

Public Land Conservation: The Impact on Your Taxes

Conservation Easements vs. Outright Purchases

The only Land Bank purchases removed from the San Juan County property tax rolls are lands that are bought outright. Conservation easement properties remain in private ownership and the owner continues to pay the property taxes. The Land Bank strives to secure conservation easements, but in some cases landowners want to sell outright only or the property is desirable for public access.

The Impact

One basic method to determine the effect that the removal of Land Bank acres from the property tax rolls could have on your property taxes is to add the assessed value of Land Bank properties back into the overall value of real estate in the county and recalculate taxes per \$100,000 of value. Doing this would reduce taxes by \$2.00 per \$100,000 in value.¹ In other words, Land Bank purchases might have increased property taxes by \$2.00/\$100,000 of value. As an example, **a property assessed at \$500,000, could have an estimated increase in annual property taxes of \$10.00 due to Land Bank purchases.**

The Benefits

The Land Bank is protecting cherished views, wildlife habitat and historic areas, preserving open space, and providing for recreational access. While there is typically no public access on lands with conservation easements, 20 Land Bank Preserves are open to the public and free of charge.

Please feel free to call the Land Bank office or your Land Bank Commissioner with any questions.

¹ Calculations are based on *Statement of 2010 Assessment and taxes to be collected in 2011 for San Juan County*, and *Statement of 2009 Assessment and taxes to be collected in 2010 for San Juan County*. These publications are produced by the San Juan County Assessor's Office.