

Your Easement Compensation Analysis

Property in Caldwell County, Texas

Typical fair-value range for this kind of easement

\$15,409

Low end

\$37,262

Mid range

\$80,035

High end

Estimates are based on public data and the information you provided. Specific to your situation, fair compensation may be higher or lower. Not legal advice.

Your current offer:

\$15,000

Below typical range

This report covers a permanent high-voltage electric transmission easement on your property in Caldwell County, Texas. The easement area is 2.30 acres. Based on standard appraisal methods and current land value data, the amount you have been offered appears to be below typical range compared with what a formal appraisal would likely support. The pages that follow explain how that estimate was built, what the offer may not cover, and what options are available to you.

Your property details

State	Caldwell County, Texas
Easement Type	Electric transmission (high-voltage, tall towers)
Easement Dimensions	100 ft wide x 1000 ft long
Property Size	40.0 acres
Status with Offer	Below typical range

How we calculated this range

The estimate in this report was built in layers, each one representing a separate type of financial impact. The starting point is the value of the land inside the easement strip itself. From there, the calculation adds other recognized categories of harm — such as reduced value on the rest of your property, payments for permanent towers, and the cost of restoring your land after construction. Each layer is explained below.

Step 1: Easement area

width 100 ft x length 1000 ft ÷ 43,560 sq ft per acre = 2.30 acres

Step 2: Part taken (easement strip)

USDA NASS 2025 state-level land value for Texas x IRWA easement-to-fee ratio (Electric transmission (high-voltage, tall towers)) x property-use multiplier (primary_residence)

Running estimate: \$8,693 – \$12,273 – \$20,455

Step 3: Damage components

Added: Land taken (easement area at appraised rate); Remainder diminution in value; Structure and tower payments; Site restoration after construction

Running estimate: \$15,409 – \$37,262 – \$80,035

Step 4: Compare to the offered amount

The offered amount of \$15,000 is below the mid-range estimate of \$37,262 — roughly 40% of the typical compensation for this kind of easement.

Step 5: Damage categories the offer may not cover

Diminution of remaining property value; Structure or tower payments; Site restoration after construction

Step 6: Things to be careful about

2 items flagged

Step 7: Suggested next steps

6 suggestions produced

Components included in this estimate

Component	Low – Mid – High
Land taken (easement area at appraised rate)	\$8,693 – \$12,273 – \$20,455
Remainder diminution in value	\$3,068 – \$9,545 – \$24,545
Structure and tower payments	\$2,500 – \$12,000 – \$27,000
Site restoration after construction	\$1,148 – \$3,444 – \$8,035
Total	\$15,409 – \$37,262 – \$80,035

Baseline: v2.0.0-2026-05-15. Sources: USDA NASS 2025 Land Values Summary; IRWA Course 403 appraisal standards; EPRI property value studies; Virginia DOT Right of Way Cost Estimate Guide v6.00.

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Damage categories your offer may not cover

A compensation offer is only as complete as the damage categories it covers. Three categories were included in this report's estimate that do not appear to be reflected in the offer you received. These are not uncommon omissions in an initial offer. Understanding what each one means can help you ask better questions before signing anything.

Diminution of remaining property value

When a utility easement runs through a property, it can reduce the market value of the land that lies outside the easement itself — not just the strip the utility uses. This is called remainder diminution, meaning the remaining portion of your land may be worth less to a future buyer because of the easement's presence. Appraisers assess this impact using studies of how nearby properties have sold after similar installations. The offer you received does not appear to account for this category.

Structure or tower payments

When permanent structures such as large transmission towers are placed on a property, many easement agreements include a separate per-structure payment on top of the basic land value. This reflects the long-term inconvenience, land use restriction, and visual impact of having a physical structure anchored on your land. This category does not appear to be addressed in the current offer.

Site restoration after construction

During construction, the easement area is typically cleared, graded, and otherwise disturbed. Compensation for restoring that land — re-seeding ground cover, grading, or other repairs — is a recognized category under standard appraisal practice. The offer you received does not appear to include this item.

Things to be careful about

Two items in the information you provided warrant a closer look before you make any decisions. These are not accusations of wrongdoing — they are patterns that appraisers and attorneys commonly flag as situations where a landowner may benefit from taking more time or seeking independent advice.

The agent has cited a deadline.

When a utility or pipeline representative cites a deadline for accepting an offer, it can create a sense of urgency that shortens the time available to research your options. In most situations involving a permanent easement, you have the right to seek an independent appraisal and consult a licensed attorney before agreeing to anything. A stated deadline is worth noting, but it does not mean you must sign immediately.

The offered amount appears to be below the typical fair-value range for a project like yours.

The amount you were offered falls below typical range when compared with what a standard before-and-after appraisal would likely produce for a project of this type in your county. This does not mean the offer was made in bad faith — initial offers are often starting points. It does suggest that reviewing the offer carefully, and potentially obtaining an independent appraisal, may be worthwhile before accepting.

