

**Oregon
NRCS Farm and Ranch Land Protection Program**

Suggested Language for Appraiser Disclosure Statement

Re: Appraisal of _____property
Page numbers, Lot numbers, Town, Oregon

Dear [President/Chair Conservation Entity]

Please find attached a summary report of a complete appraisal of the above referenced property. The purpose of this appraisal is to provide you with an estimate of the value of the development rights for this ____ acre property in the Town of _____, Oregon. The function of the report is to assist the [conservation entity] in determining the value of the conservation easement.

The report was prepared to meet the Uniform Standards of Professional Appraiser Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA) and is subject to the assumptions and limiting conditions found in the addendum of the document. The appraisal is based on the property as inspected on the ____ day of _____, 2006 without consideration of title, encroachments or tax history that may impact value. To the best of my knowledge, all statements are true and unbiased. I have no financial interest in the property and my fee is not contingent upon the reporting of any value conclusion.

Based on the analysis and conclusions found in the accompanying report, it is my opinion that as of the ____ day of _____, 2006, the fair market value of the conservation easement on the above referenced property is: \$_____.

Respectfully Submitted,

[Name and signature of appraiser]
State Certified General Appraiser
[Oregon State Certification No: _____]
[Appraisal Company Name]