

Easement Compensation

Determination of land value

Land Market Valuations

- Independent appraisers will conduct real estate market study and analysis
- Market study will be focused on the area of the proposed line route
- Market study and analysis based on comparable sales and the highest and best use of property
- Each parcel will be viewed and its value determined

Easement Compensation

After land valuations are completed, and prior to actual negotiations, NPPD will establish easement payment amounts for each parcel based on:

- Land valuation
- Limited rights obtained by the District
- Impacts of structures on farming or land operations
- Any other special considerations

Based on past NPPD projects, a payment in the range of 80% of market value of the land area within the boundaries of the right-of-way area is customary.

