

Maryland
Agricultural Land
Preservation Foundation
Annual Report
1985

MARYLAND
DEPARTMENT OF AGRICULTURE

HARRY HUGHES
Governor

Wayne A. Cawley, Jr.
Secretary of Agriculture

Hugh E. Binks
Deputy Secretary

MARYLAND AGRICULTURAL

LAND PRESERVATION

FOUNDATION

ANNUAL REPORT

FOR

FISCAL YEAR 1985

Harry R. Hughes, Governor

Maryland Department of Agriculture

Wayne A. Cawley, Jr., Secretary

Hugh E. Binks, Deputy Secretary

Maryland Agricultural Land Preservation Foundation

William I. Guy, Chairman

Gerald F. Talbert, Executive Director



STATE OF MARYLAND
DEPARTMENT OF AGRICULTURE

HARRY HUGHES
GOVERNOR

WAYNE A. CAWLEY, JR.
SECRETARY

HUGH E. BINKS
DEPUTY SECRETARY

MARYLAND AGRICULTURAL LAND
PRESERVATION FOUNDATION

WILLIAM I. GUY
CHAIRMAN

GERALD F. TALBERT
EXECUTIVE DIRECTOR

The Honorable Harry R. Hughes, Governor
The Honorable Melvin A. Steinberg, President of the Senate
The Honorable Benjamin L. Cardin, Speaker of the House

Gentlemen:

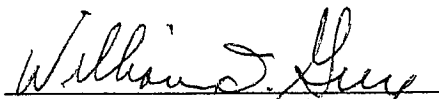
We are pleased to submit the Fiscal Year 1985 Annual Report of the Maryland Agricultural Land Preservation Foundation. In our seventh year of operation, Maryland farmers have continued to support and participate with us to preserve prime and productive farmland and woodland. To our knowledge, we continue to lead the nation in the amount of permanently preserved agricultural land and at the lowest acquisition cost per acre for any program of its kind.

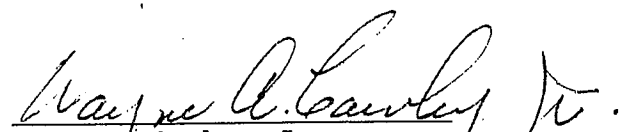
The annual rate of growth in both the formation of agricultural preservation districts and submission of applications to sell easements continue at a steady pace. Agricultural preservation areas of significant acreage are well established in many counties and are growing.

Our focus in FY'85 has been primarily on a continuation of efforts begun in FY'84: improvements in records management and resolving scheduling and coordination problems in key components of the program. We are attending to a process of refinement and definition which we feel is appropriate at this state of the program's evolution.

Thank you for your continued support and the opportunity to report our progress in preserving Maryland's finest farmland and woodland.

Sincerely,


William I. Guy, Chairman
Board of Trustees


Wayne A. Cawley, Jr.
Secretary of Agriculture


Gerald F. Talbert
Executive Director

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FISCAL YEAR 1985 ANNUAL REPORT

REVIEW OF PROGRESS

GROWTH IN THE PROGRAM

The Agricultural Land Preservation Program reached a milestone in FY'85 by approving the establishment of an agricultural preservation district which marked protection of 100,000 acres. The Foundation approved a total of 77 new agricultural preservation districts which covered 10,995 acres, representing a 12% increase. By June 30, 1985, 706 districts had been approved and 105,208.6014 acres had been protected.

The FY'85 Easement Acquisition Program resulted in the acceptance of 52 offers to purchase development rights easements. When settled, these easements will add 8,357 acres to Maryland's permanently preserved agricultural land. The FY'85 Program increased the number of easement properties from 190 to 242 and the number of easement acres from 28,938 to 37,295 acres, a 29% increase. Maryland's program leads the nation in the amount of permanently preserved agricultural land.

The FY'85 easements were purchased for a total of \$7,008,335.64 of which \$5,049,224.06 was state funds and \$1,959,111.58 was county funds. The average acquisition cost per acre was \$838.61. These figures, when added to the entire history of the program, yields an average acquisition cost of \$836 per acre, one of the lowest acquisition costs in the country.

