

ASPEN VALLEY LAND TRUST

LANDOWNER INFORMATION STATEMENT
For Conservation Easement Appraisal Assignments

(Pre-appraisal information to be provided to Appraiser by Landowner)

APPRAISER, OWNER & SUBJECT

Appraiser: _____

Owner: _____

Acres to be encumbered by proposed easement: _____

Address of property: _____

Legal Description (Section, Township, Range): _____

SCOPE OF WORK

Yes **No**

 Does landowner or a member of landowner's family own additional acreage contiguous to or nearby the property to be conserved? (*within same county or area*)
If so, how many acres and where? _____

 Is any part of landowner's neighboring or nearby property already held under conservation easement? If so, how many acres? _____

 Is there an accurate survey of the property? (*If so, please attach.*)

 Are there any existing buildings or residences located within the proposed conservation easement? If so, how many? _____

 Will the proposed conservation easement permit any additional homesites or building envelopes? If so, how many? _____

 Has the property been legally subdivided? If so, please explain. _____

 Will the proposed conservation easement permit the property to be divided into two or more parcels? If so, how many? _____

 Does landowner own mineral rights?
If not, what is the status of gas leases on the property? _____
How many gas well pads now exist on the property? _____
How many gas well pads are designated to exist on the property? _____
Roads, pipelines or other infrastructure on the property? _____

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- Are there water rights included in the conservation easement?
If so, are those rights owned or controlled by a ditch company? _____
- Does the conservation easement require public access? If so, what kind? _____
- Does the conservation easement permit agricultural activities?
- Is there full legal access to the conservation easement property?
- Are there any tax issues or financial situations that may affect the project?

What other information does the landowner feel would be relevant to assessing the value of the property? _____

I, the landowner, attest to the accuracy of the information contained herein, and recognize that as the sole appraisal client, I am responsible for any misrepresentations or omissions of fact herein or in the appraisal. I am ultimately responsible for any determination of value of the conservation easement by the appraiser. I understand that AVL T must be provided with a complete copy of the final appraisal, and may decline to sign tax forms acknowledging this donation if they have any serious doubts about the stated value of the easement or the contents of the appraisal. I also understand that this appraisal will be submitted to and remain on file with the Colorado Department of Regulatory Agencies, Division of Real Estate.

Signed: _____ Date: _____

Signed: _____ Date: _____

Please return a copy of this questionnaire to your appraiser *AND* to Aspen Valley Land Trust.
