

2009 GRP
Pennsylvania

Market Value Assessment and Easement Payment Rates

CROPLAND, AND PASTURED CROPLAND WITH LAND CAPABILITY CLASS 1-4					
Area	Cropland Market Analysis	Estimated Easement %	Estimated Easement Value @ 80% level	Cropland and Pastured Cropland Easement Payment Rate (GARC)	
1 (SW)	\$3,100	80%	\$2,480	\$2,500	
2 (NW)	\$1,565	80%	\$1,252	\$1,250	
3 (south central)	\$3,080	80%	\$2,464	\$2,500	
4 (NE)	\$2,965	80%	\$2,372	\$2,500	
5 (SE)	\$6,815	80%	\$5,452	\$5,500	
6 (Philadelphia metro)	\$24,724	80%	\$19,779	\$12,000	

PASTURE AND OTHER ELIGIBLE NON-CROPLAND AREAS					
Area	Pasture Market Analysis	Estimated Easement %	Estimated Easement Value @ 80% level	Non-Cropland Easement Payment Rate (GARC)	
1 (SW)	\$2,530	80%	\$2,024	\$2,100	
2 (NW)	\$1,490	80%	\$1,192	\$1,250	
3 (south central)	\$2,540	80%	\$2,032	\$2,100	
4 (NE)	\$2,620	80%	\$2,096	\$2,100	
5 (SE)	\$5,000	80%	\$4,000	\$4,000	
6 (Philadelphia metro)	N/A - Use cropland rates				

NOTES
Land in Land Capability Classes 1-4, but not currently used as cropland, will be evaluated as if it were cropland for purposes of GRP easement payment rates.
Contracted Market Value Evaluation did not differentiate between cropland and pasture for Region 6/Philadelphia and adjacent counties.

Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Allegheny	Cameron	Bedford	Bradford	Adams	Bucks
Armstrong	Clarion	Blair	Carbon	Berks	Chester
Beaver	Clearfield	Cambria	Centre	Cumberland	Delaware
Butler	Crawford	Fulton	Clinton	Dauphin	Montgomery
Fayette	Elk	Huntingdon	Columbia	Franklin	Philadelphia
Greene	Erie	Somerset	Juniata	Lancaster	
Indiana	Forest		Lackawanna	Lebanon	
Washington	Jefferson		Luzerne	Lehigh	
Westmoreland	Lawrence		Lycoming	Northampton	
	McKean		Mifflin	Perry	
	Mercer		Monroe	York	
	Potter		Montour		
	Venango		Northumberland		
	Warren		Pike		
			Schuylkill		
			Snyder		
			Sullivan		
			Susquehanna		
			Tioga		
			Union		
			Wayne		
			Wyoming		