

# Farmland Protection Ranking Criteria

Property: \_\_\_\_\_

Address: \_\_\_\_\_

SUMMARY	Max Possible	Scoring
1 Development	95	0
2 Acreage & Farmland	375	#DIV/0!
3 Proximity & Value	250	0
4 Other Values	205	0
5 Secured Debt	75	0
	1000 TOTAL	#DIV/0!
	As Percent	#DIV/0!

Reviewed by:

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Staff/Board Signatures

Review Date: \_\_\_\_\_

# Farmland Protection Ranking Criteria

Property: 0

## Scoring

Staff: \_\_\_\_\_

### Imminence of Residential, Commercial or Industrial Development

#### 1 Area development (30 points max)

- |   |   |    |  |
|---|---|----|--|
| a | Intensive development (10 lots or more) in the adjacent properties        | 30 |  |
| b | Extensive scattered development (20 lots or more) within 2,500 feet       | 25 |  |
| c | Scattered non-agriculture development (20 lots or more) within 5,000 feet | 15 |  |

<b>0</b>

#### 2 Availability of public water and sewer characteristics (35 points max)

- |   |   |    |  |
|---|---|----|--|
| a | Public water and/or sewer available at the property         | 35 |  |
| b | Public water and/or sewer within 2,500 feet of the property | 25 |  |
| c | Public water and/or sewer within 5,000 feet of the property | 15 |  |

<b>0</b>
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#### 3 Road frontage (30 points max)

##### Extensive developable road frontage (1,300 feet or more)

- |     |                       |    |  |
|-----|-----------------------|----|--|
| a-1 | Federal or state road | 25 |  |
| a-2 | County primary road   | 20 |  |
| a-3 | County secondary road | 10 |  |

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##### Moderate developable road frontage (less than 1,300 feet)

- |     |                       |    |  |
|-----|-----------------------|----|--|
| d-1 | Federal or state road | 15 |  |
| d-2 | County primary road   | 10 |  |
| d-3 | County secondary road | 5  |  |


**TOTAL**  
(95 points total)

<b>0</b>
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# Farmland Protection Ranking Criteria

Property: 0

## Scoring

Staff: 0

### Total Acreage Offered for Conservation or Preservation Easement

Total Acres: 0

Offered Acres: 0

#### 1 Size of parcel(s) offered for easement (100 points max)

- |   |                     |     |
|---|---------------------|-----|
| a | 200 acres or more   | 100 |
| b | 100 to 199.99 acres | 90  |
| c | 75 to 99.99 acres   | 80  |
| d | 40 to 74.99 acres   | 70  |
| e | 25 to 39.99 acres   | 40  |
| f | 10 to 24.99 acres   | 15  |
| g | Less than 10 acres  | 0   |

FALSE

#### 2 Entire fee simple property to be placed in easement (50 points max)

50

50

### Presence of Prime or Unique Farmland; Farmland of State-Wide Importance; or Locally-Significant Farmland; Productive Capacity

#### 1 Farmland categorized as one of the following (75 points max):

- |   |  |    |
|---|--|----|
| a | Prime or unique soils                    | 75 |
| b | State-wide or locally important farmland | 50 |

#DIV/0!

#### 2 Focus on Working Farms (150 points max)

- |   |                                    |     |
|---|------------------------------------|-----|
| a | \$150,001 and up Gross Revenue     | 150 |
| b | \$10,001 – \$150,000 Gross Revenue | 100 |
| c | up to \$10,000 Gross Revenue       | 10  |

#DIV/0!

**TOTAL**  
(375 points total this page)

#DIV/0!

# Farmland Protection Ranking Criteria

Property: 0

**Scoring**

Staff: 0

## Property is Contiguous or Proximate to Working Farms

### 1 Proximity of working farms (50 points max)

- |   |   |    |                                |
|---|---|----|--------------------------------|
| a | Contiguous with prop under easement with the Berkeley FPB             | 50 | <input type="text" value="0"/> |
| b | Contiguous with other property with a perpetual conservation easement | 40 | <input type="text" value=""/>  |
| c | Contiguous with prop that have a farm-use valuation                   | 30 | <input type="text" value=""/>  |
| d | Within 2,500 feet of prop under easement with the Berkeley FPB        | 25 | <input type="text" value=""/>  |
| e | Within 2,500 feet of prop under other perpetual conservation easement | 20 | <input type="text" value=""/>  |
| f | Within 2,500 feet of prop that have a farm-use valuation              | 10 | <input type="text" value=""/>  |

### 2 Offers less than \$6,500 per acre (200 points max) \*

Offering Price:

**Example:**

\$6500/ac = 0 points

\$3250/ac = 100 points

\$0/ac = 200 points

**TOTAL**

(250 points total this page)

# Farmland Protection Ranking Criteria

Property: 0

## Scoring

Staff: 0

### Historical, Natural, and Source Water Protection Importance

#### 1 Property is associated with history (cumulative to maximum 25 points)

		<b>0</b>
a	Property is on the National Register of Historic Places	20
b	The structure is on the National Register of Historic Places	20
c	Property is within a National Register Historic District	20
d	Property is identified by the SHPO* as a cultural resource	15
e	Property is adjacent to such an area	5

#### 2 Property contains important natural features (cumulative to maximum 180 points)

a	Includes frontage on a major stream	75
b	Fronts on a minor stream	45
c	Contains mature forests	40
d	Property contains endangered or threatened species or habitat	30
e	Contains a year-round spring	35
f	Contains a seasonal or wet-weather spring	30
g	Contains wetlands	50
h	Contains a sink, sink hole, or cave	40
i	Property has significant ground water recharge potential	45
j	Property is within 2,500 feet of properties listed above	30
<b>group subtotal</b>		<b>0</b>

**TOTAL** **0**

(205 total points this page)

\* SHPO - WV State Historic Preservation Office

# Farmland Protection Ranking Criteria

Property: 0

## Scoring

Staff: 0

### Existence and Amount of Secured Debt on the Property

(75 points maximum this section)

1 Property has no secured debt  
OR

75

2 A mortgage exists and lender is willing to subordinate

25

**TOTAL**

(75 points total this page)