Agricultural preservation districts have been established in 21 of the State's 23 counties. Worcester County established its first district in FY'85.

Current land use in the agricultural preservation districts is 64% cropland, 14% pasture, 19% woodland and 3% other. Soil conservation plans are in effect on a voluntary basis on 58% of existing districts, an increase of 3% over FY'84.

LEGISLATION

Two bills were introduced and passed in the 1985 General Session which amended the Foundation law. House Bill 95 changed the deadline date for the submittal of applications to sell development rights easements from July 1 to June 1 of each year. It also reduced county review time for the purpose of reviewing and approving or rejecting easement applications from the previous allowance of 90 days to 60 days. A county can receive a 30 day extension by a request to the Foundation in writing, stating its reasons for the request. One of the major issues addressed in the FY'84 Annual Report was the adjustment of deadlines among the various program components to provide more time for the appraisal component. House Bill 95 was designed to provide an additional 60 days of appraisal time by adjusting the two components which must proceed the ordering and processing of appraisals.

House Bill 101 gave the Foundation the right to appeal the decision of an arbitration case. If the landowner and the Foundation do not agree on the value of an easement as determined by a State appraisal, either the landowner or the Foundation may request that the

matter be referred to the county property tax assessment appeals board for arbitration. The value determined by that arbitration is binding upon the landowner and the Foundation in a purchase of an easement made subsequent to the arbitration for a period of two years. The previous wording in the law allowed the landowner to appeal the results of arbitration to the Maryland Tax Court but did not allow the Foundation the same opportunity to appeal.

Arbitration has not been a critical factor over the history of the program. Theoretically, any of the 510 approved applications could have appealed, but there has only been ten arbitration cases which is 2% of the potential. Five were found in favor of the State and five were found in favor of the landowner.

REGULATIONS

Soils Criteria (15.15.01.03C.(b)) - The original soils criteria to determine eligibility for district formation stated that the majority of a land area of a district should consist of U.S.D.A. - Soil Conservation Service Soil Capability Classes I, II and III or Woodland Groups 1 and 2. New language was adopted to expand and clarify the original requirement:

1. It categorized several levels of eligibility to more equitably extend a minimum standard over land with multi-featured topographic character.
2. It added the clarification that Woodland Groups 1 and 2 can only be applied to existing wooded areas.
3. It allowed the deduction of floodplain or wetland acreage if the soil classification in those areas resulted in failure to meet the majority requirement.
4. It allowed the combination of land measured by Soil Capability Classes I, II and III and wooded land measured by Woodland Groups 1 and 2 if the combination exceeded 60% of the land area.

Easement Priority Formula (15.15.01.04-1) - The final adoption of the Easement Priority Formula essentially ended a debate that had ensued from the time of the 1981 amendment to the law (§2-510-(e)(2)(ii)) which required it. The Easement Priority Formula (EPF) provides another way to evaluate applications for ranking but is only applied to applications where the asking price exceeds the appraised easement value. In either round of offers, ranking is first established by dividing the appraised easement value into the landowner's asking price. If the landowner's asking price is less than the appraised easement value, the ratio is less than 1.0; the smaller the fraction, the greater the discount. The ratios are ranked in ascending order up to and including 1.0 which occurs when the asking price equals the appraised easement value. Above this point, there is no discount, and the Foundation will offer the appraised easement value.

The Easement Priority Formula contains four major components to rank applications of which asking price and discount is not a factor. The components are soil productivity, size, threat to continuance of agriculture and priority recommendations of local governing bodies.

The Easement Priority Formula was used in the FY'85 Easement Acquisition Program and was applied to 47 applications with ratios over 1.0 in competitive situations. Eleven offers were made to applicants on the basis of their EPF score, of which six applicants

accepted.

RESOLUTION OF SCHEDULING PROBLEMS

During FY'85, the Foundation, the Department of Agriculture and the Department of General Services worked to reduce the amount of time that transpires from the acceptance by a landowner of an offer by the Foundation to purchase an easement to actual settlement of the easement purchase. In FY'84, the Department of General Services (DGS) took two actions to improve the situation. One was to hire a paralegal aide to assist attorneys in handling the flow of paperwork. The other was the development of regional annual contracts for title companies to eliminate the time spent in bidding each job.

