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| **General Information** | | | | | | | | | |
| **Appraisal Company** |  | | | | | | | | |
| **Appraiser Name** |  | | | | | | | | |
| **Appraiser #/email** |  | | | | | | | | |
| **Appraiser License** |  | | **Easement Specialist** | | **Y**  **N** | | **MAI** | | **Y**  **N** |
| **Appraisal Date** |  | | | | | | | | |
| **Appraised easement valuation** |  | | | | | | | | |
| **Easement Valuation per acreage** |  | | | | | | | | |
| **Date Sent to DGS (Staff Use)** |  | **Date DGS Review** | |  | | **DGS Approved** | | **Y**  **N** | |

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| --- |
| **Comments** |
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| **Appraisal Introduction – Review for Accuracy** | | | | | | |
| **Item to be Confirmed for Accuracy** | **Applicant** | | **Staff Use** | | | |
| **Confirmed** | **Comments** | **Confirmed** | **Comments** | **Resolution (if Needed)** | **Date resolved** |
| **Property/project name** |  |  |  |  |  |  |
| **Property Owner** |  |  |  |  |  |  |
| **Name of Appraiser** |  |  |  |  |  |  |
| **Transmittal Letter** |  |  |  |  |  |  |
| **Valuation conclusion** |  |  |  |  |  |  |
| **Department and DGS are authorized user** |  |  |  |  |  |  |
| **Table of Contents** |  |  |  |  |  |  |
| **Date of Valuation** |  |  |  |  |  |  |
| **Date of Report** |  |  |  |  |  |  |

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| **Subject Property and Market Area Information – Review for Accuracy** | | | | | | |
| **Item to be Confirmed for Accuracy** | **Applicant** | | **Staff Use** | | | |
| **Confirmed** | **Comments** | **Confirmed** | **Comments** | **Resolution (if Needed)** | **Date resolved** |
| **Detailed Description of Subject:** | | | | | | |
| **Any sales that occurred in past 3 years** |  |  |  |  |  |  |
| **Photos of the land, significant features, improvements** |  |  |  |  |  |  |
| **Legal description – if no PTR attached** |  |  |  |  |  |  |
| **Statement confirming PTR was provided and reviewed** |  |  |  |  |  |  |
| **Outstanding title issues identified in PTR** |  |  |  |  |  |  |
| **Number of legal parcels** |  |  |  |  |  |  |
| **APNs, current property taxes, and special assessments** |  |  |  |  |  |  |
| **Reclamation districts assessments or charges, if any** |  |  |  |  |  |  |
| **Acreage** |  |  |  |  |  |  |
| **Existing farmstead and proposed farmstead areas reserved in easement and locations on the subject** |  |  |  |  |  |  |
| **Vehicular access to subject-public/private, paved/unpaved** |  |  |  |  |  |  |
| **FEMA Flood Zone information and map** |  |  |  |  |  |  |
| **Soils map including soil mapping units and USDA Land Capability Classifications** |  |  |  |  |  |  |
| **Water resources – quantity, quality, reliability of irrigation** |  |  |  |  |  |  |
| **Utilities available at/to site** |  |  |  |  |  |  |
| **WA/FSZ contract status** |  |  |  |  |  |  |
| **Lease or rental data including a statement as to affect of the lease on the market value of subject** |  |  |  |  |  |  |
| **Ownership of mineral rights** |  |  |  |  |  |  |
| **Farm structures and improvements, including age, size, quality, condition, remaining economic life, contributory value** |  |  |  |  |  |  |
| **Perennial plantings/crops including age, condition, remaining economic life** |  |  |  |  |  |  |

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| **Comparable Sales – Review for Accuracy** | | | | | | |
| **Item to be Confirmed for Accuracy** | **Applicant** | | **Staff Use** | | | |
| **Confirmed** | **Comments** | **Confirmed** | **Comments** | **Resolution (if Needed)** | **Date resolved** |
| **Include comparable data sheets with the following information** | | | | | **# of Comps** |  |
| **Assessors parcel number(s)** |  |  |  |  |  |  |
| **Number of legal parcels** |  |  |  |  |  |  |
| **Name of grantor and grantee** |  |  |  |  |  |  |
| **Date of the deed and date of the recording** |  |  |  |  |  |  |
| **Sale price** |  |  |  |  |  |  |
| **Amounts of down payment and deeds of trust, if any** |  |  |  |  |  |  |
| **Acreage** |  |  |  |  |  |  |
| **Zoning** |  |  |  |  |  |  |
| **Present use** |  |  |  |  |  |  |
| **WA or FSZ information, if any** |  |  |  |  |  |  |
| **Soils Information** |  |  |  |  |  |  |
| **FEMA flood zone information** |  |  |  |  |  |  |
| **Reclamation district information and fees, if any** |  |  |  |  |  |  |
| **Status of mineral rights** |  |  |  |  |  |  |

