



INITIAL PROPERTY VISIT CHECKLIST & LANDOWNER QUESTIONNAIRE

Property Information:

Address/Location:

County:

Size (acres):

Parcel ID Number (PIN):

DeLorme NC Atlas & Gazetteer page & grid #s:

River basin:

Deed book/page:

Ownership Information:

Owner's name:

New owner?: Y / N

Address (if different from above):

Phone:

Email (if available):

Realtor (if required):

Date of visit:

Prior to visit:

- Gather materials:
 - Supplies bag
 - Digital camera (with fully charged battery and available memory)
 - Directions to property
 - GPS unit
- Other useful information to gather if possible and time permits:
 - Aerial photograph(s)
 - NC NHP inventory (if available) and/or conservation priority status
 - If CTNC does not have GIS data for the following categories, obtain the needed information from the appropriate county office:
 - USGS topographic map (7.5' series)
 - Soil survey/map – check accuracy in field

During the visit:

- Conduct interview based on *Landowner Questionnaire* pages 4-7
- Walk property with landowner or check in with him/her after your inspection
- Walk enough of property (including existing roads/trails, boundaries, and a point of high elevation) to document land cover and structures and assess conservation value
- Note, photograph, and map (including azimuth):
 - All structures
 - Representative land cover types
 - Significant characteristics, especially relating to conservation values
 - Water features, e.g. stream or pond
 - Farm use or activities

Brief description of the property (including natural features, conservation value, and human improvements):

Possible method(s) of protection for property and source(s) of funding:

	Vegetation Cover Type (e.g. forest, open field, farmland, pasture, bog, stream, pond, rock outcrop, etc.)	Land Use (e.g. farming, working forest, grazing, dam, etc.)	Approximate Location	Approx. % of property
Descriptive Comments (e.g. species observed, overall structure, density, understory; Is stream or water body ephemeral, perennial, or intermittent?)				

Check if any of the following are present and explain:	
	Invasive or non-native plant species
	Past land use or natural disturbances (e.g. tilling/plowing, trash dumps, borrow pits, stumps, evidence of fires, flooding, windfall)

	Present or past use of or storage of hazardous materials
	Visibility from the Blue Ridge Parkway or from public land or right-of-way or waterway
	Adjacent conservation easements and/or protected lands or corridors
	Adjacent land uses that may conflict with potential easement/conservation values

Photo Number	Description	Location Taken/ Azimuth
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Additional information:

Signature of Staff member Date

Signature of Staff member Date

LANDOWNER QUESTIONNAIRE SECTION

OWNERSHIP

When did you acquire the property?

From whom?

What do you know (if anything) about the previous owners and/or land use?

What names are currently on the title?

Explain any special circumstances (e.g. partnership or trust).

Do you own the water rights?

Mineral rights?

Are you aware of underground storage tanks or any storage of hazardous waste?

Is your property encumbered with any of the following?

- | | |
|--|---|
| <input type="checkbox"/> Covenants | <input type="checkbox"/> Road or utility easements |
| <input type="checkbox"/> Deed restrictions | <input type="checkbox"/> Easements of sight or record |
| <input type="checkbox"/> Mortgage | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Lien | |

CURRENT AND FUTURE USE OF PROPERTY

How do you currently use the property?

- | | |
|--|--|
| <input type="checkbox"/> Farming | <input type="checkbox"/> Residence |
| <input type="checkbox"/> Livestock grazing or boarding | <input type="checkbox"/> Home business |
| <input type="checkbox"/> Forest management | <input type="checkbox"/> Commercial/industrial use |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Other: _____ |

How do you plan to use the property in the future?

- | | |
|--|--|
| <input type="checkbox"/> Sell | <input type="checkbox"/> Recreation (See next) |
| <input type="checkbox"/> Pass on to children | <input type="checkbox"/> Home business |
| <input type="checkbox"/> Farming | <input type="checkbox"/> Commercial/industrial use |
| <input type="checkbox"/> Livestock grazing or boarding | <input type="checkbox"/> Additional home(s)/structure(s) |
| <input type="checkbox"/> Working forest or timber harvesting | <input type="checkbox"/> Other(s): _____ |

Do you now, or plan to, use your property for any of the following recreational activities?

