

Frederick County - Rural Legacy Program(Mid-Maryland And Carrollton Manor Areas)
Easement Valuation System (EVS)

I. DEVELOPMENT RIGHTS - - - - - (450 points maximum)

	Total # of Lots	Reserved Lots	Total # of Remaining lots	Points
30 points per each lot – (lots 1-5)	_____	- _____	= _____ x 30	Points = _____
25 points per each lot – (lots 6-10)	_____	- _____	= _____ x 25	Points = _____
20 points per each lot – (lots 11-15)	_____	- _____	= _____ x 20	Points = _____
15 points per each lot – (lots 16-20)	_____	- _____	= _____ x 15	Points = _____
15 points per tenant house right	_____	- _____	= _____ x 15	Points = _____
Total # of possible Development Rights =	_____			
Total # of Residential & Tenant Rights Reserved (1) . . . -	_____			
Total # of Development Rights Extinguished =	_____			
				Subtotal Section I - - - _____ Points

II. LAND AND LAND MANAGEMENT - - - - - (350 points maximum)

maximum points per line

75	Size of Property _____ ac	x	_____ .3 Factor	=	_____ Points	- - - - -	_____ Points
75	Amount of Protected Land or Public Land contiguous with Easement _____ ac	x	_____ 0.075 Factor	=	_____ Points	- - - - -	_____ Points
150	Soil Quality (Agric. I, II, III, IV and Woodland I, 2)						
	I. _____ ac	=	_____ ac x 1.00 Factor	=	_____ Points		
	II. _____ ac	=	_____ ac x 0.72 Factor	=	_____ Points		
	III. IV. _____ ac + 1 _____ ac	=	_____ ac x 0.50 Factor	=	_____ Points		
	V. VI. _____ ac + 2 _____ ac	=	_____ ac x 0.18 Factor	=	_____ Points		
	VII. _____ ac	=	_____ ac x 0 Factor	=	_____ Points		
	Agriculture	Woodland	Total		Total _____ Points	- -	_____ Points
50	Lands Stewardship Total Resource Management Plan (TRMP) defined by N.R.C.S. Existing Practices						
	50 points for Implemented Plan = _____ Points.	No N.R.C.S. Plan = _____ Points	- - - - -				_____ Points
50	Contribution to Resource - Based Economy (2)						
	Land Owner Capital Investment/Gross Income \$ _____ ÷ \$5,000 = _____ Points	- - - - -					_____ Points
	<u>Income Sources:</u>						Subtotal Section II - - - _____ Points

III. NATURAL RESOURCES - - - - - (150 points maximum)

maximum points per line Additional clarification and restrictions in Conservation Easement, Article II.

100	Length of Stream Waterway Buffers _____						
	Forested Buffer _____ Lf x _____ Width	=	_____ ÷ 1,500	=	_____ Points		
	Forest & Grass Buffer _____ Lf x _____ Width	=	_____ ÷ 2,000	=	_____ Points		
	Grass Buffer _____ Lf x _____ Width	=	_____ ÷ 2,500	=	_____ Points		
			Total _____		_____ Points	- - - - -	_____ Points
15	Wetland/Aquatic Resources _____ ac	@	1 point/acre	=	_____ Points	- - - - -	_____ Points
20	Rare/Threatened/Endangered Species Habitat _____ ac	@	1 point/acre	=	_____ Points	- - - - -	_____ Points
20	Rare/Special Biological Communities _____ ac	@	1 point/acre	=	_____ Points	- - - - -	_____ Points
10	Other Wildlife Habitat Conservation _____ ac	@	1 point/acre	=	_____ Points	- - - - -	_____ Points
							Subtotal Section III - - - _____ Points

IV. OTHER LEGACY AREA - Specific Features - - - - - (300 points maximum)

Range of Points Available for Yes answers, No indicates zero points for that item.

0-100	1. Historic Resources, eg. nat'l, state or local sig.	_____ Yes	_____ No	_____ Points
0-100	2. Scenic View and Viewshed Protection	_____ Yes	_____ No	_____ Points
0-100	3. Municipal Boundaries and Growth Limits	_____ Yes	_____ No	_____ Points
0-100	4. Infill – Completion of Easements in an area.	_____ Yes	_____ No	_____ Points
0-100	5. Threat for conversion of Property to non-agric. use – Development Pressure.	_____ Yes	_____ No	_____ Points
0-50	6. Public Access, Historical Plaques on Property.	_____ Yes	_____ No	_____ Points
				_____ Total Points
				Subtotal Section IV - - - _____ Points

SUMMARY EASEMENT VALUATION SHEET

		Total Actual Points - - -	_____ Points
	Section I, II, III, IV	Allowable Points (3) - - -	_____ Points
(1)	Total easement price reduced by \$60,000 for each reserved residential right and reduced by \$30,000 for each reserved tenant house right.	@ \$5.45 per Point = \$	_____ per acre
(2)	Each \$5,000 in capital investment and/or gross income = 1 point.	Number of Easement Acres x _____	Acres
(3)	Total maximum points allowed for all categories = 1,100 points.	Easement Sub-total = \$	_____
(4)	Easement amount shown in Conservation Easement, Agreement of Sale, etc.	Less Any Reserved Lots (1) -	\$ _____
		Total Easement Payment (4) = \$	_____