

CLCC / FES Property Tax Assessment Presentation

April 28th, 2017



Who are we?



Tory

Yale SOM/FES, 2018

Career Interests: Impact
Investing
Personal Hobbies: Running,
Poetry



Andrew

Yale SOM/FES, 2018

Career Interests: Sustainability
Personal Hobbies: Hiking, Piano

FES 819: Strategies for Land Conservation

Professional skills seminar focused on strategies for private land conservation
Ten student teams working on projects for land conservation orgs across CT

Overview of the afternoon

- 12:00 - 12:30: Survey results
- 12:30 - 12:45: Survey Q&A
- 12:45 - 1:15: Small group discussions
- 1:15 - 2:00: Stakeholder mapping activity

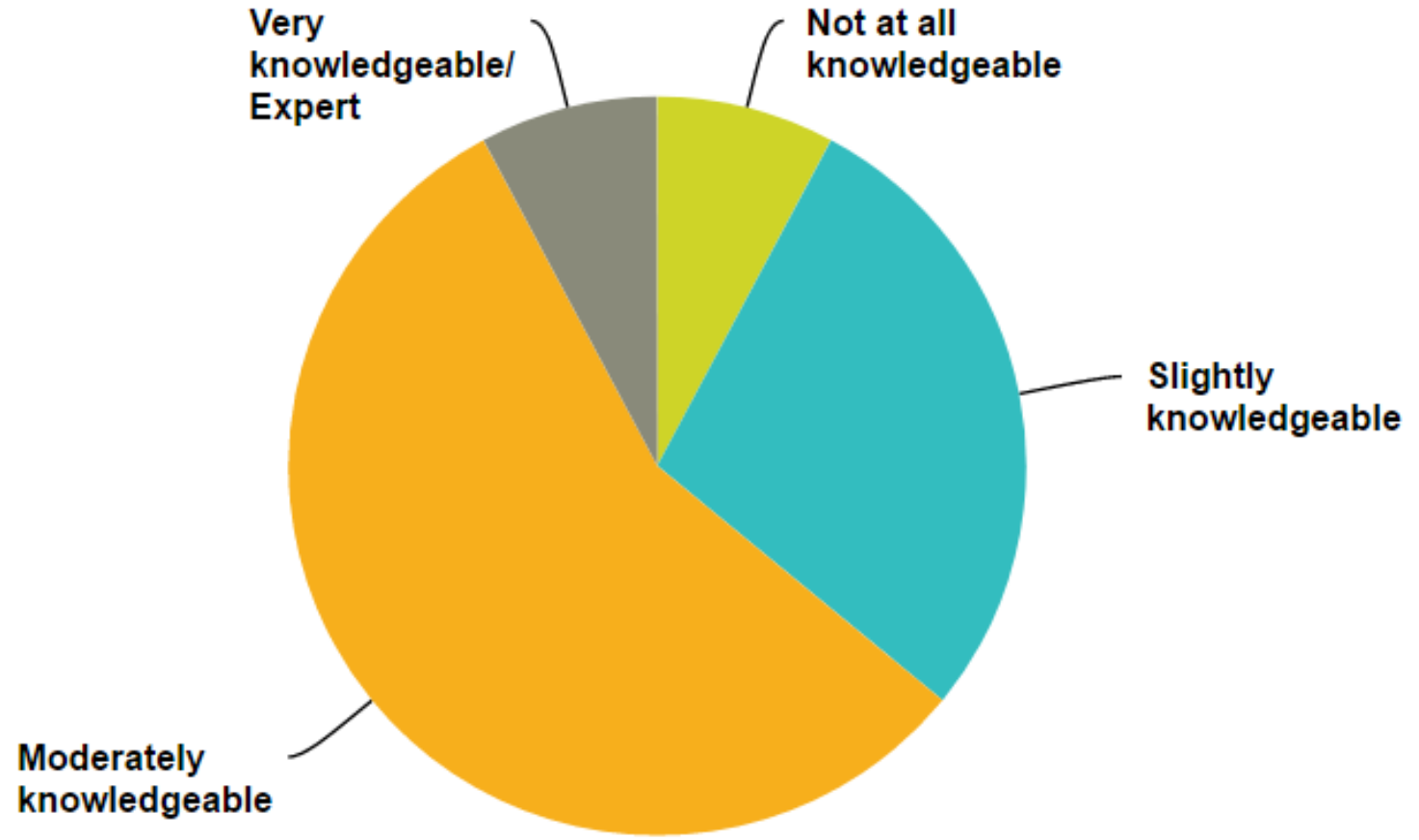
Overview of Survey Process

- Respondents: 65
 - 21: CLCC Annual Conference (March 2018)
 - 44: Online Survey (April 2018)

Land Assessment Process

How would you describe your understanding of the land assessment process in your land trust's town(s)?