In FY'85, DGS changed workload assignments within their legal section so that three staff attorneys shared equally the 52 easement settlements instead of one attorney being assigned the majority of agricultural preservation easements.

The Foundation has been mailing option contracts with the initial offer letter for the last two years rather than mailing the option contract after an acceptance was received. The option contracts also included a four page set of instructions designed to advise landowners of situations that often occur which prolong the settlement process and actions they can take to avoid those situations.

In FY'85, the Departments of Agriculture and General Services developed new settlement procedures designed to maximize efficiency and minimize time and error. In general, the new procedures centralized the process through the Foundation and increased coordination efforts between the Foundation and all the various involved agencies and individuals. The new settlement procedures are being used for all current easement settlements. In addition, the Executive Director of the Foundation and the DGS staff attorneys have been meeting monthly for over a year to improve and maintain coordination and resolve problems.

TABLES

ACREAGE REDUCTIONS

The table on page 7 is the first comprehensive attempt since the program began to account for acreage that has been deleted or withdrawn. The exclusion of one acre building lots allowed for under the program is the most frequent request that reduces district and easement acreage and is likely to increase as time goes on and enrollment in the program increases. However, from FY'79 to June 30, 1985, there have only been eleven acres officially excluded and recorded.

Of the seven acres of easement property involved, \$1,953 was returned to the Foundation. Not every easement acre excluded was required to pay back the amount the Foundation paid for the acre because of two situations: 1.) deeds of easement prior to 1982 did not require reimbursement and 2.) lots surrounding existing dwellings are not required to pay back because easement payments are based on the district acreage less one acre surrounding each existing dwelling.

In four districts, a total of 3.109 acres have been excluded at the request of Carroll

County for the additional land required to improve bridges, culverts and roads. This is also likely to increase as time goes on, but is not likely to be significant.

The component that could be significant is the termination of districts which can usually happen one of two ways: 1.) a routine termination after being in a district for five years from the date the district agreement was recorded and an easement was not purchased, or 2.) early termination due to severe economic hardship.

Routine termination of districts has been a potential factor only since FY'84 when the first districts in the program had been in district status for at least five years. No releases to terminate such districts had been recorded in FY'85, although 13 districts have issued an advance notice to terminate during FY'86 and FY'87, representing only 1.8% of the 706 districts in existence at the end of FY'85.

Early termination of districts due to severe economic hardship affected five districts and 681.97 acres. In such cases, a landowner must be able to document that severe economic hardship exists and present the request to both the county governing body and the Foundation.

A total of 696.079 acres from thirteen districts and seven easement properties were officially excluded from the program. This represents a loss of less than 1% of total district acreage.

FY'85 DISTRICT PARTICIPATION - Page 8

District enrollment in FY'85 increased by 77 new districts and 10,995 acres, a 12% increase. The average district size established in FY'85 was 143 acres compared to the historic average of 150 acres.

Acreage reductions are factored in, taken from the table on page 7. The 88.27 acre district from Queen Anne's County which was terminated due to severe economic hardship is not deducted on the Program Summary because it has been deducted from the total since FY'83. The four districts listed in the No. of Districts column under the heading of Recorded Acreage Reductions are those which were terminated due to severe economic hardship after the district in Queen Anne's County was terminated.

Carroll County continues to lead the state by holding over 22% of the total district acreage, followed by Frederick County with 11% and Baltimore County at 9%. These three counties plus Howard and Anne Arundel constitute the most active region of the state, accounting for 53.5% of total district acreage. Historically, the Central or Piedmont Region has been the most active probably due in a major sense to landowner reaction to the development pressure of the Baltimore-Washington corridor. Another major factor in landowner participation appears to be an adequate level of manpower and interest provided at the county level, primarily through staff support to the local agricultural preservation advisory boards.

Two counties considered to be on the fringe of the major development area of the State but which have been making rapid progress in district formation and easement property are Caroline and Harford. Other counties in which district growth was dramatic include Kent, Garrett and St. Mary's.

