

2019 PRICE FORMULA WORKSHEET

APB 10/28 DRAFT

Tax Map Parcel(s) Acres 0

Farm Address

1) Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres) - Maximum 150 points

40 acres or more	150 points
35 acres to 39.9 acres	125 points
30 acres to 34.9 acres	100 points
25 acres to 29.9 acres	75 points
20 acres to 24.9 acres	50 points

2) Soil Capability – Percentage of Class I, II and III Soils Relative to Property Total - Maximum 150 points

90% or greater Class I, II and III Soils	150 points
80% to 89% Class I, II and III Soils	125 points
70% to 79% Class I, II and III Soils	100 points
60% to 69% Class I, II and III Soils	75 points
Less than 60% Class I, II and III Soils	50 points

3) Soil Productivity as Measured by Land Evaluation Score - Maximum 150 points

90 or greater Land Evaluation Score	150 points
80-89 Land Evaluation Score	125 points
70-79 Land Evaluation Score	100 points
60-69 Land Evaluation Score	75 points
Less than 60 Land Evaluation Score	50 points

4) Adjacency to Preserved Land - Maximum ~~125~~~~100~~~~125~~ points

~~87~~~~80~~ to 100% perimeter adjacent to preserved land ~~125~~~~00~~~~25~~ points

~~64~~~~60~~ to ~~76~~~~79~~% perimeter adjacent to preserved land ~~100~~~~69~~~~0~~ points

40 to 59% perimeter adjacent to preserved land 75 points

~~40 to 59% perimeter adjacent to preserved land~~ ~~60~~~~points~~

Less than 40% perimeter adjacent to preserved land ~~53~~~~0~~points

5) Concentration of Preserved Lands - Maximum 125 points

More than 600 acres of preserved land within 1/2 mile 125 points

400-599 acres of preserved land within 1/2 mile ~~100~~~~90~~ points

200-399 acres of preserved land within 1/2 mile ~~75~~~~60~~ points

Less than 200 acres of preserved land within 1/2 mile ~~50~~~~30~~ points

6) Current Land Use - Maximum 100 points

75% or more of property in agricultural use 100 points

50 to 74% of property in agricultural use 75 points

25 to 49% of property in agricultural use 50 points

Less than 25% of property in agricultural use 25 points

7) Ownership and Operation - Maximum 50 points

Owner operated 50 points

Non-owner operated 25 points

No current operation 0 points

8) Optional APB Points - Maximum ~~100~~~~25~~ points may be added or subtracted points

(see additional sheet)

9) Relinquishment of Tenant House Rights, if applicable - Maximum 50 points

Number of tenant houses allowed by right at 1 per 25 acres

Tenant house rights relinquished x 10 points per house

TOTAL PRICE POINTS - Maximum 1000 points 0

FINAL PRICE CALCULATION - Maximum \$40,000 per acre \$0

0 points x \$40/point = \$0.00

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