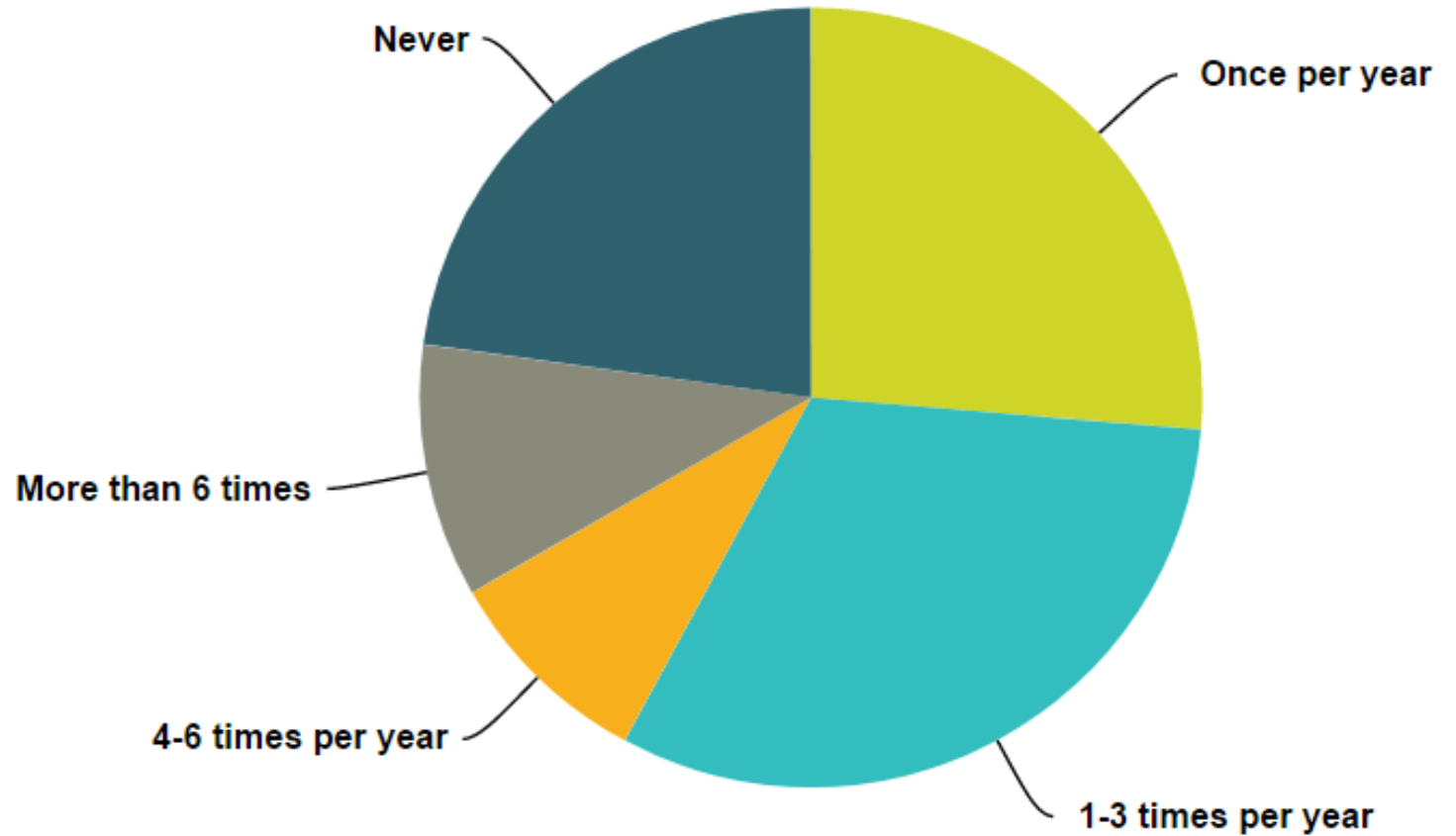
Answered: 64 Skipped: 1



Communication with Assessors

On average, how many times per year does your land trust communicate with (including submitting documentation to) the Tax Assessor's office in your town(s)?

