

# 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.**



# Easement Compensation

## Easement Compensation

- 80% of the fee value of the easement area.

## Structure Payment

- Single Pole
  - Equal to the fee of 1/2 acre of property per structure
- Lattice Tower
  - Equal to the fee of one (1) acre of property per structure

Payment for any special consideration on a case-by-case basis

## Construction Damages

In addition to the easement payment, the property owner or tenant will be compensated for any damages to crops, fences or other property that may occur during construction or when maintenance is required in the future.

