

# Jefferson County Farmland Protection Board

## Land evaluation criteria

Applicant:

Criteria	Weight	Point Description	Points	Value assigned by land owner	Raw score	Value assigned by board	Raw score
<b>A. Development Pressure</b>	<b>13.5%</b>	The Land is in the Rural Zone	20				
		The Land is in a non rural zone, but is currently being farmed	10				
		The Land is in a non rural zone and not currently farmed	0				
<b>B. Total Acreage</b>	<b>12.5%</b>	Greater than or Equal to 200	20				
		Greater than or Equal to 100 and less than 200	16				
		Greater than or Equal to 75 and less than 100	10				
		Greater than or Equal to 40 and less than 75	4				
		Greater than or Equal to 20 less than 40	2				
		Less than 20	0				
<b>C. Soils</b>	<b>30.0%</b>	a. Soils Profile ( conducted by NRCS)	(0-100)				
		b. NRCS Conservation Plan: Has NRCS Plan	20				
		Does not have NRCS Plan	0				
<b>D. Contiguous to Other Land Other Farms</b>	<b>15.0%</b>	76 - 100% of the area of adjacent tracts are assessed as agriculture	10				
		51 - 75% of the area of adjacent tracts are assessed as agriculture	8				
		26 - 50% of the area of adjacent tracts are assessed as agriculture	6				
		1- 25% of the area of adjacent tracts are assessed as agriculture	4				
		No adjacent tracts are assessed as agriculture	0				
<b>E. Price\ Easement</b>	<b>12.5%</b>	<b>Value of the Asking Price vs the Easement</b>					
		Equal to 100 %	1				
		Less than 100% and Greater than or Equal to 85%	3				
		Less than 85% and Greater than or Equal to 70%	5				
		Less than 70% and Greater than or Equal to 50%	7				
		Less than 50%	8				
<b>F Historical</b>	<b>7.5%</b>	<b>a. Associated with important place, event, or person (10%)</b>					
		i Property on National Register	10				
		ii Property is of national, state or local significance	7				
		iii Property is Adjacent to such Area	5				
		<b>b. Adjoins State or National park, existing permanent easement or Permanently Protected Open Space (10%)</b>	10				
		<b>c. Property contains Important natural features (15%)</b>					
		i Includes frontage on major stream	3				
		ii Includes areas in 100 year flood plain	2				
		iii Contains at least 10 acres of mature forest	2				
		iv Contains stone fences	2				
		<b>d. Property Contains Unique Natural Features (15%)</b>					
		i Contains a cave	3				
		ii Contains other features targeted by the Nature Conservancy	3				
		iii Contains or is contiguous to endangered or threatened habitat	3				
		<b>e. Source Water Protection (50%)</b>					
		i Contains a stream or tributary	5				
		ii Contains a year-round spring	5				
		iii Contains a wetland	5				
		iv Contains a sinkhole(s)	8				
<b>G. Debt</b>	<b>5.0%</b>	Debt on the real estate is less than value of easement	10				
		Debt is greater than the value of the easement	0				
<b>H. Length of Easement</b>	<b>4.0%</b>	Perpetuity	10				
		Other	0				
<b>Totals</b>	<b>100.0%</b>					<b>Total Raw Score</b>	
<b>Final Score equals raw score times 2</b>							