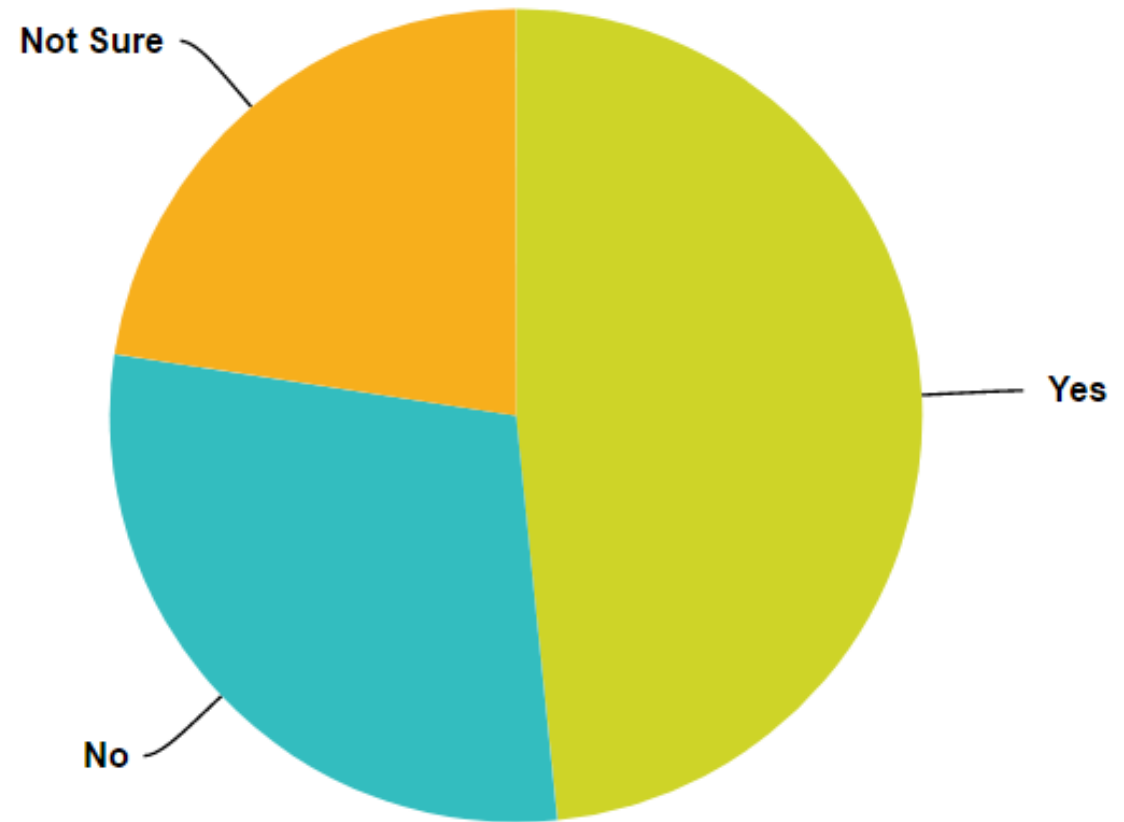
Answered: 57 Skipped: 8



Assessor Notification

Does your land trust notify the Tax Assessor when a conservation easement is recorded?