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| **Addenda – Review for Accuracy** | | | | | | |
| **Item to be Confirmed for Accuracy** | **Applicant** | | **Staff Use** | | | |
| **Confirmed** | **Comments** | **Confirmed** | **Comments** | **Resolution (if Needed)** | **Date resolved** |
| **Copy of agricultural conservation easement specific to the subject property is most recent** |  |  |  |  |  |  |
| **Preliminary title report** |  |  |  |  |  |  |
| **Location map(s) of the comparable sales and rentals properties** |  |  |  |  |  |  |
| **Photos of the property, comparable sale and rental properties** |  |  |  |  |  |  |

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| **Market Data Analysis and Valuation** | | | | | | | | |
|  | | | | | **Date staff review** | |  | |
|  | **Subject** | **Sale No. 1** | **Sale No. 2** | **Sale No. 3** | **Sale No. 4** | **Sale No. 5** | | **Sale No. 6** |
| **Sale Price** |  |  |  |  |  |  | |  |
| **Financing** |  |  |  |  |  |  | |  |
| **Conditions of Sale** |  |  |  |  |  |  | |  |
| **Market Conditions (Time)** |  |  |  |  |  |  | |  |
| **Indicated Sales Price** |  |  |  |  |  |  | |  |
| **Improvements** |  |  |  |  |  |  | |  |
| **Adjusted Sales Price** |  |  |  |  |  |  | |  |
| **Acres** |  |  |  |  |  |  | |  |
| **Adjusted Price/Acre** |  |  |  |  |  |  | |  |
| **Location** |  |  |  |  |  |  | |  |
| **Physical Characteristics** | | | | | | | | |
| **Zoning Designation** |  |  |  |  |  |  | |  |
| **Access** |  |  |  |  |  |  | |  |
| **Topography** |  |  |  |  |  |  | |  |
| **Predominate Soil Class** |  |  |  |  |  |  | |  |
| **Source of Water** |  |  |  |  |  |  | |  |
| **Utilities** |  |  |  |  |  |  | |  |
| **Flood Plain Designation** |  |  |  |  |  |  | |  |
| **Reclamation District** |  |  |  |  |  |  | |  |
| **Mineral Rights Included** |  |  |  |  |  |  | |  |
| **Number of Legal Parcels** |  |  |  |  |  |  | |  |
| **Subdivision Potential Based on Current Zoning** |  |  |  |  |  |  | |  |

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| **Qualitative Sales Comparison and Adjustment Grid** | | | | | | | | |
|  | | | | | **Date staff review** | |  | |
|  | **Subject** | **Sale No. 1** | **Sale No. 2** | **Sale No. 3** | **Sale No. 4** | **Sale No. 5** | | **Sale No. 6** |
| **Sale Price** |  |  |  |  |  |  | |  |
| **Financing** |  |  |  |  |  |  | |  |
| **Conditions of Sale** |  |  |  |  |  |  | |  |
| **Market Conditions (Time)** |  |  |  |  |  |  | |  |
| **Indicated Sales Price** |  |  |  |  |  |  | |  |
| **Improvements** |  |  |  |  |  |  | |  |
| **Adjusted Sales Price** |  |  |  |  |  |  | |  |
| **Acres** |  |  |  |  |  |  | |  |
| **Adjusted Price/Acre** |  |  |  |  |  |  | |  |
| **Physical Characteristics** | | | | | | | | |
| **Location** |  |  |  |  |  |  | |  |
| **Size** |  |  |  |  |  |  | |  |
| **Access** |  |  |  |  |  |  | |  |
| **Topography** |  |  |  |  |  |  | |  |
| **Soil Classification** |  |  |  |  |  |  | |  |
| **Source of Water** |  |  |  |  |  |  | |  |
| **Utilities** |  |  |  |  |  |  | |  |
| **Flood Plain Designation** |  |  |  |  |  |  | |  |
| **Reclamation District** |  |  |  |  |  |  | |  |
| **Mineral Rights Included** |  |  |  |  |  |  | |  |
| **Number of Legal Parcels** |  |  |  |  |  |  | |  |
| **Subdivision Potential Based on Current Zoning** |  |  |  |  |  |  | |  |
| **Overall Rating** |  |  |  |  |  |  | |  |