

Tinicum Township Land Preservation Committee

Property Evaluation Criteria

revised Nov. 2019

Owner/Contact: _____	Address: _____
Tax Parcel No: _____	Zoning Dist: _____
Date of Evaluation: _____	Evaluation Team: _____
Acreage: _____	Application no: _____

Properties considered for township funding are evaluated based in part on a 2-phase point scale used in prioritizing applications for funding.

Phase I: Property Characteristics		POINTS ALLOWED	POINTS PROPOSED
A. SIZE	<i>Acres</i>		
61+		60	_____
56-60		55	_____
51-55		50	_____
46-50		45	_____
41-45		40	_____
36-40		35	_____
31-35		30	_____
26-30		25	_____
20-25		20	_____
<20		0	_____

B. PRIORITY (Map 19 of 2010 Open Space Plan) Use highest priority covering at least 25% of Property

Priority 1 (red)	45	_____
Priority 2 (yellow)	35	_____
Priority 3 (light blue)	25	_____
Priority 4 (dark blue)	15	_____

C. GREENWAY CORRIDORS

Location: <i>Parcel is adjacent to one preserved property</i>	10	_____
<i>Parcel is adjacent to two or more preserved properties</i>	15	_____

Phase II: Deductions		POINTS MAXIMUM	POINTS PROPOSED
A. Additional building lots requested			
1 lot	-10	_____	
2 lots	-20	_____	
3 lots	-30	_____	
>3 lots	BOS	_____	
B. Overlay District Restrictions (see Ordinance Sections 802 and 806)			
<i>Multiply percent of affected area times "priority points" awarded</i>	0 - -45	_____	
<i>See Other Side for Overlay District(s) Restrictions</i>			

TOTAL POINTS _____

Method for deducting points from District Overlay Restrictions:

District Overlay(s) must impact >15% of the property. If multiple overlays exist, the total points deducted are obtained by summing across each overlay, the % affected area of the property multiplied by the awarded “priority points” obtained from Phase I(B). If multiple overlays overlap, the most restrictive overlay, resulting in the most point deduction is used. The deducted points equal the % area of the property affected multiplied by the “priority points” obtained from Phase I(B).
 (point deduction = “priority points” awarded Phase I(B) x % area affected).

- **Woodlands/Forest Cover (Map 13 and Bucks Cty 1999 NAI Map 26)**
Since intrusions of up to 20% (Map 13) or 10% (NAI Map 26) are generally permitted, the percent of area affected should be multiplied by the corresponding adjustment factor of 80% or 90% respectively. This yields a Woodlands point deduction = “priority points” awarded Phase I(B) x % area affected x .80 or .90. However, for properties >20 acres, since the potential development using this method is underestimated, the deducted points will be reduced by 50%
- **Steep Slopes/Floodplain (Map 12)**
Example: a property is given 25 priority points. If 50% of property covered by steep slopes of 8-15% (40% intrusion allowed; therefore, 60% is restricted). 50% x 60% (restricted) =30%. 30% x 25 (priority points)=7.5, rounded up to 8 points deducted.
- **Wetlands (Map 11)**

NOTE: On-site evaluation may disclose features that were incorrectly mapped and should be considered.

POINT SCALE FOR TOWNSHIP PURCHASE OF EASEMENTS

Points	% appraised Value	Points	% appraised Value
75 – 100+	50%	54	29%
74	49	53	28
73	48	52	27
72	47	51	26
71	46	50	25
70	45	49	24
69	44	48	23
68	43	47	22
67	42	46	21
66	41	45	20
65	40	44	19
64	39	43	18
63	38	42	17
62	37	41	16
61	36	40	15
60	35	39	14
59	34	38	13
58	33	37	12
57	32	36	11
56	31	≤35	0
55	30		