface Document

Land Area:

ID Number:

Contract Type:

Modification Date:

Contract Date:

Expiry Date:

Approval Date:

Name:

- Modules
- Acquisition & Disposal
- Imaging / Workflow
- Improvement
- Invoicing / Funds / Payments
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- Data Analytics

Search > Surface Document: 930 4200432817 - [REDACTED]

Save Cancel Exit

Contract Identification

Land Area: 930 - OSAGE Document ID: 4200432817  
 \*Contract Type:  Contract Number/Name: [REDACTED] \*Document:

Contractors

Lessee  Permittee  Assignee  Contractor  Purchaser

Show Filters (1 of 1)

Primary	ID	Name	Billing Share	Contract Share
Primary	[REDACTED]	[REDACTED]	1.00000000	1.00000000

Contract Dates

Contract Date:  Term:  Term Type:   
 Negotiation Date:  Approval Date:   
 \*Beginning/Effective Date:  \*Ending/Expiration Date:  Closure/Cancellation Date:  Modification Date:

<b>Area</b>	<b>*Bonding</b>	<b>Advertisement</b>	<b>Lease Ownership Type</b>
Total Document Acres: 160.000 Total Document Hectares: 64.800	(See Remarks) <input checked="" type="radio"/> Bonded <input type="radio"/> Bond Waived	Number: <input type="text"/> Item: <input type="text"/> Date: <input type="text"/>	<input type="radio"/> Tribal <input type="radio"/> Allotted <input type="radio"/> Both

Recording Status

Recorded On:  Orig. Ret. Date:  Imaged Pages: 0  
 Received Date:  Imaged Date:  Imaged Number:

Save Cancel Exit

- General\*
- Proposals
- Tract Legal
- Tract Owners
- Redirect
- Tract Rates
- Payments
- Reminders
- Events
- Remarks
- Compliance
- Appraisals
- Approval
- Defects
- Recordation
- X-Ref
- Images

Tract Legal

Total # Tracts: 1      Total Document Acres: 160.000

Show Filters (1 of 1) 1 25 Add Tract Remove Tracts Related Actions

Tract #	Tract Name	Acres	Resource Code	Active Tract
-----	-----	160.000	S - SURFACE ONLY	Yes

Document Legal Description      Title

Show Filters (1 of 1) 1 25 Modify Legal Descriptions

Survey System Identification	Description	Acreage	State	County
TRS: 025.00N 004.00E 9	SE	160.000	OKLAHOMA (OK)	OSAGE (113)

- General\*
- Proposals
- Tract Legal
- Tract Owners
- Redirect
- Tract Rates
- Payments
- Reminders
- Events
- Remarks
- Compliance
- Appraisals
- Approval
- Defects
- Recordation
- X-Ref
- Images

- Reports
- Print

Tract Owners

Total Document Acres: 160.000

Show Filters (1 of 1) [Navigation icons] 1 [25 v]

Related Actions

Tract Number	Tract Name	Acres	Resource Code	Last Title Updated Date
		160.000	S - SURFACE ONLY	

Ownership

Title Total # of Unique Title Owners: 15 Total # of Owner Interests: 24

Title Interest: 1/1 Beneficial Interest: 1/1 Ownership Effective Date: 03/31/2017

Show Filters (1 of 1) [Navigation icons] 1 [25 v]

Related Actions

Owner ID	Owner Name or Alias	Pay Status	Birth Date	Death Date	Ownership Type	Interest Type	Relationship	Numerator	Denominator	Document Class	Document Type	Document ID	Fraction	Decimal
[Redacted Data]														



**Tract Rate Terms**

[Add Term](#)
[Copy Term](#)
[Remove Term](#)
[Generate Payment Term](#)

[Show Filters](#) (1 of 1)
 [⏪](#)
[⏴](#)
1
[⏵](#)
[⏩](#)
25

Status	Start Date	End Date	Receipt Code	Billing Frequency	Total Tract(s) Rental Value
A	09/01/2023	08/31/2026	583 - RENTAL	0002 - ANNUAL PAYME	\$2,800.00

**Tracts**

[Copy Tract Rate](#)

[Show Filters](#) (1 of 1)
 [⏪](#)
[⏴](#)
1
[⏵](#)
[⏩](#)
25

Tract #	Tract Name	Acres	Tract Share
		160.000	1.00000000

**Rates For Selected Tract**

**Total Tract Rentals:**  
\$2,800.00

[Add New Rate](#)
[Remove Rate](#)

[Show Filters](#) (1 of 1)
 [⏪](#)
[⏴](#)
1
[⏵](#)
[⏩](#)
25

Area Type	Rental Rate	Acres	Stocking Rate	AUMs or SUM	Calculation Type	Rental	Remarks
PAS - PASTURE	0.00	160.000	0.00	0.00	L - LUMP SUM	\$2,800.00	

[General\\*](#)
[Proposals](#)
[Tract Legal](#)
[Tract Owners](#)
[Redirect](#)
[Tract Rates](#)
[Payments](#)
[Reminders](#)
[Events](#)
[Remarks](#)
[Compliance](#)
[Appraisals](#)
[Approval](#)
[Defects](#)
[Recordation](#)
[X-Ref](#)
[Images](#)

