



Howard County Agricultural Land Preservation Program

PRICE FORMULA WORKSHEET

Owner Harrison Tax Map 6 Parcel(s) 253
 Farm Address Long Corner Rd Acres 66.7

POINTS

1. Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres)	Maximum 150 points	<u>150</u>
40 acres or more	<u>X</u>	150 points
35 acres to 39.9 acres	<u> </u>	125 points
30 acres to 34.9 acres	<u> </u>	100 points
25 acres to 29.9 acres	<u> </u>	75 points
20 acres to 24.9 acres	<u> </u>	50 points
 2. Soil Capability – Percentage of Class I, II and III Soils Relative to Property Total	Maximum 150 points	<u>50</u>
90% or greater Class I, II and III Soils	<u> </u>	150 points
80% to 89% Class I, II and III Soils	<u> </u>	125 points
70% to 79% Class I, II and III Soils	<u> </u>	100 points
60% to 69% Class I, II and III Soils	<u> </u>	75 points
Less than 60% Class I, II and III Soils	<u>58.2%</u>	50 points
 3. Soil Productivity as Measured by Land Evaluation Score	Maximum 150 points	<u>125</u>
90 or greater Land Evaluation Score	<u> </u>	150 points
80-89 Land Evaluation Score	<u>83.87</u>	125 points
70-79 Land Evaluation Score	<u> </u>	100 points
60-69 Land Evaluation Score	<u> </u>	75 points
Less than 60 Land Evaluation Score	<u> </u>	50 points
 4. Adjacency to Preserved Land (including Day)	Maximum 125 points	<u>100</u>
75 to 100% perimeter adjacent to preserved land	<u> </u>	125 points
50 to 74% perimeter adjacent to preserved land	<u>65%</u>	100 points
25 to 49% perimeter adjacent to preserved land	<u> </u>	75 points
Less than 25% perimeter adjacent to preserved land	<u> </u>	50 points
 5. Concentration of Preserved Lands (including Day)	Maximum 125 points	<u>125</u>
More than 600 acres of preserved land within 3/4 mile	<u>740</u>	125 points
400-599 acres of preserved land within 3/4 mile	<u> </u>	100 points
200-399 acres of preserved land within 3/4 mile	<u> </u>	75 points
Less than 200 acres of preserved land within 3/4 mile	<u> </u>	50 points
 6. Current Land Use	Maximum 150 points	<u>125</u>
90% or greater of property in agricultural use	<u> </u>	150 points
80% to 89% of property in agricultural use	<u>80%</u>	125 points
70% to 79% of property in agricultural use	<u> </u>	100 points
60% to 69% of property in agricultural use	<u> </u>	75 points
Less than 60% of property in agricultural use	<u> </u>	50 points
 7. Soil Conservation and Water Quality Plan (SCWQP)/Best Management Practices (BMPs)	Maximum 100 points	<u>100</u>
Based on agreement between Howard & Carroll SCDs		
Longstanding landowner relationship with SCD, and SCWQP on the property is predominantly implemented with no major resource concerns	<u>X</u>	100 points
Landowner has relationship with SCD and has made considerable efforts to implement SCWQP on this property or another property, or landowner has implemented considerable BMPs on their own	<u> </u>	75 points
New relationship with SCD and has made efforts to implement SCWQP on this property or another property, or landowner has implemented BMPs on their own	<u> </u>	50 points
New SCWQP with no conservation or BMP activity	<u> </u>	0 points

			POINTS
8. Ownership and Operation		Maximum 50 points	<u>50</u>
Owner operated	<u> X </u>	50 points	
Non-owner operated	<u> </u>	25 points	
No current operation	<u> </u>	0 points	

SUBTOTAL POINTS	Maximum 1000 points	<u>825</u>
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PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre

825 points x \$40/point = \$33,000

Additional Points - Maximum 100 points

1. Relinquishment of Tenant House Rights, if applicable	Maximum 50 points	<u>10</u>
<u>2</u> Number of tenant houses allowed by right at 1 per 25 acres		
<u>1</u> Tenant house rights relinquished x 10 points per house		
2. Optional APB Points	Maximum +/- 50 points	<u>30</u>
See separate scoring sheet - points may be added or subtracted		

TOTAL POINTS	Maximum 1000 points	<u>865</u>
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FINAL PRICE CALCULATION - Maximum \$40,000 per acre

865 points x \$40/point = \$34,600

TOTAL PRICE OFFER

<u>66.7</u> acres x <u>\$34,600</u> per acre =	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$2,307,820</div>
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