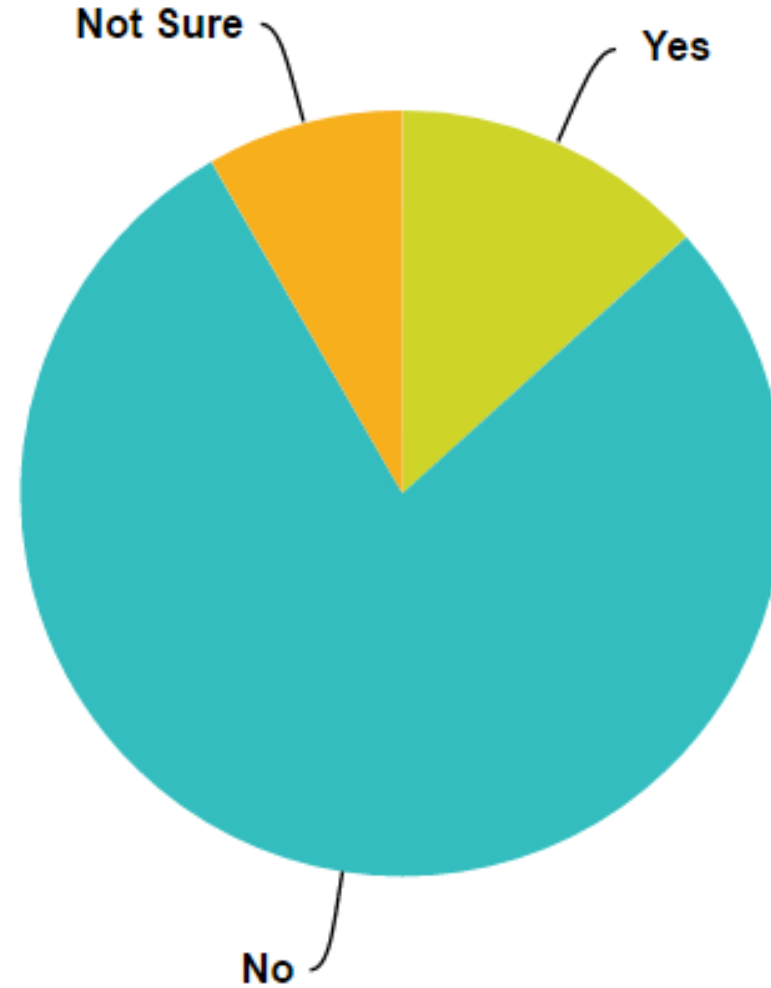
Answered: 62 Skipped: 3



Fee-Owned
Properties

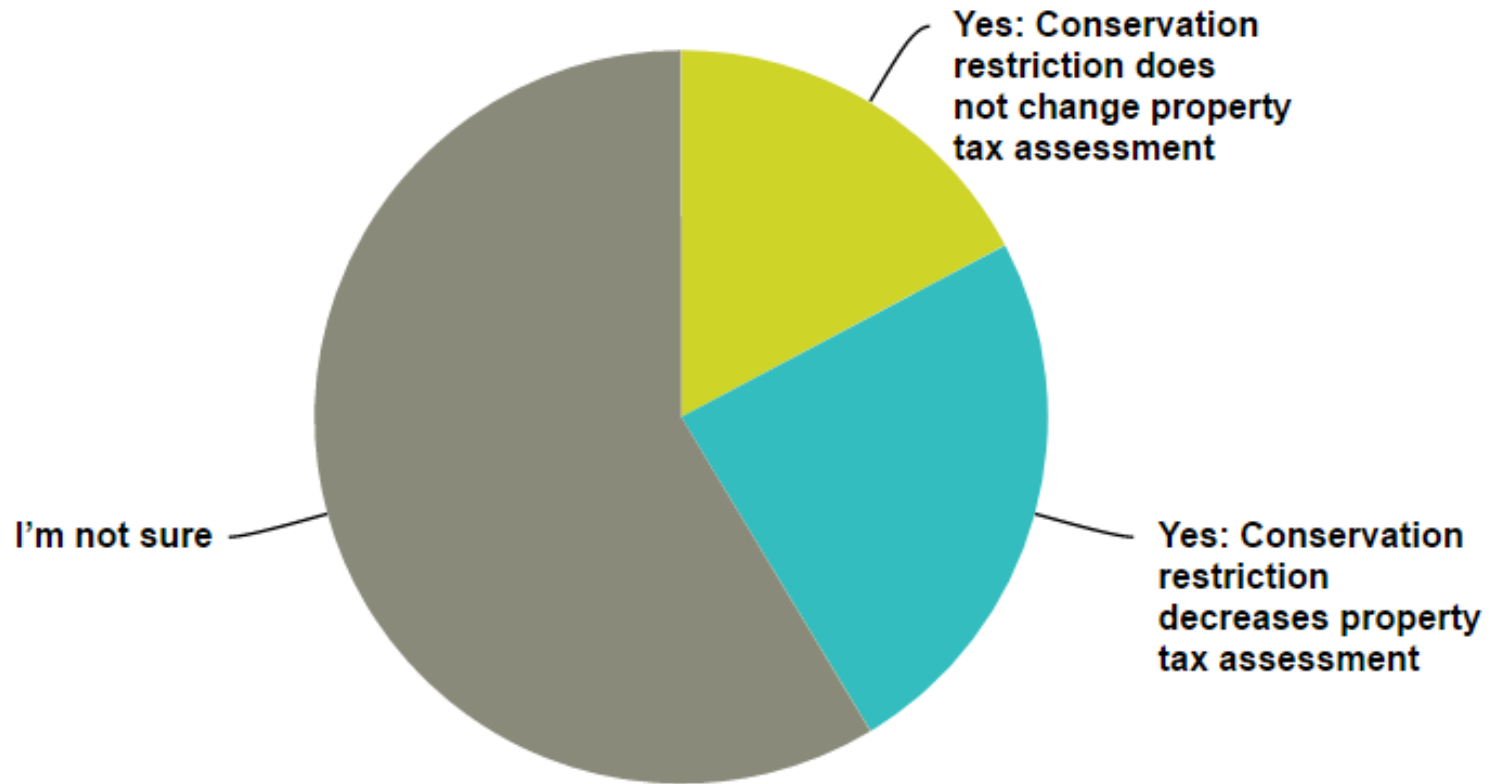
Are any of the land trust's fee-owned properties taxed?

Answered: 60 Skipped: 5



Are you aware of how property under conservation restrictions (easements) is valued by assessors in your localities?