[Reports](#)
[Print](#)

[Tract Rate Terms](#)
[Other Terms](#)

Hide Voided Payments
 
[Void/Expire Payment Term](#)
[Apply Selected](#)
[Inflate Tract Value](#)

[Show Filters](#) (1 of 1)

Status	Receipt Code	Start Date	End Date	Original Due Date	Days Prior to Due Date	Billing Freq	Total Tract Value	Distribute to Owners	Remarks
A - APPLIED	583 - RENTAL	09/01/2023	08/31/2026	09/01/2023	45 - 45 DAYS	0002 - ANNUAL PAYMENT	\$2,800.00	Yes	

**Billing Statement(s) for Selected Term**

[Show Filters](#) (1 of 1)
 








[Payments](#)
[Void / Adjust Invoice](#)
[Related Actions](#)

Status	Payment Due Date	Invoice No	Contractor Id	Trust Amount Due	Balance Amount
future	09/01/2023		930C501135	\$2,800.00	\$2,800.00
future	09/01/2024		930C501135	\$2,800.00	\$2,800.00
future	09/01/2025		930C501135	\$2,800.00	\$2,800.00

**Remarks**

FILING FEE PAID BY CHECK # [REDACTED]

CASH BOND PAID BY CHECK # [REDACTED]  
 IN THE AMOUNT OF \$3,304.00  
 FOR LEASE PERIOD 9-1-2023 THRU 8-31-2026  
 CHECK RECORD NO. [REDACTED]

EVIDENCE OF AUTHORITY OF OFFICERS TO EXECUTE PAPERS AUTHORIZING [REDACTED]

CERTIFICATE OF GOOD STANDING ISSUED BY THE STATE OF OKLAHOMA DATED [REDACTED]

CE REVIEWED AND RECOMMENDED BY [REDACTED]

- Available Codes:**
- AB - ADD NO BOND ON FILE
  - AD - ADVERTISEMENT
  - AG - ASSIGNMENT
  - AP - APPRAISAL DUE
  - AS - ASSIGNMENT BOND
  - BB - BONUS BID
  - BD - BID DEPOSIT
  - BH - BOTTOM HOLE LOCATION
  - BK - BLANKET BOND
  - BL - BILLING INFORMATION
  - CA - COMMUNITIZATION AGREEMENT
  - CB - CASH BOND
  - CD - CERTIFICATE OF DEPOSIT
  - CH - CHAPTER HOUSE
  - CM - COLLECTIVE BOND MORE RESERVATI

Select >>

<< Delete

**Coded Remarks:**  
(1 of 1) [Navigation icons] 25 ▾

Code	Description
No records found.	

**Edit Remarks:**

- General\*
  - Proposals
  - Tract Legal
  - Tract Owners
  - Redirect
  - Tract Rates
  - Payments
  - Reminders
  - Events
  - Remarks
  - Compliance
  - Appraisals
  - Approval
  - Defects
  - Recordation
  - X-Ref
  - Images
- Reports    Print

### Images

- ▼ Recordable Images
  - ▶ LEASE, CERT, CAT EX - Recorded
  - ▶ LEASE, CERT, CAT EX
- ▼ Non Recordable Images
  - ▶ ADDL DOCS

Modules

- ▶ Acquisition & Disposal
- ▶ Imaging / Workflow
- ▶ Improvement
- ▼ Invoicing / Funds / Payments
  - ▶ Apply Funds
  - ▶ LockBox Reports
- Forestry Invoices
- LockBox Processing**
- Distribution
- Manual Process
- MRAD
- Query (Invoices/Checks)
- 🔍 System Invoice Queue
- Delinquent Payments**
- 🔍 Actuate Print Queue
- 🔍 System MRAD Queue
- 🔍 Forestry Auto Generated Queue
- ▶ Land Buy-Back for Tribal Nations
- ▶ Trust Land Consolidation
- ▶ Indian Land Consolidation
- ▶ Realty Proposal
- ▶ Name and Address

Lockbox Processing

- Check Selection
- Check Matching
- Check Posting
- Agency Summary

Office

LTRO:

Area:

Agency:

Check Status

Outstanding - On or Before 03/11/2024     New - After 03/11/2024     Rejected - Distribution in Suspense

Others

Process Status:

Receipt ID:

Check Record Number:

Contractor Name:

IIM Account:

Deposit Date

From:

To:

## Modules

- ▶ Acquisition & Disposal
- ▶ Imaging / Workflow
- ▶ Improvement
- ▶ Invoicing / Funds / Payments
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- ▶ Realty Proposal
- ▶ Name and Address
- ▶ Osage
- ▶ Probate
- ▶ Realty Documents
- ▶ Reminders Query
- ▶ Reports
- ▶ System Maintenance
- ▶ Title Documents
- ▼ Title Tract
- 🔍 Search For Record
- + Create New Record
- ▶ TSR Request
- ▶ NIIMS Interface
- ▶ Data Analytics

