



Natural Resources Conservation Service

SAMPLE FAIR MARKET VALUE DETERMINATION NOTE TO FILE

[Date]

Subject: Easement and contract fair market value method determination

Purpose: Document rationale for using an individual appraisal rather than an area-wide market analysis to determine fair market value of the subject property

Landowner or easement name: _____

Date tentative selection letter provided to landowner: _____

State: _____

County or parish: _____

Check reason for appraisal:

- Limited WRP enrollment
- Limited enrollment within the area
- An area with significant complexity that does not allow for a more general evaluation
Explain situation: _____
- Land uses or areas not included in the market area of the area-wide market analysis
Explain situation: _____
- Other special situations: _____

State Conservationist

Date