

Jefferson County Farmland Protection Board

Land Evaluation Criteria

Applicant:

Legislative Criteria	Weight	Point Description	Points	Value Assigned By Land Owner	Raw Score	Value Assigned By Board	Raw Score
A Development Pressure	13.5%			0	0	0	0
		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 Total Acreage	12.5%			0	0	0	0
		200 or more	20				
		100 - 199	16				
		75-99	10				
		40-74	4				
		20-39	2				
	Less than 20	0					
C Soils	30.0%				0		0
		a. Soils Profile ( conducted by NRCS)	(0-100)				
		b. NRCS Conservation Plan: Has NRCS Plan	20				
		Does not have NRCS Plan	0				
	Total			0		0	
D Contiguous to Other Land Other Farms	15.0%				0		0
		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 boundaries in agriculture	6				
		1- 25% of the boundaries in agriculture	4				
	No adjacent agriculture use	0					
E Price/Easement	12.5%	<b>Value of the Asking Price vs the Easement</b>		0	0	0	0
		Equal to 100 %	1				
		Less than 100% and Greater than 85%	3				
		Less than 85% and Greater than 50%	5				
		Less than 85% and Greater than 50%	7				
	Less than 50%	8					
F Historical	7.5%	<b>Total</b>			0		0
		<b>a. Associated with important place, event, or person (10%)</b>		0		0	
		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>		0		0	
			10				

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		<b>c. Property contains Important natural features (15%)</b>		0	0	0	0
		i Includes frontage on major stream	3				
		ii Includes areas in 50 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>		0	0	0	0
		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>Source Water Protection (50%)</b>		0	0	0	0
		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				
G	Debt	5.0%		0	0	0	0
		Debt on the real estate is less than value of easement	10				
		Debt is greater than the value of the easement	0				
H	Length of Easement	4.0%			0		0
		Perpetuity	10				
		Other	0				
Totals		100.0%		<b>Total Raw Score</b>		<b>0.00</b>	<b>0.00</b>
					<b>Final Score equals raw score times 2</b>		
							<b>0</b>
							<b>0</b>