



## REQUEST FOR PROPOSAL

### Conservation Easement Appraisal

**Proposal Deadline: Friday, April 3<sup>rd</sup>, 2026 by 5 PM**

#### **Background Information:**

Eastern Shore Land Conservancy (ESLC) is working with Runnymede, LLC to determine the value of a Conservation Easement for their property in Kent County, MD. The goal is to preserve the property by way of a Conservation Easement to be held by ESLC and the Maryland Department of Natural Resources (DNR) and funded by the U.S. Army's Compatible Use Buffer Program (ACUB). Conservation Easements place covenants on the property title that restrict the future use and development of the land. Conservation Easements run with the land and bind all future property owners to the same restrictions. A draft of the Conservation Easement language shall be provided upon selection of the contractor.

The property is ± 162.15 acres in Kent County, the entirety of which shall be placed under the conservation easement. A map of the property is attached hereto.

**Owner:** Runnymede, LLC

**Property:** 12807 Still Pond Rd  
Still Pond, MD 21667  
Tax Map 12, Parcel 5

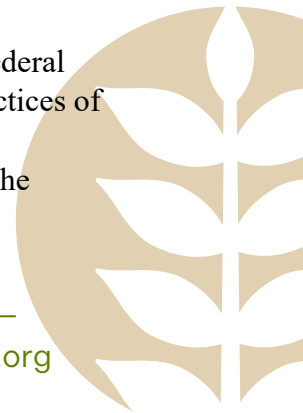
**Client:** Eastern Shore Land Conservancy

**Project Contact:** Autumn Conley  
Eastern Shore Land Conservancy  
114 S. Washington St. Suite 101 Easton, MD 21601  
443-786-8208  
[aconley@eslc.org](mailto:aconley@eslc.org)

#### **Description of Work to be Performed:**

Proposal shall be submitted to the Project Contact by the Proposal Deadline and shall include cost estimates and not to exceed rates for the appraisal work, as well as an estimated time of completion.

The appraisal to be completed shall comply with the Uniform Appraisal Standards for Federal Land Acquisitions (Yellowbook standards) which are compatible with standards and practices of both the appraisal industry and current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) to constitute a complete appraisal. The report shall contain the





highest and best use when analyzing the market value of the property before and after placing the Conservation Easement on the land.

**Deliverables:**

Supply a PDF of proposed appraisal work to Project Contact.

If commissioned to perform appraisal: Supply a PDF of the appraisal that conforms to the standards outlined above to the Project Contact. Once the electronic appraisal has been received and reviewed by the Project Contact, provide a hard copy of the appraisal to Eastern Shore Land Conservancy.

**Confidentiality:**

All details concerning ESLC projects are considered confidential information until the conservation easement has been recorded in the land records. As such, ESLC expects all contractors bidding and selected to work on said projects to adhere to strict confidentiality regarding project details, unless necessary for the completion of the contracted work or with permission from the Project Contact or landowner(s). Failure to do so may result in legal action.

**Contract and Billing:**

Include a client signature line for proposal acceptance to engage in appraisal work.

The invoice for appraisal work performed shall be billed to ESLC, attn. Autumn Conley. The invoice shall reflect the proposed estimated costs and comply with the not to exceed rates.

**Appraiser Qualifications:**

Please include a summary of your qualifications with the proposal. At minimum the Appraiser must meet the following qualifications:

- Must be a current certified Real Estate Appraiser in the State of Maryland.
- Must be qualified to meet YellowBook and USPAP standards
- Must have experience in raw land appraisals.
- Must have experience in Conservation Easement appraisals.

Please contact the Project Contact with any questions.





# Conservation Easement Runnymede, LLC

12807 Still Pond Rd  
Still Pond, MD 21667  
Tax Map 12  
Parcel 5  
162.15 Acres

 2019\_Kent\_Runnymede



Created 3/19/2026 by and for Eastern Shore Land Conservancy. Contents of this map may be confidential and should not be distributed. Maps are approximations and should not be used for legal interpretation. Data sourced from MDP, MDNR, ESLC, USDA, USGS, ESRI

0 205 410 820 US Feet  


MD IMAP, DoIT



Kent  
County