The building up of a "critical mass" of agricultural land has been a major goal of the program. An analysis of existing preservation areas i.e. the amount of contiguous land under

district agreement indicates that significant critical mass is occurring in several counties. The largest preservation area in the state totals 2,714 acres in Carroll County. There are currently three preservation areas over 2,000 acres, two in Carroll County and one in Talbot County. There are six preservation areas each totalling acreage between 1,000 and 2,000 acres: Anne Arundel (1), Baltimore (2), Carroll (1), Howard (1) and Queen Anne's (1). There are also 32 preservation areas totalling between 500 and 1,000 acres.

FY'85 EASEMENT PARTICIPATION - Page 9

Easement acreage acquired or under contract status in FY'85 was the second highest annual acreage total in the program's history at 8,357.05 acres, an increase of 29% over the FY'84 total of 28,938.

The opening balance of 190 properties and 28,938 acres is less than the closing balance of the same chart in the FY'84 Annual Report. This is due to adjustments which were made for several landowners who had initially accepted offers to purchase easements but for various reasons, decided to reject the offer prior to settlement.

Carroll County added 1,345 acres or 13% of its FY'84 total, which gives it almost 31% of the State total, 11,539 acres. Significant increases were made in Baltimore, Calvert, Caroline, Frederick and Harford Counties. The regional pattern established by district formation holds true for easement acquisition with the primary activity being in the Piedmont but with increasing activity in Caroline, Harford and Calvert.

FY'85 CERTIFIED FUND - Page 10

The FY'85 Certified Fund was the highest in the Program's history at \$5.49 million. By virtue of the fund formula of which half of the total is used to match additional county funds on a 60% State, 40% county basis, the FY'85 Easement Acquisition Program was able to achieve the purchase power of over \$7 million.

The two major fund sources for the Program are a portion of the real estate transfer tax (Program Open Space) at \$3 million and two-thirds of the agricultural transfer tax which was at its highest level at \$1.95 million. As the agricultural transfer tax is only imposed when agricultural land has been sold and converted to another land use, it becomes a barometer of development activity and is appropriately used to protect agricultural land that remains.

For the first time in FY'85, the Fund shows the collection of local shares of agricultural transfer tax which were unexpended or uncommitted for over three years as required in Article 81, §278F. Each county retains 1/3 of the agricultural transfer tax (with the exception of Montgomery County) which can only be used for agricultural preservation. However, if a county does not spend those funds within three years, it is required to turn the funds over to the Comptroller. The law specifies that the collected funds shall be held in a special account for use in the county of origin for five more years, after which it shall be absorbed by the Agricultural Land Preservation Fund.

The Foundation's Board of Trustees established a policy on the use of the collected funds, referred to as "Three Year Accounts". The Board interpreted the law's requirement for collection of uncommitted funds after three years as a mild penalty for not using them sooner for agricultural preservation. As a further incentive to counties to use the funds

more actively, the Board determined that three year accounts will not be matched with State funds. The sequence of spending on Round One easement offers was established as general allotted funds followed by three year accounts and then matching funds. The collection of three year old funds has spurred interest in those counties which have not been active in district establishment or easement sales in recent years.

FY'85 EASEMENT ACQUISITION PROGRAM - Page 11

One column added for the first time in the FY'85 Annual Report measures the discount value of the offer to purchase an easement. The law requires the offer to be the lower of either the appraised easement value or the landowner's asking price. The discount value is the difference between the offer and the appraised easement value. Ranking of applications is designed to favor those whose asking prices offer the greatest discount to the State.

By having such a competitive factor, the Foundation has been able to acquire significantly more acreage. Most of the other state, county or township programs for agricultural easement acquisition are designed to only offer the appraised easement value.

The discount value of Maryland's program was \$1.4 million in FY'85 alone. Using the average acquisition cost of \$839, the FY'85 discount value provided an additional 1,723.83 easement acres to the Foundation. This would constitute a 21% increase in acreage than would have been possible in a program designed to offer only the straight appraised value. Maryland's program was the first to have the competitive bidding factor which has proven to be instrumental to its success.

EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE - Page 12

In every funded year, the average acquisition cost has been lower than either the average asking price or the average easement value. This is due to two factors. One is by virtue of the fact that offering the lower of the two values prevents the offer amount from being exclusively asking price or appraised value.

The other factor concerns insufficient fund offers. When the last offer is made in either Round One or Round Two, available funds may be less than either the asking price or appraised easement value. In this case, whatever funds are available are offered to the landowner. Although he may reject an insufficient fund offer without penalty, if a landowner accepts an insufficient fund offer, it cannot be increased. Most insufficient fund offers are rejected, but the ones that are accepted increase the discount value shown on page 11.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
 ACREAGE REDUCTIONS IN DISTRICTS OR EASEMENT PROPERTIES

RECORDED AS OF JUNE 30, 1985

COUNTY	OWNER'S OR CHILDREN'S LOT EXCLUSIONS		EXCLUSION BY COUNTY FOR ROAD, BRIDGE, OR CULVERT IMPROVEMENT		EARLY TERMINATION FOR SEVERE ECONOMIC HARSHIP		DISTRICT TERMINATION AFTER FIVE YEARS	
	DISTRICT ACREAGE	EASEMENT ACREAGE	DISTRICT ACREAGE	EASEMENT ACREAGE	NUMBER OF DISTRICTS	ACREAGE	NUMBER OF DISTRICTS	ACREAGE
ALLEGANY								
ANNE ARUNDEL								
BALTIMORE								
CALVERT		2						
CAROLINE								
CARROLL	1	5		3.109				
CECIL								
CHARLES								
DORCHESTER								
FREDERICK					2	509.5		
GARRETT								
HARFORD								
HOWARD	1				2	84.2		
KENT								
MONTGOMERY								
PRINCE GEORGE'S								
QUEEN ANNE'S	1				1	88.27		
ST. MARY'S								
SOMERSET								
TALBOT								
WASHINGTON	1							
WICOMICO								
WORCESTER								
TOTAL	4	7		3.109	5	681.97	0	0

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY '85 DISTRICT PARTICIPATION

COUNTY	RECORDED DISTRICTS AS OF JUNE 30, 1984		APPROVED BY FOUNDATION DURING FY'85		FY'85 GROWTH RATE	RECORDED ACREAGE REDUCTIONS AS OF JUNE 30, 1985		TOTAL RECORDED AND APPROVED DISTRICTS AS OF JUNE 30, 1985		PERCENTAGE OF TOTAL
	No. of Districts	District Acreage	No. of Districts	District Acreage		No. of Districts	District Acreage	No. of Districts	District Acreage	
Allegany	3	343.490	0	0	0	0	0	3	343.490	0.3%
Anne Arundel	45	4,886.742	1	48.00	1%	0	0	46	4,934.742	4.7
Baltimore	72	8,859.157	10	657.414	7.4	0	0	82	9,516.571	9.0
Calvert	30	4,274.500	3	183.998	4.3	0	2.0	33	4,456.498	4.2
Caroline	43	6,045.737	13	2,137.616	35.3	0	0	56	8,183.353	7.8
Carroll	160	22,404.1256	10	1,163.5158	5.2	0	9.109	170	23,558.5324	22.4
Cecil	9	2,206.270	0	0	0	0	0	9	2,206.270	2.1
Charles	6	1,234.054	4	762.719	6.2	0	0	10	1,996.773	1.9
Dorchester	8	1,454.450	0	0	0	0	0	8	1,454.450	1.4
Frederick	64	11,389.000	4	650.32	5.7	2	509.5	66	11,529.82	11.0
Garrett	15	2,073.195	4	1,140.27	55.0	0	0	19	3,213.465	3.1
Harford	40	5,247.882	10	1,143.115	21.8	0	0	50	6,390.997	6.1
Howard	51	6,898.542	5	365.98	5.3	2	85.2	54	7,179.3221	6.8
Kent	4	597.600	3	466.01	78	0	0	7	1,063.610	1.0
Montgomery	15	3,049.696	3	277.53	9.1	0	0	18	3,327.226	3.2
Prince George's	0	0	0	0	0	0	0	0	0	0
Queen Anne's	15	3,864.896	1	337.00	8.7	0	1.0	16	4,200.896	4.0
St. Mary's	12	2,308.130	3	647.122	28	0	0	15	2,955.252	2.8
Somerset	1	246.000	0	0	0	0	0	1	246.000	0.2
Talbot	19	4,121.380	0	0	0	0	0	19	4,121.380	3.9
Washington	21	3,388.954	2	768.00	22.7	0	1.0	23	4,155.954	3.9
Wicomico	0	0	0	0	0	0	0	0	0	0
Worcester	0	0	1	246.00	0	0	0	1	246.00	0.2
TOTAL	633	94,893.8006	77	10,994.6098		4	607.809	706	105,280.6014	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY'85 EASEMENT PARTICIPATION

