

MMAPLE Method (Minnesota Multi-faceted Approach for Prioritizing Land Easements)

Avon Hills Area Conservation Easement Bid Worksheet

Formulas updated 2 August 2014 by T. Kroll

Landowner Code Name:		Example	(Make up a name or code that will be used to identify your property.)											
Date prepared:		28-Jul-14												
Environmental Benefits Points	Environmental Weighting Factor	Units Affected	Enter your actual data in the blocks with the blue and green colors to determine Environmental Benefits Points. Blue is determined by the landowner. Green is determined by the land features in the easement. Purple are calculations. Orange = total Environmental Benefits Points. Red = Conservation Value Rating.											
(EBP= weighting factor x units)														
Size of Property (based on tax statement acres)														
		80	Total acres owned by applicant contiguous to this proposed easement. (For information only)											
815	10 +	75	Acres to be protected by an easement, not including any house site acres within the easement area.											
		80	Acres of this proposed easement plus those acres outside the easement that would fall within a full "40" or Gov. Lot)											
			(i.e. 75 acres in easement + 5 homesite acres = 80 acres. Include only those acres owned by applicant.)											
815	10 +	75	Total contiguous easement acres or largest block if not all acres are contiguous											
Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)														
0	250	0	Acres of Outstanding Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)											
6,000	150	40	Acres of High Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)											
0	75	0	Acres of Moderate Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)											
538	1	538	Feet of Shoreline on "public waters" (streams, lakes+ wetlands>10 ac) from the Public Water Inventory Map (round up to nearest 10)											
0	1+	0	Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "meandered." (round up to nearest 10)											
0	100	0	Acres which are designated as a source of public drinking water or aquifer recharge area.											
0	1	0	Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.											
0	50	0	# of documented sites of historical or cultural significance which will be protected.											
Open Space /Working Forest /Working Ag to be Protected by the Easement (count only those acres covered by the easement)														
756	10 +	70	Acres to be used for working forest, prairie, preserved forest, savanna, or wetland . (Not intended for agriculture, pasturing, or horticulture.)											
25	5	5	Acres to be allowed for use as agriculture, pasturing, or horticulture.											
0	5	0	Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)											
Location of the Property to be Protected (count only those acres covered by the easement)														
0	100	0	Acres on which unrestricted public access will be allowed.											
0	2	0	Feet of protected property boundary which is adjacent to either public land or other permanently protected land.											
815	10 +	75	Acres which are inside some kind of specially designated conservation protection area. (Township, county conservation overlay district)											
Building Allotments to be Extinguished, or Retained for Future Use, or are Already Used by the Applicant (within next full "40")														
(Include building areas inside the easement area plus those controlled by the applicant outside the easement that would fall within the next largest full "40" or Gov. Lot.)														
		A40	Current property zoning. Examples A5, T20, A40 - Check with zoning board.											
		2	Total number of building allotments (used or unused) that are assigned by zoning . (Often 1 per 40 acres. Check with zoning board.)											
		1	Number of building allotments already used or to be retained from above. (Include any existing homesites you own.)											
2,000	2000	1	Number of building allotments to be extinguished within the proposed easement area.											
		1	Clustering: How many unconnected areas will contain building sites? Clustered building sites that have adjoining boundaries are counted as 1 area.											
		Enter 1 above	Boundaries of individual building sites must adjoin on the longest or second longest side to be counted as one cluster.											
		1	How many separate legal easement document sets need to be created? (Multiple bidders or current/future land splits require separate easements.)											
		\$0	\$/acre Admin fee for multiple easements. (\$15,000 per additional legal easement sets needed /acres protected. \$0 fee for the first easement.)											
11,765	SUB-TOTAL OF ENVIRONMENTAL BENEFITS POINTS													
Deductions (if any) for Not Extinguishing all Building Allotments (100% protection = no deductions)														
11,765	= sub-total of Env	94%	Percent of land in the easement compared to the next highest "full 40" or government lot. (Protection > 80% has no deductions.)											
10,000	=(.35+ %)x above	50%	Percent of total allotments to extinguished. (Must be >65% for full credit.)											
10,000	100%	75	Acres of protected land per homesite or developed cluster. Must exceed 75 acres for 100%. 160+ acres = max of 130%.											
Final Calculations and Examples			Hand calculate your bid below.											
10,000	10,000	10,000	= TOTAL ENVIRONMENTAL BENEFITS POINTS for your land.					10,000	(A) =Your Total Environmental Benefits points					
\$2,000	\$1,000	\$500	\$ per acre you want to be paid for the easement. (Compare 3 bids.)					\$	per acre (B) = \$ per acre you want to be paid for the easement.					
\$0	\$0	\$0	Extra \$/ac admin fee for bids needing more than one set of easements.					\$0	(C) Add this admin fee to (B) your total price /acre					
5.0	10.0	20.0	= YOUR CONSERVATION VALUE RATING - Higher is better!						(D) = Your Conservation Value Rating					
Conservation Value Ratings = Environmental Benefits Points / (Your bid per acre for the easement + Admin Fee)							(D) Conservation Value Ratings = (A) ÷ (B+C)							
75	75	75	= Total acres you are protecting with an easement.					75	(E) = Total acres you are protecting with an easement.					
\$150,000	\$75,000	\$37,500	= Total \$\$ you will receive if your bid is accepted.					\$	(F) =Total \$ you could receive if accepted. (F)=(B x E)					
Maximum Bids must not exceed the lesser of 1) the appraised value of the rights extinguished by the easement or 2) the % of ATAMV from below.														
							Albany	Avon	Collegeville	Farming	St. Joseph	St. Wendel	Wakefield	
2013	Assessors Township Average Market Value (ATAMV) per acre (weighted for ag & timber, no homesites)						\$3,699	\$3,671	\$4,536	\$3,409	\$4,026	\$3,769	\$4,466	
>	500 Total Environmental Benefit Points = Minimum to participate													
<	1,000 Environmental Benefit Points = Payment NTE 20% of ATAMV nor NTE appraised value of easement.						\$740	\$734	\$907	\$682	\$805	\$754	\$893	
<	3,000 Environmental Benefit Points = Payment NTE 30% of ATAMV nor NTE appraised value of easement.						\$1,110	\$1,101	\$1,361	\$1,023	\$1,208	\$1,131	\$1,340	
<	5,000 Environmental Benefit Points = Payment NTE 40% of ATAMV nor NTE appraised value of easement.						\$1,480	\$1,468	\$1,814	\$1,364	\$1,610	\$1,508	\$1,786	
<	10,000 Environmental Benefit Points = Payment NTE 50% of ATAMV nor NTE appraised value of easement.						\$1,850	\$1,836	\$2,268	\$1,705	\$2,013	\$1,885	\$2,233	
<	15,000 Environmental Benefit Points = Payment NTE 60% of ATAMV nor NTE appraised value of easement.						\$2,219	\$2,203	\$2,722	\$2,045	\$2,416	\$2,261	\$2,680	
<	20,000 Environmental Benefit Points = Payment NTE 70% of ATAMV nor NTE appraised value of easement.						\$2,589	\$2,570	\$3,175	\$2,386	\$2,818	\$2,638	\$3,126	
>	20,000 Environmental Benefit Points = Payment NTE 80% of ATAMV nor NTE appraised value of easement.						\$2,959	\$2,937	\$3,629	\$2,727	\$3,221	\$3,015	\$3,573	