

# Jefferson County Farmland Protection Board

## Land Evaluation Criteria

Applicant: Property:								
Legislative Criteria	Weight	Point Description	Points	Value Assessed by Landowner	Value x Weight = Raw Score	Value Assessed by FPB	Value x Weight = Raw Score	
A	Development Pressure	16.0% <b>Section Total</b>			#VALUE!	100	16.00	
		The Land is in the Rural Zone	100					
		The Land is in a non rural zone, but is currently being farmed	50					
		The Land is in a non rural zone and not currently farmed	0					
B	Total Acreage	10.0% <b>Section Total</b>			#VALUE!	20	2.00	
		Greater than or Equal to 200	100					
		Greater than or Equal to 100 and less than 200	80					
		Greater than or Equal to 75 and less than 100	50					
		Greater than or Equal to 40 and less than 75	20					
		Greater than or Equal to 20 and less than 40	10					
		Less than 20	0					
C	Soils	25.0% <b>Section Total</b>					#VALUE!	
		a. Soils Classification (conducted by NRCS)	(0-100)					
D	Contiguous Farmland	13.0% <b>Section Total</b>		0	0.00	100	13.00	
		76 - 100% of the area of adjacent tracts are assessed as agriculture	100					
		51 - 75% of the area of adjacent tracts are assessed as agriculture	80					
		26 - 50% of the area of adjacent tracts are assessed as agriculture	60					
		1- 25% of the area of adjacent tracts are assessed as agriculture	40					
No adjacent tracts are assessed as agriculture	0							
E	Price\ Easement	10.0% <b>Section Total</b>		0	0.00		0.00	
		<b>Value of the Asking Price vs the Easement</b>						
		Equal to 100 % 1.3	13					
		Less than 100% and Greater than or Equal to 85% 3.8	38					
		Less than 85% and Greater than or Equal to 70% 6.3	63					
		Less than 70% and Greater than or Equal to 50% 8.8	88					
Less than 50% 10	100							
F	Historical	7.0% <b>Section Total</b>		0	0.00	0	0.00	
		<b>a. Associated with important place, event, or person</b>						
		i Property on National Register	24					
		ii Property is of national, state or local significance (County Landmark)	16					
		iii Property is Adjacent to such Area	12					
		<b>b. Adjoins State or National Park, existing permanent easement or Permanently Protected Open Space</b>	24					
		<b>c. Property Contains Unique Natural Features</b>						
		i Contains a cave	6					
		ii Contains other features targeted by the Nature Conservancy	6					
		iii Contains or is contiguous to endangered or threatened habitat	6					
iv Contains stone fences	6							
G	Source Water	16.0% <b>Section Total</b>		0	0.00		0.16	
		<b>a. Property contains important natural features</b>						
		i Includes frontage on major stream	9					
		ii Includes areas in 100 year floodplain	11					
		iii Contains at least 10 acres of mature forest	7					
		<b>b. Source Water Protection</b>						
		i Contains a stream or tributary	25					
		ii Contains a year-round spring	16					
iii Contains a wetland	16							
iv Contains a sinkhole(s)	16							
H	Debt	3.0% <b>Section Total</b>		0	0.00	100	3.00	
		Debt on the real estate is less than value of easement	100					
		Debt is greater than the value of the easement	0					
<b>Total:</b>	<b>100.0%</b>				<b>Total Raw Score (100 Possible): #VALUE!</b>		<b>#VALUE!</b>	

To be completed by landowner.