

## 2019 PRICE FORMULA WORKSHEET

Tax Map                      Parcel(s)                      Acres    0

Farm Address

1) Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres) - Maximum ~~10050~~200 points

~~1 point per acre~~ \_\_\_\_\_ points

Over 100% of Average \_\_\_\_\_ 10050 points

75% to 99% of Average \_\_\_\_\_ 4060 points

50% to 74% of Average \_\_\_\_\_ 30 points

2) Soil Capability - Maximum 100 points

Class I \_\_\_\_\_ acres x 3.0 \_\_\_\_\_ points

Class II \_\_\_\_\_ acres x 2.0 \_\_\_\_\_ points

Class III \_\_\_\_\_ acres x 1.0 \_\_\_\_\_ points

Total \_\_\_\_\_ acres \_\_\_\_\_ points \_\_\_\_\_ points

3) Soil Productivity - Maximum 100 points

Land Evaluation Score x 1.0 \_\_\_\_\_ points

4) Adjacency to Preserved Land - Maximum ~~125150~~100 points

~~8075~~ to 100% perimeter adjacent to preserved land \_\_\_\_\_ ~~125150~~100 points

~~6050~~ to ~~7974~~ % perimeter adjacent to preserved land \_\_\_\_\_ ~~90100~~75 points

~~4025~~ to ~~5949~~ % perimeter adjacent to preserved land \_\_\_\_\_ ~~6050~~ points

Less than ~~4025~~ % perimeter adjacent to preserved land \_\_\_\_\_ ~~3025~~ points

5) Concentration of Preserved Lands - Maximum ~~125~~<sup>150</sup>~~100~~ points

More than ~~600~~<sup>1000</sup> acres of preserved land within ~~1/2~~<sup>1/4</sup> mile ~~125~~<sup>150</sup>~~100~~ points

~~400~~<sup>750</sup>~~599~~<sup>999</sup> acres of preserved land within ~~1/2~~<sup>1/4</sup> mile ~~90~~<sup>100</sup>~~75~~ points

~~200~~<sup>500</sup>~~399~~<sup>749</sup> acres of preserved land within ~~1/2~~<sup>1/4</sup> mile ~~60~~<sup>50</sup> points

Less than ~~200~~<sup>500</sup> acres of preserved land within ~~1/2~~<sup>1/4</sup> mile ~~30~~<sup>25</sup> points

~~6) Zoning - RC Zoning District = 100 points~~

~~RC District = 100 points~~

~~7) 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

~~8) 7) Implementation of Soil Conservation and Water Quality Plan - Maximum 100 points~~

Current plan fully implemented 100 points

Current plan not fully implemented ~~50~~<sup>75</sup> points

~~Plan needs updating = 50 points~~

Plan not implemented or no plan on record 0 points

~~9) 8) Ownership and Operation - Maximum 50 points~~

Owner operated 50 points

Non-owner operated 25 points

No current operation 0 points

~~10) Road Frontage - Maximum 50 points~~

~~\_\_\_\_\_ Lin Ft / 100 = \_\_\_\_\_ x 2.0 on scenic road \_\_\_\_\_ points~~

~~\_\_\_\_\_ Lin Ft / 100 = \_\_\_\_\_ x 1.0 on other road \_\_\_\_\_ points~~

9) Protection of Green Infrastructure Network- Maximum 100 points

See separate scoring sheet 100 points

10) Optional ALPB Points - Maximum 6050 points may be added or subtracted

\_\_\_\_\_

11) Relinquishment of Tenant House Rights, if applicable - Maximum 4050 points

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

\_\_\_\_\_ Tenant house rights relinquished x 10 points per house

~~SUBTOTAL POINTS - Maximum 1000 points~~

~~\_\_\_\_\_~~

~~PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre~~

~~\_\_\_\_\_ 0 points x \$40/point = 0~~

~~\_\_\_\_\_~~

~~\_\_\_\_\_~~

~~ADDITIONAL POINTS - Maximum 200 points~~

~~1) Relinquishment of Parcel Division Rights, if applicable - Maximum 50 points~~

~~\_\_\_\_\_ Number of 50+ acre parcels allowed by right at 1 per 50 acres, if over 100 acres~~

~~\_\_\_\_\_ Number of 50+ acre parcels relinquished x 10 points per parcel~~

~~2)1) 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~~

~~3)1) Protection of Green Infrastructure Network - Maximum 100 points~~

~~See separate scoring sheet 100 points~~

TOTAL PRICE POINTS - Maximum 1000 points 0

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

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