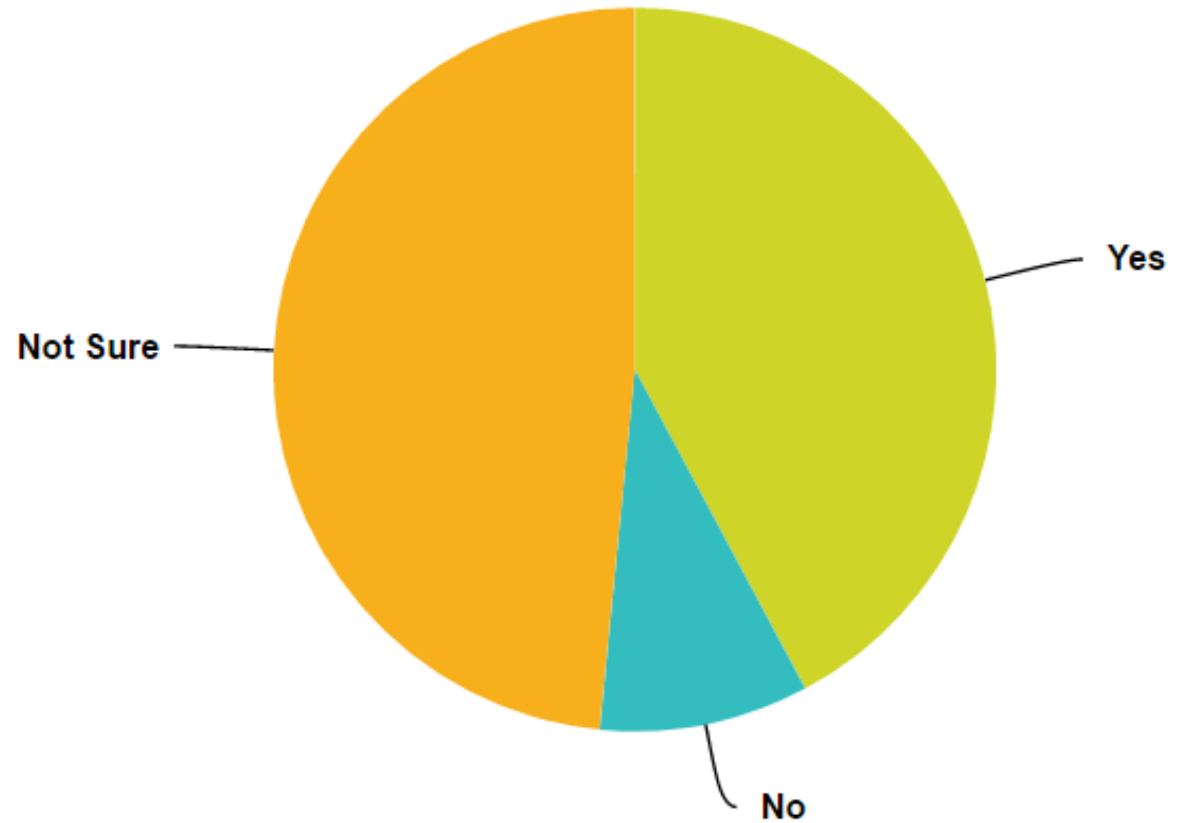
Answered: 58 Skipped: 7



Valuation & Assessment

To the best of your knowledge, do the assessors serving your town(s) consider the impact of a conservation restriction (easement) on a property's valuation as part of the assessment process?

