

2009 Cabin Sales and Appraisal Survey

1. Fee & Appraisal Section *** Please limit to one survey per cabin

* ...

Most cabin owners know that we face very serious cabin fee problems under CUFFA. The task of fixing CUFFA or instituting a new fee determination system is daunting. But it is a challenge that must be faced. We fully recognize the personal and private nature of the Appraisal, Fee and Sales Data we are collecting in this survey. However, these data are needed to help us address and frame a long term solution. Since the Forest Service does not keep this type of data, we must turn to you. WE NEED YOUR HELP, but please be assured we respect the privacy of your answers.

NFH believes privacy is of utmost importance, so we've worked hard to ensure confidentiality. Your information will not be used or released for commercial purposes and is protected under NFH Privacy Policy. SurveyMonkey, the independent survey host, enforces stringent internet privacy and security policies.

For full information about the User Fee / Transfer Fee proposal visit:

<http://www.nationalforesthomeowners.org/pdfs/C2%20Fee%20Model%20Package.FINAL.pdf>

You may exit the survey at any time and return later (to the same PC) to complete or correct it.

SURVEY TIPS:

1. When dollar amounts are requested, ENTER NUMBERS ONLY. PLEASE DO NOT ENTER DOLLAR SIGNS "\$", COMMAS ",", PERIODS ".", or spell out the number.
2. An asterisk by a question indicates Response Required.

If completing a paper survey, please mail to: NFH Survey c/o Meredith Randall, 410 Powers Court Ave, Milton, GA 30004

Deadline for completing the survey is Sunday, October 18, 2009.

To improve data quality, please limit your response to one survey per cabin.

* 1. Where is your CABIN? (State and National Forest)

2. In which county is your CABIN located?

3. What is your Special Use Permit Fee? (Please no \$ signs, but enter zero (0) if unknown.)

For the 2008 year

For the 2009 year

Estimate for 2010

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4. Given today's economic conditions, at what permit fee amount will you no longer be able to afford, or be willing to pay, the permit fee, or stated differently, what is your financial breakpoint where you must sell or 'walk away' from your cabin?

Max affordable fee (No \$ signs)

5. Which answer below best describes your 'financial breakpoint' in the previous question? (Select one)

We cannot afford that amount

The fee exceeds the value of what our permit confers and we are unwilling to pay that amount

Other (please specify)

6. If CUFFA remains unchanged, at which annual billing cycle will you reach your "financial breakpoint"?

2009

2013

2010

2014

2011

Don't Know

2012

Never

Comments:

7. Are you satisfied with the current Appraisal process, appeal procedures and resulting fees under CUFFA?

Yes

No

Comments:

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8. Have you reviewed the NFH/C2 User Fee / Transfer Fee proposal that would create a tiered fee system?

Proposal link:

<http://www.nationalforesthomeowners.org/pdfs/C2%20Fee%20Model%20Package.FINAL.pdf>

Yes

No

Comments:

9. Do you support replacing the Appraisal process under CUFFA with the non-appraisal User Fee / Transfer Fee proposal?

Yes

No

Comments:

10. What was the appraised value of your typical lot before CUFFA (i.e. the appraisal from the late 1990s)?

Pre CUFFA appraised value (No \$ signs)

11. Has your cabin lot been appraised more recently under CUFFA?

Yes

No

Please direct support questions to nfhsurveysupport@nationalforesthomeowners.org. Our NFH survey specialists will respond. For more about NFH, visit <http://nationalforesthomeowners.org> or call 1-800-669-9971.

*** IF YOUR PAGE ISN'T ADVANCING WITH "NEXT", THERE IS A QUESTION ABOVE THAT REQUIRES CORRECTION. ***

2. CUFFA Appraisal

This section is intended to collect current appraisal under CUFFA.

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12. When was your CUFFA appraisal done? (mm/dd/yyyy format. Use 01 if you don't know the specific date within the month.)

13. What is the appraised value of your typical lot under CUFFA? (Your may not have received your appraisal results yet, so if unknown, enter zero (0).)

\$

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3. Purchase & Sale

These questions concern cabin purchase and sale data that will help us in developing a fee determination process that corrects current problems.

14. What year was your cabin built?

15. What year did you purchase, build or receive ownership of your cabin?

16. How did you obtain your cabin?

We built our cabin

We purchased through a Real Estate Agent

We purchased a "For Sale By Owner"

We purchased from a friend or neighbor

We inherited our cabin

Our cabin was gifted to us

By word of mouth

Other (please specify)

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17. How is ownership held in your CABIN? (This is not necessarily the same as the name on the permit.)

- Single Individual
- Joint or Couple
- Multiple Family
- Single Family Trust
- Multiple Family Trust
- Corporation
- Other

18. What was the price paid for or cost to build your cabin? (Enter zero (0), if appropriate or (000) if unknown. No \$ signs.)

\$

19. What is the approximate total value of all MAJOR capital improvements and structural repairs you have made to your cabin since obtaining it?

- | | |
|--|--|
| <input type="checkbox"/> \$0 - \$24,999 | <input type="checkbox"/> \$150,000 - \$174,999 |
| <input type="checkbox"/> \$25,000 - \$49,999 | <input type="checkbox"/> \$175,000 - \$199,999 |
| <input type="checkbox"/> \$50,000 - \$74,999 | <input type="checkbox"/> \$200,000 - \$249,999 |
| <input type="checkbox"/> \$75,000 - \$99,999 | <input type="checkbox"/> \$250,000 - \$299,999 |
| <input type="checkbox"/> \$100,000 - \$124,999 | <input type="checkbox"/> \$300,000 & over |
| <input type="checkbox"/> \$125,000 - \$149,999 | |

20. What is the square footage of your cabin? Include all useable inside space.

21. How many years did the previous owner have the cabin? (Enter zero (0) if unknown.)

22. If you were to sell your cabin, what is a REALISTIC sales price (Not what you want, but what you think the price will be, given the current market conditions). Please provide answers for both periods.

In Today's Market \$

At the Market Peak,
before values declined

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23. If you choose, please comment on your previous answer.

24. Do you know of other cabin sales or attempts at selling that have occurred in the last 2 years on your tract? Testimonials of sales or sale failures could be very useful during Congressional hearings. Please provide a description of any CUFFA fee impacts on sale outcomes. PLEASE encourage those other cabin owners to take the survey too.

25. Is your cabin for sale currently?

Yes

No

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4. Cabins For Sale

This section collects the sale information of those cabins that are currently for sale. Please do not use \$ signs in your answers.

26. What is your current asking price?

\$

27. If you have reduced your asking price, what was the original asking price?

\$

28. How many months has your cabin been on the market?

29. What are the prospects for a sale in 2009?

Excellent

Good

Fair

Poor

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5. Personal Property Tax Assessments

This section collects data about your local county tax assessments and tax bills. Please do not use \$ signs in your answers.

30. What is the county assessed value of your CABIN structure?

\$

31. If the county where your cabin is located assesses land, what is the county assessed value of the LAND? (If Forest Service land is not assessed in your county, please enter zero (0).)

\$

32. If you pay state or county tax on the LAND value, what is the total dollar amount of that tax? (States have various names for this property tax on FS LAND, such as, possessory interest tax, state leasehold excise tax, etc. Enter zero (0) if no tax is assessed.)

\$

33. If appropriate, please comment on the previous question to clarify your specific situation or understanding of your county's tax on FS land.

34. Thank you for participating in this very important survey. If you wish to receive future email updates from the National Forest Homeowners or the Cabin Coalition 2, please complete the following:

Name:

State:

Email Address:

Phone Number:

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