

Groundswell Conservancy Policy

Name: Property Interest Value Documentation

Approval: Approved by Executive Committee January 11, 2007

Land Trust Alliance Standards and Practices 11I. Condemnation. 1. If a conservation easement is threatened with condemnation, (a) Take steps to avoid or mitigate harm to conservation values and document the actions taken. (b) Have or obtain appropriate documentation of the percentage of the full value of the property represented by the conservation easement. (c) Document the land trust's attempts to receive its proportional share of the proceeds and use any proceeds in a manner consistent with the conservation easement deed.

Whenever Groundswell Conservancy intends to acquire interest in property (including a conservation easement), it determines the monetary value of the property interest. In the case of a conservation easement, Groundswell Conservancy determines the percentage of the value of the property represented by the conservation easement (i.e., the proportionate share) and notes the proportionate share in the conservation easement. The proportionate share is normally determined by appraisal.

Groundswell Conservancy may use the landowner's or project partner's appraisal to determine the value if the landowner's or project partner's appraisal passes review by the Groundswell Conservancy.

If no satisfactory appraisal is obtained by the landowner or project partner(s), Groundswell Conservancy will commission an appraisal of the property interest. In the case of properties acquired in fee that are expected to be of low monetary value, Groundswell Conservancy may commission a letter of opinion or other value analysis as an alternative to a full appraisal. In the case of a conservation easement, the proportionate share will be established by this appraisal.

Groundswell Conservancy is accredited by the Land Trust Accreditation Commission. Policies may be updated to reflect changing accreditation standards and practices, as well as changing local organizational needs.