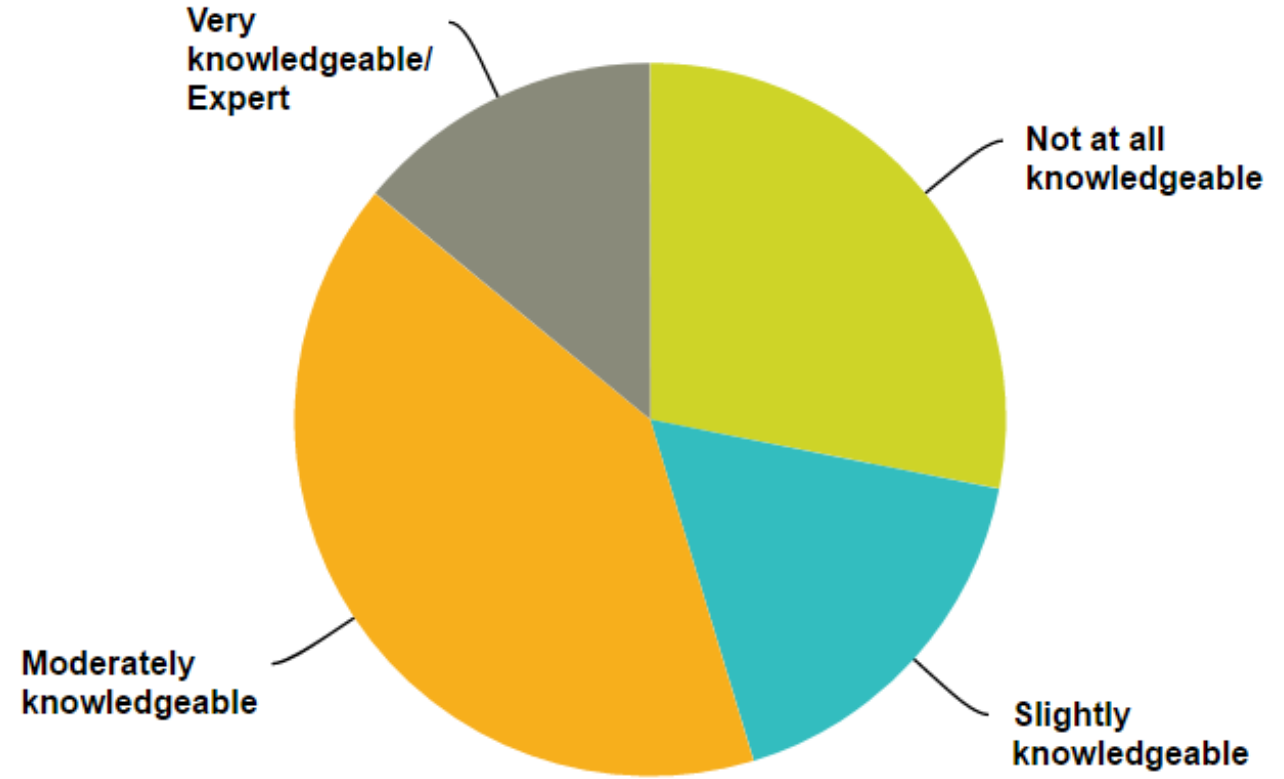
Answered: 64 Skipped: 1



Land Assessment Process

How would you describe your understanding of PA 490 (“Current Use Valuation”) ?

