

Affidavit for Conservation Easement Appraisals

(If more than one appraiser signed the certification in the appraisal,
each must complete and sign a separate affidavit.)

I _____
(Full Name) (Colorado Appraiser License Number)

Do hereby affirm:

1. I completed, as defined in Section 12-61-719(1), C.R.S., an appraisal of a conservation easement on _____.
Month/Day/Year
2. The value of the unencumbered property is \$_____, and the total value of the conservation easement in gross is \$_____.
3. The method(s) I used to determine these values are (check one or more):
☐ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach
☐ Other: _____
4. If I have separately allocated the values of sand and gravel, minerals, water, or improvements, I state that the separate value of the sand and gravel, minerals, water, or improvements before and after the conservation easement in gross is granted is as follows:

	Value Before Easement	Value After Easement
Sand and Gravel	\$	\$
Minerals	\$	\$
Water	\$	\$
Improvements	\$	\$

5. I ☐ *did* ☐ *did not* use Subdivision Analysis to establish the value of the conservation easement.
6. The landowner or a family member, as defined in Section 267(c)4 of the Federal "Internal Revenue Code of 1986", as amended,
☐ does *or* ☐ does not
own other property contiguous to the property encumbered by the appraised conservation easement.

7. The landowner or a related person, as defined in Section 267(b) of the Federal “Internal Revenue Code of 1986”, as amended,
☐ does *or* ☐ does not
own other property, of which the value may be increased by the donation of the property encumbered by the appraised conservation easement, whether contiguous or not.

8. I have satisfied the qualified appraiser and licensing requirements set forth in Section 39-22-522 (3.3), C.R.S. as follows:

9. I verify that I have met the specified classroom education requirements established by the Board of Real Estate Appraisers, if any, for conservation easement appraisals pursuant to Section 12-61-719(7), C.R.S. The date(s) and method(s) used to meet these requirements are set out below. (If there is insufficient space to fill in all the relevant information, please attach an additional page to this affidavit.)

Course Title	Date of Course	Method of Delivery

10. I have conducted _____ previous conservation easement appraisals (insert the number of conservation easements previously conducted or “none” if no conservation easements have been previously conducted).

Under penalties of perjury, I declare that to the best of my knowledge and belief, this affidavit is true, correct and complete.

Authorized Signature	Title	Date
Print Name	Telephone Number	