

Site selection and eligibility

Q: Must all studied sites be owned and/or operated by ARM members, or may we include a non-member operation if it represents a strong analytical case?

A: Use the data that best addresses the study purpose and parameters. Owner membership in ARM is not a requirement for sites.

Q: If ARM has GIS boundary files for candidate sites (active mine limit polygons or operations boundaries), can these be provided to support distance analysis?

A: ARM does not retain these types of data files, but would assist as necessary by making requests of member companies for such data.

Methodology and analytical approach

Q: Property value basis: Is it acceptable to use annual county assessor/tax market values as the primary dataset, drawing on sales data only where readily available for validation?

A: Sales data must be used for the values in the primary dataset. This data should be reported in county and city records, which can be used as the source of sales data. County or city assessments are not to be used to establish values.

Q: Commercial properties: If commercial sales are limited, is assessed-value trend reporting acceptable for commercial parcels without sales-based modeling?

A: Sales data is to be used and should be available through tax records. If sufficient data is not available for a statistically significant analysis, then other aggregate facility sites should be considered.

Deliverables and process

Q: Deliverables: Could you clarify what ARM expects as final deliverables?

A: There is one deliverable, which is a professional report. The report must include the following.

1. Description of methods
2. Analysis
3. Conclusions
4. Supporting information

1. Data
2. Figures
3. Tabulation of data to support conclusions
5. Executive summary
 1. Primary findings
 2. References to researchers' means of addressing all tasks and subtasks

Recommended inclusions in the final report

Figures

ARM recommends including a scattergram of property values plotted against distance from active mine area

Data

Summary statistics

With regression analysis for each land use and/or operational scenario

Averages

Mean

Median

Value changes over time

Q: Review cycle: May we assume one draft followed by one consolidated round of comments?

A: Yes, ARM intends to consolidate comments into one round.