

Clean Ohio Local Agricultural Easement Purchase Program (LAEPP)

Points Based Appraisal

Worksheet

**NOT FOR SUBMISSION**

|  |        |
|--|--------|
| <b>1. ODA Agricultural Easement Base:</b>  |        |
| a. Market Value<br>(From County Auditor Records, per acre for 100% Market Land, exclude building value)                                      | \$     |
| b. CAUV (From County Auditor Records, per acre for 100% CAUV, exclude building value)  | \$     |
| c. ODA Agricultural Easement Base (per acre)<br>(Number 1a-Number 1b)  | \$     |
| <b>2. ODA Adjusted Land Value</b><br>(Applicant Farm County Value from County Listings)  | n/a    |
| <b>3. First Adjusted ODA Ag Easement Value Calculation</b><br>(Number 1c x Number 2)   | n/a    |
| <b>4. ODA Land Value (per acre)</b><br>(Number 1c)   | \$     |
| <b>5. ODA Total Score</b><br>(After application has been scored, add 2% for every point above a score of 60, e.g., 60=0, 65=10%, 70=20%)     | points |
| a. Points above "60"<br>(Number 5 - "60")  |        |
| b. ODA Ranking System Farmland Preservation Points<br>(Number 5a x 2%)   |        |
| <b>6. Second Adjusted ODA Ag Easement Value Calculation</b><br>(Number 4 x 5b)   | \$     |
| <b>7. Second Adjusted ODA Ag Easement Value</b><br>(Number 4 + Number 6)   | \$     |
| <b>8. Local Match/Donation</b><br>(From Other Factors Step)  | %      |
| <b>9. Local Match/Donation Calculation</b><br>(Number 7 x Number 8)  | \$     |
| <b>10. Final Adjusted ODA Ag Easement Value</b><br>(Number 7 - Number 9; cannot exceed \$2,000)  | \$     |
| <b>11. Total Amount of Farm's Acres, including homestead and excluding existing easements</b><br>(From County Auditor Records Step)          | acres  |
| <b>12. Total Purchase Price of this Agricultural Easement</b><br>(Number 10 x Number 11, cannot exceed \$500,000, rounded to nearest dollar) | \$     |

# County Auditor Records

Input the applicant farm's parcel number (and county), current agricultural use value (CAUV), market land value, and buildings value. Be sure to use appraised value, **NOT** assessed. Values input must be reflected in Attachment C. If you need assistance in locating these values, contact the County Auditor or the Office of Farmland Preservation.

| County               | Parcel Number        | Number of Acres      | 100% CAUV (\$)       | 100% Market Land (\$) | 100% Buildings (\$)  |
|----------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|
| <input type="text"/>  | <input type="text"/> |
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|                        |                            |                               |                                 |
|------------------------|----------------------------|-------------------------------|---------------------------------|
| <b>Grand Ttl Acres</b> | <b>Grand Ttl CAUV (\$)</b> | <b>Grand Ttl M. Land (\$)</b> | <b>Grand Ttl Buildings (\$)</b> |
| <input type="text"/>   | <input type="text"/>       | <input type="text"/>          | <input type="text"/>            |

|                            |                               |                             |
|----------------------------|-------------------------------|-----------------------------|
| <b>Per Acre Value CAUV</b> | <b>Per Acre Value M. Land</b> | <b>Per Acre Value Bldgs</b> |
| <input type="text"/>       | <input type="text"/>          | <input type="text"/>        |

**\*\*THIS IS A DRAFT REPORT - DO NOT SIGN\*\***

***Total Score For Step 6 : 0 pts.***

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Points Based Appraisal

*Example Calculation*

**NOT FOR SUBMISSION – EXAMPLE ONLY**

|  |                      |
|--|----------------------|
| <b>1. ODA Agricultural Easement Base:</b>  |                      |
| a. Market Value<br>(From County Auditor Records, per acre for 100% Market Land, exclude building value)                                      | \$ 1,843.82          |
| b. CAUV (From County Auditor Records, per acre for 100% CAUV, exclude building value)  | \$ 408.12            |
| c. ODA Agricultural Easement Base (per acre)<br>(Number 1a-Number 1b)  | \$ 1,435.70          |
| <b>2. ODA Adjusted Land Value</b><br>(Applicant Farm County Value from County Listings) <b>n/a</b>   | -----                |
| <b>3. First Adjusted ODA Ag Easement Value Calculation</b><br>(Number 1c x Number 2)   | -----                |
| <b>4. ODA Land Value (per acre)</b><br>(Number 1c)   | \$ 1,435.70          |
| <b>5. ODA Total Score</b><br>(After application has been scored, add 2% for every point above a score of 60, e.g., 60=0, 65=10%, 70=20%)     | <b>68.3 points</b>   |
| a. Points above “60”<br>(Number 5 - “60”)  | 8.3                  |
| b. ODA Ranking System Farmland Preservation Points<br>(Number 5a x 2%)   | 16.6%                |
| <b>6. Second Adjusted ODA Ag Easement Value Calculation</b><br>(Number 4 x 5b)   | \$ 238.33            |
| <b>7. Second Adjusted ODA Ag Easement Value</b><br>(Number 4 + Number 6)   | \$ 1,674.03          |
| <b>8. Local Match/Donation</b><br>(From Other Factors Step)  | 50%                  |
| <b>9. Local Match/Donation Calculation</b><br>(Number 7 x Number 8)  | \$ 837.02            |
| <b>10. Final Adjusted ODA Ag Easement Value</b><br>(Number 7 - Number 9; cannot exceed \$2,000)  | \$ 837.01            |
| <b>11. Total Amount of Farm’s Acres, including homestead and excluding existing easements</b><br>(From County Auditor Records Step)          | <b>397.33 acres</b>  |
| <b>12. Total Purchase Price of this Agricultural Easement</b><br>(Number 10 x Number 11, cannot exceed \$500,000, rounded to nearest dollar) | <b>\$ 332,569.00</b> |