COUNTY	EASEMENT ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1984		EASEMENTS OFFERED AND ACCEPTED DURING FY'85		FY'85 GROWTH RATE		TOTAL EASEMENTS ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1985		PERCENTAGE OF TOTAL
	Number	Acreage	Number	Acreage	Rate	Number	Acreage		
Allegany	0	0	0	0	0	0	0	0	0
Anne Arundel	14	1,548.608	3	406.861	26%	17	1,955.469	5.2%	
Baltimore	16	2,639.9577	9	1,337.955	50.6	25	3,977.9127	10.7	
Calvert	8	1,299.407	6	968.60	74.5	14	2,268.007	6.1	
Caroline	13	2,104.085	6	859.2107	40.8	19	2,963.2957	7.9	
Carroll	72	10,193.4775	10	1,345.2086	13.2	82	11,538.6861	30.9	
Cecil	0	0	0	0	0	0	0	0	
Charles	1	222.75	0	0	0	1	222.75	0.6	
Dorchester	0	0	0	0	0	0	0	0	
Frederick	16	2,640.703	4	1,107.27	41.9	20	3,747.973	10.0	
Garrett	4	524.16	0	0	0	4	524.16	1.4	
Harford	10	1,132.8051	5	656.39	57.9	15	1,789.1951	4.8	
Howard	24	3,758.657	1	113.00	3.0	25	3,871.657	10.4	
Kent	0	0	1	171.00	0	1	171.00	0.5	
Montgomery	5	1,213.5278	1	115.00	9.5	6	1,328.5278	3.6	
Prince George's	0	0	0	0	0	0	0	0	
Queen Anne's	1	190.0	1	142.0	74.7	2	332.00	0.9	
St. Mary's	2	340.30	2	253.00	74.3	4	593.30	1.6	
Somerset	0	0	0	0	0	0	0	0	
Talbot	1	565.0	1	331.0	58.6	2	896.0	2.4	
Washington	3	564.55	2	550.55	97.5	5	1,115.10	3.0	
Wicomico	0	0	0	0	0	0	0	0	
Worcester	0	0	0	0	0	0	0	0	
TOTAL	190	28,937.9881	52	8,357.0453	28.9%	242	37,295.0334	100%	

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY'85 CERTIFIED FUND

Certified FY'84		\$3,808,659.85
FY'84 Easement Encumbrances		(2,672,033.71)
FY'84 Easement Commitments (unencumbered)		<u>(988,736.82)</u>
FY'84 Fund Balance (surplus)		147,889.32
FY'84 Net Revenues		1,953,547.40
FY'84 Reverted, Unexpended County Funds* (Three Year Accounts)		
Allegany	\$ 22.31	
Cecil	1,859.33	
Dorchester	1,573.64	
Frederick	10,113.59	
Garrett	43.60	
Queen Anne's	4,348.28	
Somerset	1,700.72	
Washington	3,583.45	
Wicomico	<u>17,232.02</u>	
		40,476.94
FY'82 Encumbrance Cancellation		18,349.80
FY'83 Encumbrance Cancellation		<u>332,762.95</u>
Unencumbered Cash Balance as of June 30, 1984		2,493,026.41
FY'85 Program Open Space Appropriation to MALPF		<u>3,000,000.00</u>
FY'85 Agricultural Land Preservation Fund Balance For Certification		<u><u>\$5,493,026.41</u></u>

