

**Easement Programs  
Market Survey and Geographic Area Rate Cap Documentation**

MAINE  
April 1, 2009

Market survey and Geographic Area Rate Caps for easement valuations in Maine are established as follows;

The 2007 Census of Agriculture includes a market survey of the value of land and buildings for each county in Maine. (2007 Agricultural Census, Table 1 - County Summery Highlights: 2007 for Maine). These values are in column 1 of the table below.

<b>COUNTY</b>	<b>Est. Value Land and Buildings</b>	<b>GRP Land Value</b>	<b>GRP GARC</b>	<b>Wetland and Floodplain Values</b>	<b>WRP and FPE GARC</b>
	<b>\$/acre</b>	<b>\$/acre</b>	<b>\$/acre</b>	<b>\$/acre</b>	<b>\$/acre</b>
Androscoggin	2,991	2,393	1,914	957	766
Aroostook	1,155	924	739	370	296
Cumberland	4,973	3,978	3,183	1,591	1,273
Franklin	2,629	2,103	1,683	841	673
Hancock	2,837	2,270	1,816	908	726
Kennebec	2,721	2,177	1,741	871	697
Knox	3,867	3,094	2,475	1,237	990
Lincoln	3,846	3,077	2,461	1,231	985
Oxford	2,763	2,210	1,768	884	707
Penobscot	2,285	1,828	1,462	731	585
Piscataquis	2,002	1,602	1,281	641	513
Sagadahoc	3,717	2,974	2,379	1,189	952
Somerset	1,883	1,506	1,205	603	482
Waldo	2,266	1,813	1,450	725	580
Washington	1,131	905	724	362	290
York	4,706	3,765	3,012	1,506	1,205

1. Estimated. Value Land and Buildings: Figures from Table 8 - 2007 Ag Census. Census
2. GRP Land Value: assumption that this is 80% of the values in column B.
3. GRP GARC: Easement valuation is estimated to be 80% of land valuation.
4. Wetland and Floodplain Values: assumption that this is 40% of the values in column C.
5. WRP and FPE GARC: Easement valuation is estimated to be 80% of land valuation.

### **Justification and reasoning:**

Maine has little history of acquiring easements under the Wetland Reserve Program (WRP), Flood Plain Easement Program (FPE) or the Grassland Reserve Program (GRP). There are only two parcels in the state under WRP easement and these were donated by the landowners back in 1995. There are no lands currently under easements in either the FPE or GRP programs. Therefore, actual valuation of lands that are eligible to be enrolled in WRP, FPE or GRP is not available for establishing the geographic rate caps for 2009. We have determined that the estimated market value of land and buildings out of the 2007 Agricultural Census represents the best available data for establishing a geographic rate cap.

The methodology for establishing a Geographic Area Rate Cap (GARC) for each of these programs was developed in part through discussions with entities familiar with easement valuation around the state of Maine. Individuals with the Great Works Regional Land Trust, Trust for Public Lands, Land for Maine's Future Program, and the Maine Dept. of Agriculture were consulted for the purpose of estimating easement valuations for each of the various land types eligible for the WRP, FPE and GRP programs. Additionally, the proposed market survey land valuations and GARC's were discussed at a meeting of the State Technical Committee on April 8, 2009. The STTC members agreed with the methodology and by consensus endorsed the market survey and GARC for WRP, GRP and FPE programs. Based on these discussions the following assumptions and estimates will be used for establishing the GARC's:

1. The land-only portion of the Ag Census estimate for value of land and buildings is 80% for GRP. The estimated land values for the WRP and FPE programs are 40% of the GRP land values.
2. The GARC for each program is based on an assumption that the easement valuation for all three programs 80% of the land valuation.