Suggested next steps

The following steps are commonly taken by landowners who want to make sure they fully understand their situation before agreeing to a permanent easement. Not every step will apply to every person, and the order can vary depending on your circumstances. These are presented as options to be aware of, not as a required course of action.

1. Consult a licensed attorney in your state who handles real property or eminent domain matters before signing anything.

A licensed attorney in Texas who handles real property or eminent domain matters can review the offer documents and explain your legal rights before you sign anything.

2. Request a formal appraisal from a state-licensed appraiser who has experience with utility easements.

A state-licensed appraiser with experience in utility easements can provide an independent opinion of value that you can use as a basis for comparison or negotiation.

3. Request that any counter-offer or agreement be put in writing, and keep copies of all correspondence.

Putting any counter-offer or agreement in writing — and keeping copies — creates a clear record of what was discussed and agreed upon.

4. Research your state's eminent domain and right-of-way compensation statutes, or ask an attorney to explain what you are entitled to.

Texas has statutes governing eminent domain and right-of-way compensation that define what landowners are entitled to receive, and a licensed attorney can explain how those laws apply to your situation.

5. Ask the company whether their offer accounts for the impact on your remaining property, not just the easement strip itself.

Asking the company directly whether their offer accounts for the impact on your remaining property — not just the easement strip — can clarify whether that category has been considered.

6. Confirm the exact number and type of permanent structures that will be placed on your property.

Confirming the exact number and type of permanent structures planned for your property will help ensure that any structure-related compensation is calculated accurately.

Counter-Offer Letter — A Starting Draft for You to Review

The letter below is a starting draft you can adapt and send to the utility company. It is intentionally polite and asks for additional information rather than making demands. It is provided as educational material, not legal advice, and is not a substitute for review by a licensed attorney. We recommend having your attorney review it before sending.

(your full name)

(your street address)

May 21, 2026

AEP (American Electric Power)

Right-of-Way Department

(utility company's mailing address)

Re: Easement Offer for property in Caldwell County, Texas

Parcel/Property: _____ (parcel number or property address — see your offer letter)

Reference: _____ (offer reference number, if known)

Dear Right-of-Way Representative,

Thank you for the easement offer you presented for my property. I am writing to request additional information about the offer before I consider it further, and to ask whether the company would be willing to discuss certain items.

I would like to better understand how the offered amount was calculated. Specifically, could you provide a written breakdown that shows:

- The land value used for the easement strip and its source
- Any amount included for impact on the remainder of my property
- Any amount included for permanent structures placed on the land
- Any amount included for restoration of the easement area after construction
- Any amount included for other categories of damage

If any of these categories were not included in the current offer, I would like to discuss whether they could be considered. I have reviewed general educational information about easement offers and would like to make sure the items above have been addressed before responding further.

I would also appreciate written answers to the following before I make any decision:

1. What is the exact width, length, and location of the proposed easement on my property?
2. How many permanent structures (such as towers or poles) are planned within the easement, and where will they be located?
3. What activities will the company be permitted to conduct in the easement area, both during construction and afterward?
4. What restrictions will apply to my use of the easement area after the work is complete?
5. What is the company's standard process if the parties cannot reach agreement on the terms or amount?

I am not rejecting the offer. I am asking for additional information so that I can make an informed decision, and I may consult an attorney or a licensed appraiser before responding further. I would appreciate a written response at your convenience.

Thank you for your time.

Sincerely,

(your signature)

(your full name)

(phone number, optional)

(email address, optional)

Reminder: this letter is a starting draft only. Before sending, please review and adjust the wording, confirm the utility company's mailing address, fill in any blank lines (your address, the utility's address, the offer reference number if known, and your signature), and consider having a licensed attorney review the letter for your specific situation.

Important Information About This Report

This report is provided by Easement Ready LLC ('Easement Ready') for educational and informational purposes only. It is not legal advice, financial advice, real estate advice, or an appraisal of your property. No attorney-client relationship is formed by your use of Easement Ready or your receipt of this report.

The compensation estimates in this report are calculated using publicly available data and the answers you provided in the questionnaire. Easement compensation depends on many factors specific to your property, your state's laws, the utility company's practices, and the terms of the offered easement document, all of which may not be fully captured by our analysis. The estimates shown are typical ranges based on similar easements, and your specific circumstances may produce higher or lower fair compensation. Easement Ready does not guarantee the accuracy of any estimate.

The 'missing damage categories' and 'things to be careful about' sections identify topics commonly seen in easement negotiations that may be relevant to your situation. These are educational observations, not legal conclusions about your specific easement offer. Whether any of these items apply to your circumstances is a question only you, your attorney, or a qualified appraiser can answer.

We strongly encourage you to consult with a licensed attorney in your state before signing any easement agreement. An attorney can review your specific offer, advise you on your rights under state law, and represent you in negotiations with the utility company. Easement Ready does not recommend specific attorneys and does not provide referrals.

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