

# 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.**

