

Maryland
Agricultural Land
Preservation Foundation
Annual Report
1987

MARYLAND
DEPARTMENT OF AGRICULTURE

WILLIAM DONALD SCHAEFER
Governor

Wayne A. Cawley, Jr.
Secretary of Agriculture

Robert L. Walker
Deputy Secretary

MARYLAND AGRICULTURAL

LAND PRESERVATION

FOUNDATION

ANNUAL REPORT

FOR

FISCAL YEAR 1987

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

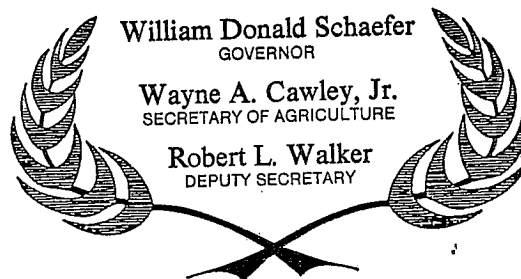
William I. Guy, Chairman

Gerald F. Talbert, Executive Director

MARYLAND

DEPARTMENT OF AGRICULTURE

50 Harry S. Truman Parkway
Annapolis, Maryland 21401



MDA 121-87

William Donald Schaefer
Governor

Melvin A. Steinberg
Lt. Governor



STATE OF MARYLAND
DEPARTMENT OF AGRICULTURE

**MARYLAND AGRICULTURAL
LAND PRESERVATION
FOUNDATION**

Wayne A. Cawley, Jr.
Secretary

Robert L. Walker
Deputy Secretary

November 1, 1987

The Honorable William Donald Schaefer, Governor
The Honorable Thomas V. Miller, Jr., President of the Senate
The Honorable R. Clayton Mitchell, Jr., Speaker of the House

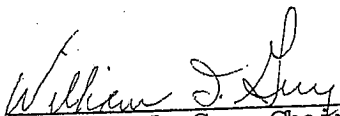
Gentlemen:

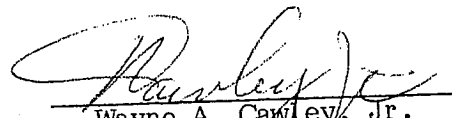
We are pleased to submit the Fiscal Year 1987 Annual Report of the Maryland Agricultural Land Preservation Foundation. We are proud to announce that the year that marks our tenth anniversary was the most productive year in our history. The Foundation established more agricultural preservation districts and purchased more development rights easements than any previous year.

Our grand total of over 60,000 acres under perpetual easement makes this the most successful program of its kind in the United States. The Foundation was honored for this accomplishment during the past year by receiving a national award for excellence in agricultural conservation by the American Farmland Trust.

Although our progress has been substantial over the last ten years, unfortunately Maryland has lost far more agricultural acres than it has saved. Our mission is to preserve enough of Maryland's finest farmland to perpetually maintain a viable agricultural industry. Your continued strong support allows us to challenge the future where land use issues grow ever more critical.

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 1987 ANNUAL REPORT

REVIEW OF PROGRESS

GROWTH IN THE PROGRAM

One measure of the health of the Agricultural Land Preservation Program is the continuing establishment of new agricultural preservation districts. Properties in district status provide a pool of potential easement applicants. During FY'87, a 17% increase in the acreage base was achieved as 153 new agricultural preservation districts were established providing protection to 21,511 acres. This became the most productive year in Foundation history for the establishment of new districts. By the end of the fiscal year, 978 districts were enrolled, protecting 142,530 acres.

It was also the most productive year in the ten year history of the program in easement acquisition. After settlement, 80 new easement properties will add 11,735 acres to the growing force of permanently preserved agricultural land, a 24% increase over last year's total. The program now totals 393 easement properties providing perpetual protection to 60,070 acres. This retires 42% of the current pool of total district acreage.

The FY'87 Easement Acquisition Program cost \$8.8 million, of which \$7.1 million or 81% are State funds and \$1.7 million or 19% are County funds. The average acquisition cost for FY'87 was \$756 per acre. Although the FY'86 average was lower at \$752 per acre, the last two years have totalled the greatest annual yields at the lowest average cost in program history. As a result, the current historic average acquisition cost has dropped to \$804 per acre compared with the historic acreage cost posted at the end of FY'85 at \$832 per acre. Current land use figures for the total acreage base in the program are 63% cropland, 13% pasture, 20% woodland and 4% other uses.

Soil conservation plans are in effect on 67% of existing districts, an increase of 3% over FY'86 and 9% over FY'85 totals. Since FY'85, a criterion has been in effect that requires a soil conservation plan to be developed in order to be eligible to submit an easement application. To date, 104 districts which did not have soil conservation plans prior to district establishment had plans developed as a result of this requirement.

