

**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.

COUNTY	Full Value \$/acre¹	Land Only Value \$/acre²	WRP and FPE GARC \$/acre³	GRP GARC \$/acre⁴
Androscoggin	\$ 2,991.00	\$ 2,542.35	\$ 890	\$ 1,653
Aroostook	\$ 1,155.00	\$ 981.75	\$ 344	\$ 638
Cumberland	\$ 4,973.00	\$ 4,227.05	\$ 1,479	\$ 2,748
Franklin	\$ 2,629.00	\$ 2,234.65	\$ 782	\$ 1,453
Hancock	\$ 2,837.00	\$ 2,411.45	\$ 844	\$ 1,567
Kennebec	\$ 2,721.00	\$ 2,312.85	\$ 809	\$ 1,503
Knox	\$ 3,867.00	\$ 3,286.95	\$ 1,150	\$ 2,137
Lincoln	\$ 3,846.00	\$ 3,269.10	\$ 1,144	\$ 2,125
Oxford	\$ 2,763.00	\$ 2,348.55	\$ 822	\$ 1,527
Penobscot	\$ 2,285.00	\$ 1,942.25	\$ 680	\$ 1,262
Piscataquis	\$ 2,002.00	\$ 1,701.70	\$ 596	\$ 1,106
Sagadahoc	\$ 3,717.00	\$ 3,159.45	\$ 1,106	\$ 2,054
Somerset	\$ 1,883.00	\$ 1,600.55	\$ 560	\$ 1,040
Waldo	\$ 2,266.00	\$ 1,926.10	\$ 674	\$ 1,252
Washington	\$ 1,131.00	\$ 961.35	\$ 336	\$ 625
York	\$ 4,706.00	\$ 4,000.10	\$ 1,400	\$ 2,600

1. Full Value: Estimated value of land and buildings from 2007 agricultural census.

2. Land Only Value: Land only value is estimated to be 85% of column 1.

3. WRP and FPE GARC: Geographic Area Rate Cap for WRP and FPE is estimated to be 35% of Column 2.

4. GRP GARC: Geographic Area Rate Cap for GRP is estimated to be 65% of Column 2.

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. 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 for each county 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. Based on these discussions the following assumptions and estimates will be used for establishing the GARC's:

1. The land portion of the Ag Census estimate for value of land and buildings is 85%.
2. The easement valuation for wetlands and floodplains eligible for the WRP and FPE programs is 35% of the estimated land values.
3. The easement valuation for hayland and pasture eligible for the GRP program is 65% of the estimated land values.