Search

Title Tract: Search Tracts

Search By: Search by Tract ID

Search by Tract ID

Search by Owner ID

Search by T/R/S

Search by L/B/S

Search by Survey/Abstract

Search by Land Grant

 Title

\*Land Area:

930 - OSAG

Search

Prefix:

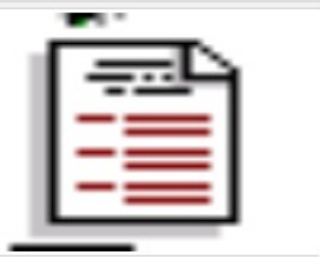
\*Number:

Suffix:

--	--	--



Business Lease



Certified TSR Request



Chain Of Title Errors



Distribution



Do Not Process



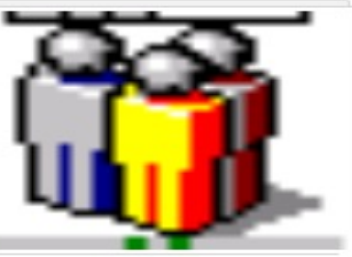
Forestry Document



LBBTN Purchase Offer Selection



LBBTN Work Queues



Lease Distribution Suspense

TAAMS: QLIK

**QLIK IS QUICK WAY TO GENERATE REPORTS FOR YOUR DEPARTMENT.**

**EX: HOW MANY APPROVED BUSINESS LEASES DID WE HAVE IN FY23? QLIK CAN GENERATE THAT NUMBER FOR YOU.**



## NEPA TRACKING 2.0

This is a powerful tool for tribes to utilize when requesting environmental documents like categorical exclusions. It allows them to upload all documents needed for the environmental specialists and the approving official to review and approve.





## Bureau Of Indian Affairs NEPA Tracking System 2.0

[NEW ACTION](#) [SEARCH/EDIT](#) [REVIEW/APPROVAL](#) [REPORTS](#) [SITE ADMINISTRATION](#) [RESOURCES](#)

Search

### Search NEPA Documents

You may enter any combination from the available selection criteria to locate existing projects. To obtain the matching list of records, click on the SEARCH button below.

<b>Project Name:</b>	<input type="text"/>	<b>Region:</b>	Eastern OK <input type="button" value="v"/>
<b>Agency:</b>	(Select Agency) <input type="button" value="v"/>		
<b>Program:</b>	(Select Program) <input type="button" value="v"/>	<b>Level of NEPA Review:</b>	Select <input type="button" value="v"/>
<b>Tribe:</b>	(Select Tribe) <input type="button" value="v"/>		
<b>Status:</b>	(Select Status) <input type="button" value="v"/>	<b>Submitter: (first name or last name)</b>	<input type="text"/>
<b>Record ID:</b>	<input type="text"/>	<b>ID:</b>	<input type="text"/>
<input type="button" value="Search"/>			

**Search Results** (148 Records)

## SEARCHABILITY

The Tracker has enabled us to track the processing of our environmental documents without having to call or email. Again, the tracking system is only as good as the people using it.

	<u>(RESIDENTIAL)</u>				Services				
57193	<a href="#">Hunting Lease G08-3591</a>		Eastern OK		Real Estate Services	CatX/CEER	01/17/2024	Katie Yates Free	Pending Recommendations
57197	<a href="#">Hunting Lease G08-3605</a>		Eastern OK		Real Estate Services	CatX/CEER	01/17/2024	Katie Yates Free	Approved
56933	<a href="#">Hunting Lease G08-3606</a>		Eastern OK		Real Estate Services	CatX/CEER	01/03/2024	Katie Yates Free	Approved



# Appraisal and Valuation Services Office (AVSO)

AVIS

Appraisal and Valuation Services Office (AVSO) utilizes AVIS to review third party appraisals for leasing, ROWs, FMV, etc.



**AVIS Service Request Community**  
Appraisal and Valuation Information System

# EXAMPLE OF AN APPRAISAL REVIEW LOG (OSAGE)



Cases

Recently Viewed ▾



24 items • Updated a few seconds ago

Search this list...



	Case Num...	AVIS Project Number	Client B...	Bureau Request...	Owner Name	Status	Subject	Intendec
1	<a href="#">00223862</a>	G06-930-2024-00289	BIA	[REDACTED]	[REDACTED]	Assignment Complete / Review	<a href="#">2024-49953</a>	AG Lease
2	<a href="#">00223795</a>	G06-930-2024-00288	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2024-49746</a>	AG Lease
3	<a href="#">00223794</a>	G06-930-2024-00287	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2024-ON 21-...</a>	AG Lease
4	<a href="#">00223793</a>	G06-930-2024-00286	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2024-50002</a>	AG Lease
5	<a href="#">00222027</a>	G06-930-2024-00285	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2023-B NEW...</a>	Commer
6	<a href="#">00222017</a>	G06-930-2024-00284	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2024-50693</a>	AG Lease
7	<a href="#">00217860</a>	G06-930-2024-00283	BIA	[REDACTED]	[REDACTED]	Transmit to Client	<a href="#">2023-50580</a>	Commer

# Q&A SESSION

THANK YOU

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