*These funds are only to be allocated to the counties of origin.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY'85 EASEMENT ACQUISITION PROGRAM

County	Number of Easements	Total Acres	Average Farm Size	Average Asking Price Per Acre	Average Fair Market Value/Acre	Average Agricultural Use/Acre	Average Easement Value/Acre	Acquisition Cost		Discount
								Per Acre	Total	
Anne Arundel	3	406.86	135.62	\$2,006	\$3,249	\$1,301	\$1,948	\$1,909	\$ 776,766.76	\$ 15,958.24
Baltimore	9	1,337.96	148.66	904	2,637	1,576	1,061	904	1,209,235.41	210,628.59
Calvert	6	968.60	161.43	1,417	2,777	795	1,982	1,304	1,262,756.76	657,449.00
Caroline	6	859.21	143.20	784	2,326	1,465	861	784	673,736.00	66,323.00
Carroll	10	1,345.21	134.52	682	1,850	1,113	737	682	917,371.19	74,628.81
Frederick	4	1,107.27	276.82	620	1,911	1,229	682	606	671,100.00	84,100.00
Harford	5	656.39	131.28	600	1,738	1,286	452	451	296,250.00	600.00
Howard	1	113.0	113.0	1,450	5,000	3,000	2,000	1,450	163,850.00	62,150.00
Kent	1	171.0	171.0	1,000	2,813	2,093	720	720	123,100.00	0
Montgomery	1	115.0	115.0	2,000	2,800	1,000	1,800	1,800	207,000.00	0
Queen Anne's	1	142.0	142.0	1,000	1,907	1,384	523	523	74,250.00	0
St. Mary's	2	253.0	126.50	923	2,014	742	1,272	749	189,400.00	132,500.00
Talbot	1	331.0	331.0	240	2,560	1,926	634	240	79,519.52	130,453.48
Washington	2	550.55	275.28	354	1,451	769	682	661	364,000.00	11,500.00
TOTAL:	52	8,357.05	160.71	892	2,283	1,271	1,012	839	\$7,008,335.64	\$1,446,291.12

14 Counties

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE

Year	Accepted Offers and Total Applications	Average Farm Size	Total Acres	Average Asking Price/Acre	Avg. Fair Market Value/Acre	Avg. Use Value/Acre	Average Easement Value/Acre	Average Acquist. Cost/Acre
FY'77	1 of 1	68 acres	68			Donation		0
FY'80	<u>13 of 17</u> (77%)	173 acres	2,245.04	\$ 1,482	\$ 2,772	\$ 1,736	\$ 1,036	\$ 953
FY'81	<u>33 of 79</u> (42%)	164 acres	5,418.28	\$ 933	\$ 2,468	\$ 1,514	\$ 954	\$ 867
FY'82	<u>46 of 93</u> (49%)	150 acres	6,898.86	\$ 921	\$ 2,466	\$ 1,514	\$ 952	\$ 816
FY'83	<u>58 of 122</u> (48%)	147 acres	8,530.21	\$ 922	\$ 2,257	\$ 1,367	\$ 890	\$ 790
FY'84	<u>39 of 101</u> (39%)	148 acres	5,784.59	\$ 909	\$ 2,335	\$ 1,292	\$ 1,044	\$ 860
FY'85	<u>52 of 97</u> (54%)	161 acres	8,357.05	\$ 892	\$ 2,283	\$ 1,271	\$ 1,012	\$ 839
Cumulative Totals and Averages	<u>242 of 510</u> (48%)	154 acres	37,302.03	\$ 963	\$ 2,401	\$ 1,443	\$ 958	\$ 836
	Less: Acreage Reduction		<u>7.0</u>					
			37,295.03					

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

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AGRICULTURAL LAND PRESERVATION

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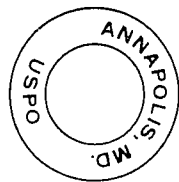
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