- | | |
|--|---|
| <input type="checkbox"/> Walking or hiking | <input type="checkbox"/> ATV/Motorcycle/Snowmobile riding |
| <input type="checkbox"/> Camping | <input type="checkbox"/> Large group tours |
| <input type="checkbox"/> Wildlife viewing | <input type="checkbox"/> Commercial recreation |
| <input type="checkbox"/> Lawful hunting or fishing | <input type="checkbox"/> Environmental or other education |
| <input type="checkbox"/> Horseback riding | <input type="checkbox"/> Public access |
| <input type="checkbox"/> Non-motorized biking | <input type="checkbox"/> Other(s): _____ |

Describe: _____

LANDOWNER QUESTIONNAIRE SECTION

Have you experienced any problems with trespassers or other unauthorized use, e.g. ATV use, dumping, or hunting?

Do you now, or plan to, manipulate your property in any of the following ways?

- | | |
|---|---|
| <input type="checkbox"/> Wetland enhancement or pond creation | <input type="checkbox"/> Fish or wildlife habitat enhancement |
| <input type="checkbox"/> Topographical grading | <input type="checkbox"/> Tree or vegetation clearing/planting |
| <input type="checkbox"/> Road/trail building | <input type="checkbox"/> Landing pad or airstrip construction |
| <input type="checkbox"/> Restoration of streams or buffers | <input type="checkbox"/> Home or building construction |
| <input type="checkbox"/> Other(s): _____ | |
| <input type="checkbox"/> Describe: _____ | |

LANDOWNER GOALS

What do you see as the primary value of your property to yourself &/or your family?

- | | |
|--|---|
| <input type="checkbox"/> Place to visit | <input type="checkbox"/> Inheritance for children/grandchildren |
| <input type="checkbox"/> Place to live (full time / part time) | <input type="checkbox"/> Natural landscape to be preserved |
| <input type="checkbox"/> Financial asset/investment | <input type="checkbox"/> Other: _____ |

Which of the following reasons compels you to protect your property?

- | | |
|---|--|
| <input type="checkbox"/> Maintain open space | <input type="checkbox"/> Protect special natural feature or wildlife |
| <input type="checkbox"/> Estate planning | <input type="checkbox"/> Avoid family conflicts over future use |
| <input type="checkbox"/> Tax credit/deduction (for donation only) | <input type="checkbox"/> Other: _____ |

Do you wish to sell or donate a conservation easement?

Do you wish to sell or donate the property?

What other options for your land have you considered for your property?

Have you discussed conservation options with any other organizations or agencies?
If so, who?

In what ways, if any, do you plan to remain involved with the land?

CONSERVATION VALUES

How have you witnessed the natural landscape change during your ownership?

Wildlife or botanical species sightings (either personal or second-hand):

Are there any streams, wetlands or other water features on your property?

LANDOWNER QUESTIONNAIRE SECTION

Are there any cultural or historic features on the property?

Is the property visible from the Blue Ridge Parkway or other public road or trail?

Do you see any obstacles to conservation of your land?

MISCELLANEOUS

Are there any special features of the adjacent lands?

- Already protected open space
- State park/Nat'l forest/Nat'l Park land
- Scenic vistas/viewshed
- Special land or water feature(s)
- Other: _____

Do you have any of the following?

- Aerial photo(s)
- Survey map
- Certificate of Survey
- Appraisal (Date: _____)
- Farm or forest management plan
- Any other relevant documents

What do you know (if anything) about adjacent landowners?

Adjacent landowner(s) and contact information:

Information on landowner's family, health and other info that may be of use:

Signature of Staff Member or Landowner

Date



CONSERVATION TRUST FOR NORTH CAROLINA