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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** |  |  |  |  |  |  |  |