

Appraising Easements

Guidelines for Valuation of Historic Preservation
and Land Conservation Easements



A Project of the National Trust for Historic Preservation
and the Land Trust Alliance

Second Edition

Appraising Easements Guidelines For Valuation Of Historic Preservation And Land Conservation Easements

JL Elias

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Appraising Easements, 1999 A Tax Guide to Conservation Easements C. Timothy Lindstrom, 2012-09-26 Voluntary land conservation resulting from increasingly alluring tax benefits has significantly changed the face of land use in the United States and promises to have an even more significant influence in the future There are more than 1 500 land trusts in the U S today involving millions of acres of land that have been permanently protected by conservation easements Most of these land trusts depend heavily upon the significant income or estate tax benefits offered by the federal tax code as an incentive for voluntary land conservation However only a very small percentage of land trust personnel landowners or their advisors or even government officials fully understand the complexity of the requirements for these tax benefits This is a comprehensive book on the tax benefits of the charitable contribution or bargain sale of a conservation easement It provides a detailed explanation of the complex and extensive requirements of the federal tax code and related concepts including the rules governing the operation of tax exempt organizations such as land trusts Clearly written systematic in its coverage it is intended to be of value for anyone who deals with land trust issues including land trust staff and trustees landowners lawyers accountants government officials and interested lay people Structured for easy reference A Tax Guide to Conservation Easements is designed to be used as a resource tool Related topics are cross referenced throughout All principles in the book are illustrated with one or more useful examples The tax benefits of contributing a conservation easement are unquestionably the heart of voluntary land conservation today Knowledge of the tax law relating to land trusts and conservation easements is vital to properly establishing and managing land trusts and to insuring the tax deductibility of conservation easements The future of voluntary land conservation is dependent on a clear understanding of tax policy Complete meticulous and up to date A Tax Guide to Conservation Easements is an essential handbook *The Secretary of the Interior's Standards for the Treatment of Historic Properties* United States. Department of the Interior, Charles A. Birnbaum, 1996 Provides guidance to cultural landscape owners stewards and managers landscape architects preservation planners architects engineers contractors and project reviewers prior to and during the planning and implementation of treatment projects A cultural landscape is a geographic area associated with a historic event activity or person or exhibiting other cultural or aesthetic values *Appraising Easements*, 1999 **Historic Preservation Resources**, 1991 Oversight on Forest Land Conservation and Related Economic Development Within the Northern Forest Lands Study Area United States. Congress. Senate. Committee on Agriculture, Nutrition, and Forestry, 1991 **Reports of the United States Tax Court** United States. Tax Court, 1971* **Reports of the Tax Court of the United States** United States. Tax Court, 1986 **Protecting Coastal and Wetlands Resources**, 1992 **Conservation Easement Valuation and Taxation in Canada** Ian Attridge, Canadian Wildlife Service, North American Wetlands Conservation Council (Canada), 1997 Conservation easements are a relatively new stewardship technique which are essentially agreements that set out conservation obligations for a

property and are then registered on the land title A variety of tax benefits can flow to the land owner from agreeing to enter into a conservation easement The foundation for obtaining such benefits is the appraisal of the easement This report examines concepts and applications of the valuation of conservation easements in Canada primarily through appraisal methodologies and applied within income and property tax regimes Comparisons are made to conservation easement experience in the United States

Saving America's Countryside Samuel N. Stokes,A. Elizabeth Watson,Shelley S. Mastran,1997-08-13 A new edition of the 1989 classic that received the American Society for Landscape Architects Honor Award and the Historic Preservation Book Prize This thoroughly revised and updated second edition reports on changes in conservation over the last eight years It includes new case studies more than 50 new illustrations a section on heritage tourism and much more 235 illustrations

Preservation Yellow Pages National Trust for Historic Preservation in the United States,1997 An indispensable resource tool for first time homeowners do it yourselves and anyone who loves old buildings Bob Yapp host of the PBS series About Your House with Bob Yapp Preservation Yellow Pages is the only national directory of contact data and information on preservation resources detailed coverage of the procedures programs and organizations that can help you make preservation happen This Revised Edition features a streamlined format expanded state by state listings preservation Web sites and updated sources of assistance on rural preservation low income housing and legal and financial services Eliminate the guesswork with this one stop reference and save time energy and our priceless heritage

A Field Guide to Conservation Finance Story Clark,2012-09-26 Finally a comprehensive book on land conservation financing for community and regional conservation leaders A Field Guide to Conservation Finance provides essential advice on how to tackle the universal obstacle to protecting private land in America lack of money Story Clark dispels the myths that conservationists can access only private funds controlled by individuals or that only large conservation organizations have clout with big capital markets She shows how small land conservation organizations can achieve conservation goals using both traditional and cutting edge financial strategies Clark outlines essential tools for raising money borrowing money and reducing the cost of transactions She covers a range of subjects including transfer fees voluntary surcharges seller financing revolving funds and Project Related Investment programs PRIs A clear well written overview of the basics of conservation finance with useful insights and real stories combine to create a book that is an invaluable and accessible guide for land trusts seeking to protect more land

CRM Bulletin United States. National Park Service. Cultural Resources Management Division,1991

Managing Community Growth United States. Congress. House. Committee on Science, Space, and Technology. Subcommittee on Investigations and Oversight,1994

Making Educated Decisions Charles A. Birnbaum,Heather L. Barrett,2000 Provides practical guidance to make informed decisions when researching planning managing interpreting and undertaking project work for any cultural landscape resource

Land Use Plan, Cultural Landscape Report, Boxley Valley, Buffalo National River, Arkansas United States. National Park Service,1985

Growth Management and Public Land Acquisition Christopher Coutts, 2016-04-15 Bringing together a team of national experts this volume offers a detailed look at the links between public land acquisition programs and efforts to yield smart growth outcomes in the USA Both public land acquisition programs and state and local growth management efforts have been examined in detail but while there is growing recognition that land acquisition can play an important role in smart growth outcomes there has so far been little research into the nexus of these areas of public policy This book investigates various aspects of the land acquisition smart growth linkage and describes model programs and makes recommendations for the adoption of land acquisition efforts nationally and internationally It will appeal to practising planners policy makers public officials and citizen groups as well as academics of urban planning environmental studies geography and other disciplines which examine issues of urban sprawl

Partial Interests in Land Keith Daniel Wiebe, 1996

Code of Federal Regulations United States. Department of Agriculture, 2011 Special edition of the Federal register containing a codification of documents of general applicability and future effect as of with ancillaries

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