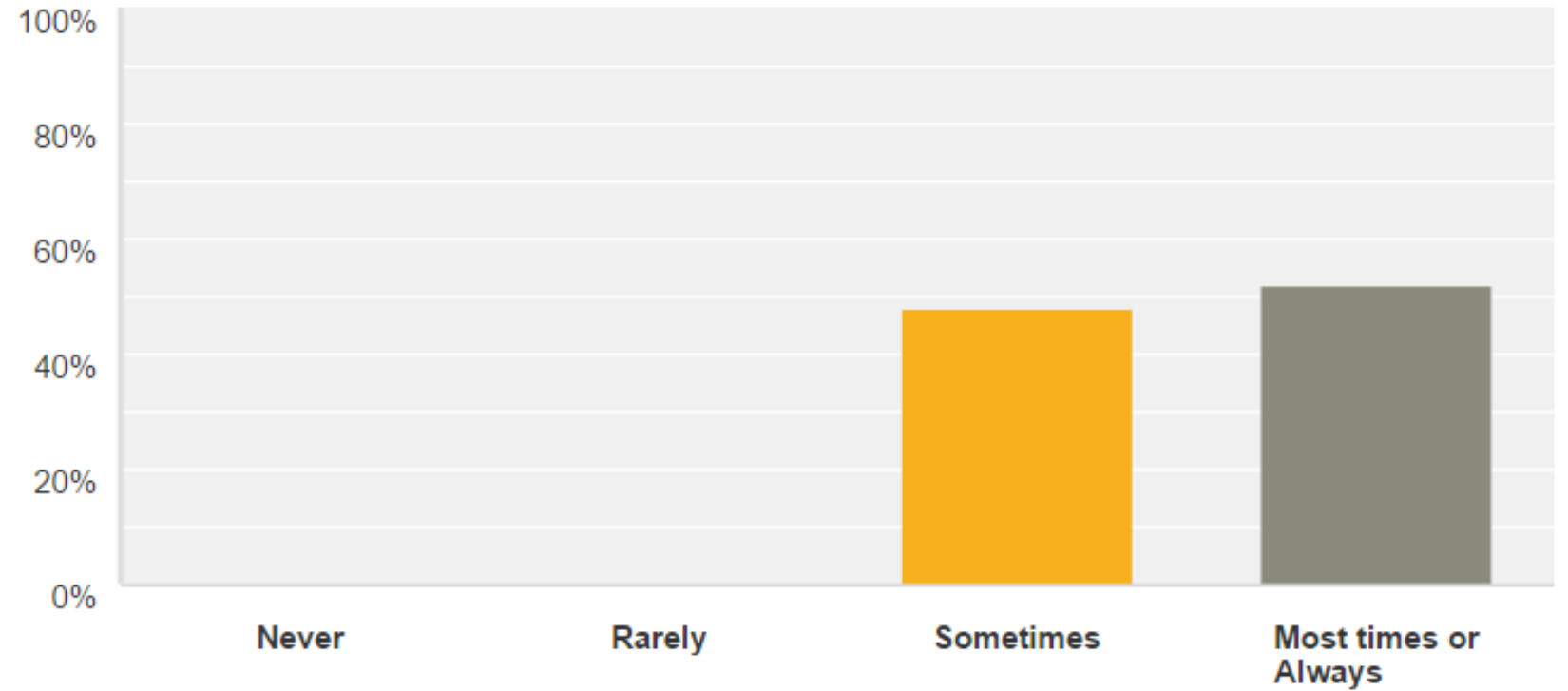
Answered: 64 Skipped: 1



Best Interest

Do you believe that designating land for Current Use Valuation under PA 490 is in the best interest of the landowner?

Answered: 50 Skipped: 15



Guidance

During the conservation easement acquisition process, what guidance or information about property taxes does your land trust provide to land owners? (Circle all that apply)

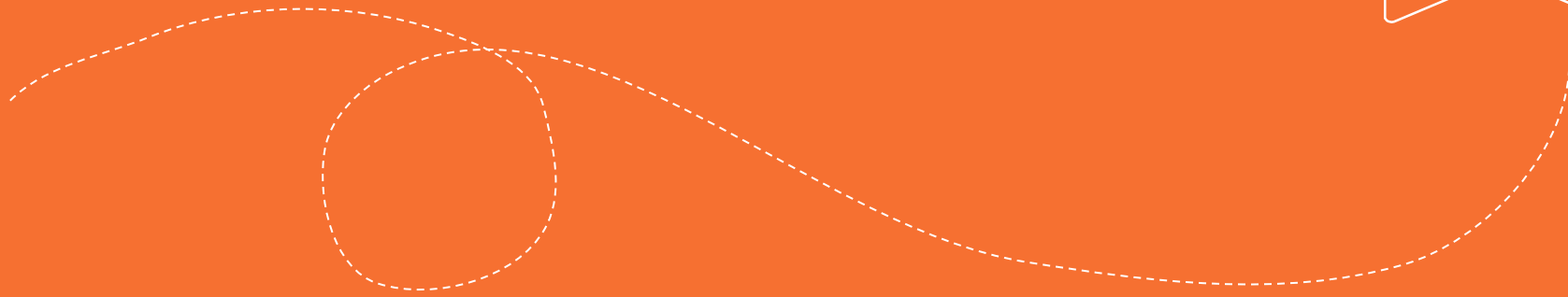
Answered: 44 Skipped: 21



Answer Choices	Responses
▼ Answer general questions about options (easement, PA 490 current use designation, etc.)	61.36% 27
▼ Direct landowners to online or print resources	31.82% 14
▼ Provide step-by-step guidance on the property tax assessment process and/or PA 490	9.09% 4
▼ Share estimates of potential property tax	4.55% 2
▼ We do not usually discuss property taxes	27.27% 12