Further, since FY'85, landowners who sell development rights easements are required to implement soil conservation plans according to the plan's schedule of implementation. Although FY'87 data are not yet available, FY'85 and FY'86 total 123 easement properties and 19,410 acres which are subject to soil conservation plan implementation. The plans for these properties contain a total of 335 major practices necessary to correct an existing erosion or water quality problem. To date, 195 practices or 58% have been implemented. Of those, only 53 practices or 16% were implemented after easement settlement as a result of the FY'85 requirement. The vast majority of the implemented practices were in place prior to easement settlement, indicating the landowners' interest in erosion control and water quality without influence by the FY'85 requirement. Of the 123 properties currently on record, 30 properties have fully implemented plans protecting 4,630 acres.

PROGRAM ISSUES IN FY'87

REDUCTION IN SETTLEMENT TIME

Over the last several annual reports, issues dealing with time problems have been examined. One perennial problem is the amount of time from an easement applicant's acceptance of the Foundation's offer to purchase the easement to the actual settlement. The Department of General Services, whose legal staff performs the settlement process, has increased staff levels and has worked with the Department of Agriculture over the last several years to initiate several time saving procedures.

Of all the components of the settlement process, conducting title searches has been the most time consuming. The Department of General Services (DGS) made several procedure revisions, including the creation of multi-year contracts with private sector title companies to perform title searches on a regional basis. Although these revisions saved significant time by DGS staff, it was noted in the FY'86 Annual Report that title searches were still the most time consuming component. It was apparent that all private sector businesses dealing with real estate function according to the economic cycle; consequently, when factors appeared as they did through calendar year 1986, such as lower interest rates, the dramatic change in capital gains tax law and the resulting barrage of real estate transactions, the settlement process in all sectors took much longer than usual.

In January, 1987, Earl F. Seboda, Secretary of General Services and Wayne A. Cawley, Jr., Secretary of Agriculture, met to discuss other measures which would provide significant time saving measures. Up until that point, title searches were not ordered by DGS until the landowner's option contract had been approved by the Board of Public Works. The Secretaries agreed to order title searches for FY'87 easement applicants as soon as the applicants indicated their acceptance of the offer. This simple measure alone saved 4-6 weeks from the previous process. In addition, interest rates had risen enough by calendar year 1987 to slow the rate of real estate transactions so that title searches were being performed much faster than before due to reduction of competition with other work by the title companies under contract. In FY'88, title searches will be ordered for all easement applicants as appraisals are being conducted.

LEGISLATION

The 1987 General Assembly approved legislation proposed by the Foundation which clarified an issue regarding development rights retained by original easement sellers. The law had already established a density of one lot per 20 acres with a maximum of 10 lots per property for children of easement sellers. Although the law also granted a lot for each owner, there was no density or cap regarding owners' lots. It was speculated that the legislature's assumption was that there would only be one owner's lot per property. Most property in the program is co-owned by husband and wife, each of which would fit the definition of owner and each could receive a lot. It is not infrequent that even more co-owners are involved in some properties. The passage of House Bill 164 made owners' lots adhere to the same cap and density as children's lots such that either or both were allowed one lot per 20 acres with a maximum of 10 lots per property.

The passage of Senate Bill 238 had a more dramatic impact on the future of Maryland's Agricultural Land Preservation Program. This bill, which revised the funding allocation of Program Open Space, made the program a direct line budget item for the first time. As Program Open Space is administered by the Department of Natural Resources, the Department of Agriculture would negotiate with the Department of Natural Resources each year for a portion of the State share of Program Open Space funds. Beginning in FY'89, the new law will directly allocate \$5 million a year to the Agricultural Land Preservation Fund. Program Open Space funding for agricultural preservation in the past has ranged between \$2 to \$3.5 million a year and has totalled \$23 million through FY'87, 58% of total State funding.

TABLES

ACREAGE REDUCTION - Page 10

The table showing acreage reductions in districts or easement properties lists the five factors that would result in an adjustment of the program's acreage base. The routine exclusion of one acre building lots for original owners and their children totalled 8 district acres and 5.9 easement acres. Acres excluded for building lots to date total 18 acres in districts and 18.9 acres in easements for a combined total of 36.9 acres.

Since 1982, when new lots are created on land on which an easement was purchased, the landowner must pay back the per acre value of the easement offer. A payback is not required on easements purchased prior to 1982 or for lots surrounding dwellings which existed at the time of settlement. The payback amount for FY'87 was \$3,591.06 which brings the total to date to \$7,918.20. Land in districts or easements which is directly impacted by improvements of roads, bridges or culverts is excluded when requested by county governments. Only 3.1 acres were excluded in FY'87 with a payback by a county of \$89.50 for excluding 0.077 acres of easement property. To date, 9.1 acres have been excluded for such public improvements with a total payback of \$89.50.

The most significant acreage reduction factor in FY'87 was the termination of districts. Two districts totalling 276.5 acres were terminated before the normally required 5 year period due to severe economic hardship. Fourteen districts totalling 2,810.20 acres terminated after the minimum 5 year period. To date, 26 districts covering 4,585.69 acres have been terminated, 3% of the current total acreage base in district status.

