

Mineral County Farmland Protection Board Ranking Criteria

Property Name: _____

Revision: 12/18/2024

1 Presence of Prime or Unique Farmland; Farmland of State-wide Importance; or Locally Significant Farmland; Productive Capacity-Percent of offering contains Prime and Important Farmland:

- a) 84-100% Prime or important soils
- b) 67-83% Prime or important soils
- c) 50-66% Prime of important soils

	Points Possible	Points Property Received
	90	
	60	
	40	
Total points:	90	

2 Property currently has a farm-use valuation for ad valorem tax purposes

Total points:	20	
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3 Percent of Property in Active Agriculture (cropland, pastureland, and grasslands)

- a) 75-100% in active agriculture
- b) 50-74% in active agriculture
- c) 34-49% in active agriculture
- d) 0-33% in active agriculture

	50	
	30	
	10	
	0	
Total points:	50	

4 Total Acreage Offered for Conservation Easement

Size of Parcel(s) offered for Easement

- a) 51 to 150 acres
- b) 151 to 250 acres
- c) 50 acres or less
- d) 251 to 999 acres
- e) Entire fee simple property to be placed under easement

	70	
	50	
	30	
	20	
	30	
Total points:	100	

5 Source Water Protection (cumulative to maximum 80 points)

- a) Fronts a major stream (blue line on a topographical map)
- b) Fronts a minor stream (non-blue line on a topographical map)
- c) Contains a year-round spring
- d) Contains a seasonal or wet-weather spring
- e) Contains wetlands

	50	
	40	
	30	
	20	
	10	
Total points:	80	

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6 Road Frontage

- a) Federal or State Road
 - 1. 1000 ft. or more
 - 2. less than 1000 ft.
- b) County Primary Road (Lined Road)
 - 1. 1000 ft. or more
 - 2. less than 1000 ft.
- c) County Secondary Road (Unlined Road)
 - 1. 1000 ft. or more
 - 2. less than 1000 ft.

	Points Possible	Points Property Received
	40	
	30	
	20	
	10	
	10	
	0	
Total points:	70	

7 Forested Land

- a) Property has less than 40 acres Forested
- b) Property has more than 40 acres Forested and has a State approved Forestry Management plan

	30	
	20	
Total points:	30	

8 Proximity to other Protected Properties

- a) Adjoins a Conservation Easement or other protected public land
- b) Within 1/2 mile of a Conservation Easement or other protected public land
- c) Adjoins a working farm (class 2 property)
- d) Within 1/2 mile of a working farm (class 2 property)

	25	
	15	
	10	
	5	
Total points:	55	

9 Historical Value

- a) Property or feature on the property is on the National Register of Historic Places
- b) Property or feature on the property is listed by the WVSHPO as historically significant
- c) Local significance as determined by a recognized authority
- d) Adjacent to one of the above sites

	25	
	15	
	10	
	5	
Total points:	55	

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10 Public Water/Sewer Accessibility

- a) Property has No public water or sewer
- b) Property is within 1/2 mile of public water or sewer
- c) Property has public water or sewer

	Points Possible	Points Property Received
	10	
	15	
	20	
Total points:	20	

11 Existence of Debt on the Property

- a) Property has no secured debt or the applicant has provided a letter of subordination

Total points:	60	
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12 Ratio of asking price vs. fair market value of the easement (45 points max)

Offers less than current county rate cap (\$2,500/acre)

Example:

- a) offers \$2,500/acre = 0 points
- b) offers \$1,250/acre = 23 points
- c) offers \$0/acre = 45 points

Offering price:		45
Total points:	45	

13 Residential/Farm Structures

- a) House is included in the easement or a reserved residential area is included in the easement

Total points:	45	
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Total Points:	720	0
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