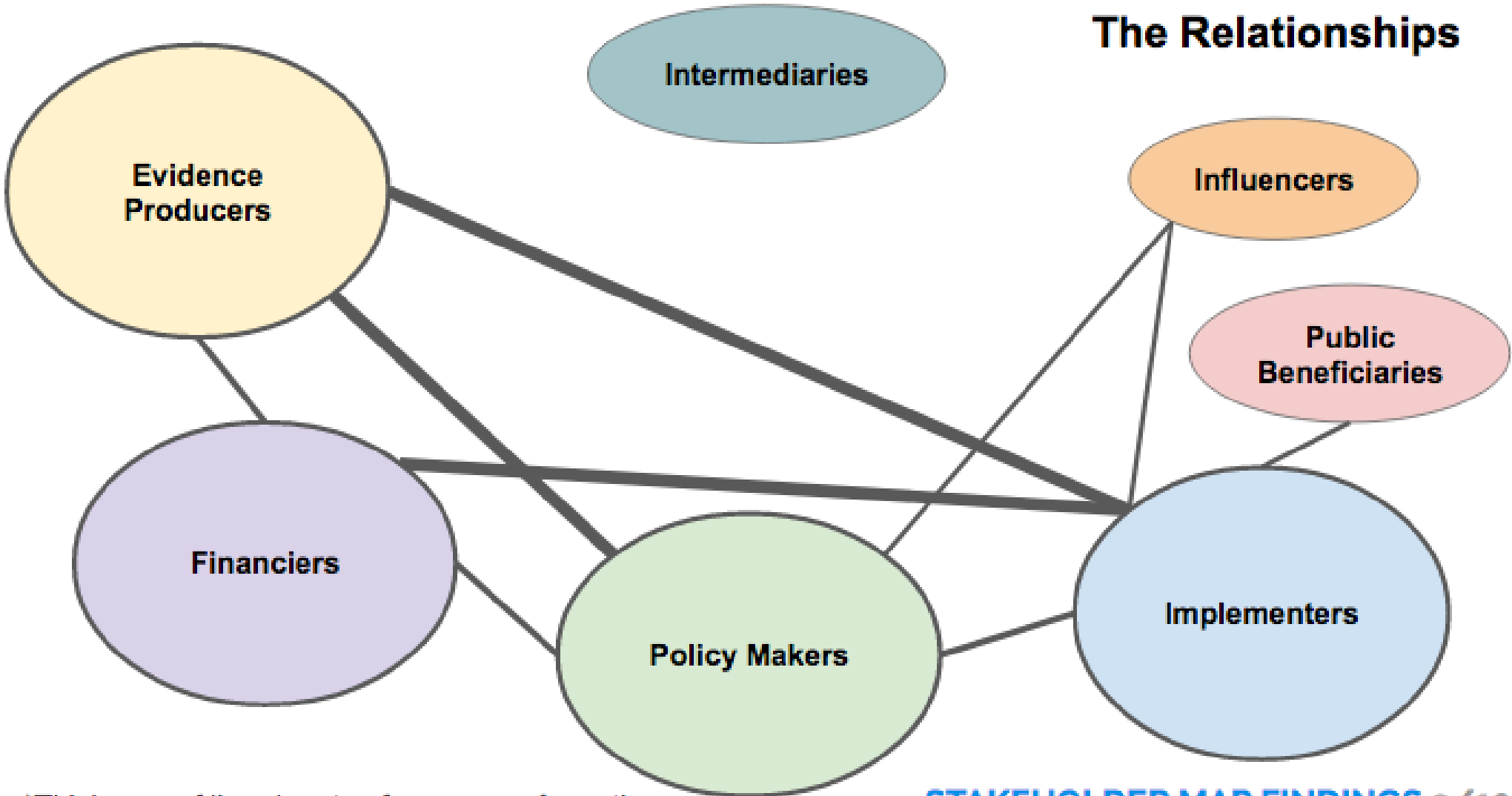


Reactions?



STAKEHOLDER MAPPING EXERCISE

The Relationships

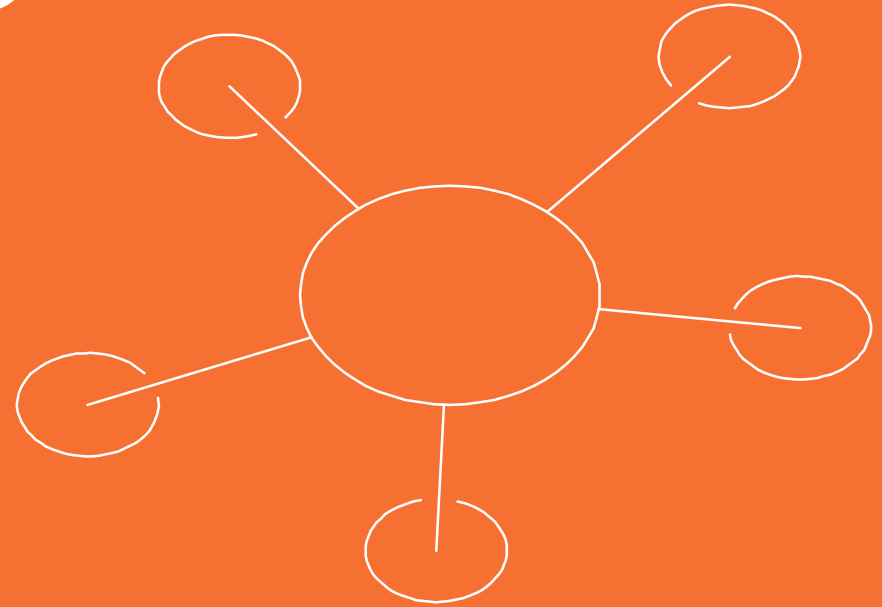


*Thickness of line denotes frequency of mention

Stakeholder Mapping

1. Identify key stakeholders – aka those you work with to achieve your goals and accomplish day-to-day tasks
2. Draw lines between stakeholders who interact
3. Draw thicker lines between those stakeholders who interact more frequently.
4. Along each line (relationship), identify key areas of synergy and areas of challenge/disagreement

STAKEHOLDER MAP PRESENTATIONS



What would your stakeholder map look like in an *ideal* world?

FOCUSING ON
Land Trusts &
Tax Assessors

RECAP FROM YOUR MAPS:

SYNERGIES

BARRIERS

OPPORTUNITIES

WRAP UP & NEXT STEPS



Thank you!