In the easement settlement process, acreage adjustments are often made after a title search is performed. The verification of acreage through research of ownership including out-conveyances and surveys, if necessary, may total a different amount than that shown on the district agreement. Although such adjustments are more often reductions, there are sometimes increases in acreage. The net loss in FY'87 is 49.04 acres which brings the total to date to 308.04 acres.

A total of 3,152.84 acres from all factors were officially excluded in FY'87. Those adjustments are made to the district acreage base on FY'87 District Participation Table on page 11. Adjustments to easement acreage are shown on the FY'87 Easement Participation Table on page 13 for lot exclusions and road improvements. Adjustments from deeds are reflected in the Historic Perspective Table on page 15. To date, 4,939.84 acres have been excluded, representing a loss of 3.5% for the current district acreage base.

FY'87 DISTRICT PARTICIPATION - Page 11

The Foundation approved the establishment of 153 agricultural preservation districts protecting 21,511 acres in FY'87. This constitutes the largest annual addition of districts in the program's ten year history, topping the record set in FY'86 by 1,529 acres. The new acreage provided a 17% increase to last year's total of 124,171.81 acres. After acreage adjustments, a new total of 978 districts protecting 142,530.36 acres are enrolled in the program. The average farm size of the new FY'87 districts is 140.6 acres, down from the FY'86 average of 143 acres. By comparison, the average farm size of all districts is 145.7 acres, down from last year's average of all districts of 147.6 acres.

In comparing individual counties, Carroll County still leads the State in district acreage although its percentage of total acreage in the State dropped from 20.4% last year to 18% in FY'87. Caroline County set a new record in FY'87 by establishing 44 districts and 7,153.7 acres, the largest annual addition of district acreage by a county. By experiencing an annual growth of over 50% for the last four years, Caroline County acreage has grown from 10.1% of the State total last year to 13.8% in FY'87. Substantial increases were also made in Baltimore, Cecil, Frederick, Harford, Kent and Talbot Counties.

On a regional perspective, all regions are growing but the most dramatic growth is again in the Upper Shore Region, gaining 11,726 acres in FY'87 and growing from almost 25% of the State's total acreage in FY'86 to nearly 30% in FY'87. As a result, the percentage of total State acreage declined in all the other regions as shown on the Regional Analysis on page 5.

In addition to the growth by region and individual county, the program benefits by the establishment and growth of preservation areas, defined as the total amount of contiguous land under district agreement. The greater the "critical mass" of preserved agricultural land, the greater the insulation against development pressure. Preservation areas of significant size can also be instrumental in the retention of agricultural suppliers and services in the vicinity as well as sustaining a sense of a traditional agricultural community. In this voluntary program, the growth of preservation areas also indicates the effectiveness of "word of mouth" advertising in the agricultural community as some farmers in an area wait to see how their neighbors fared in the program before they sign up to join. Gains made with this type of growth indicate that farmers perceive it to be a successful program for their purposes.

The largest preservation area in the State is in Carroll County where 19 contiguous districts cover 2,714 acres. Two preservation areas in Carroll and one in Talbot constitute the 3 areas of the State with over 2,000 acres each, unchanged from FY'86. There are 11 preservation areas that are between 1,000 and 2,000 acres each, 4 more than FY'86. There are 44 preservation areas that are between 500 and 1,000 acres, 7 more than FY'86.

REGIONAL ANALYSIS:

PERCENTAGE OF TOTAL DISTRICT ACREAGE

REGION		FY'84	FY'85	FY'86	FY'87
WESTERN:	Garrett				
	Allegany	18.1%	18.3%	16.4%	15.4%
	Washington	17,195 acres	19,243 acres	20,391 acres	22,020 acres
	Frederick				
CENTRAL:	Carroll				
	Baltimore				
	Harford	49.0%	47.5%	44.7%	41.5%
	Montgomery	46,460 acres	49,973 acres	55,486 acres	59,152 acres
	Howard				
SOUTHERN:	Anne Arundel				
	St. Mary's				
	Calvert	13.4%	13.6%	12.5%	11.6%
	Charles	12,703 acres	14,343 acres	15,545 acres	16,511 acres
	Prince George's				
UPPER SHORE:	Queen Anne's				
	Talbot				
	Cecil	17.7%	18.8%	24.3%	29.5%
	Kent	16,836 acres	19,776 acres	30,202 acres	42,028 acres
	Caroline				
LOWER SHORE:	Dorchester				
	Wicomico	1.8%	1.8%	2.1%	2.0%
	Worcester	1,700 acres	1,946 acres	2,548 acres	2,819 acres
	Somerset				
TOTAL ACREAGE:		94,894 acres	105,281 acres	124,172 acres	142,530 acres

FY'87 CERTIFICATION REPORT - Page 12

The report shows the Certified Agricultural Land Preservation Fund with which FY'87 easement offers were made. The FY'86 certification amount of \$8.6 million, the highest annual amount in program history, left a balance of approximately \$2 million in late rejected offers and surplus. The offer process must end by the end of the fiscal year.

Approximately \$2.6 million in the Fund's share of agricultural transfer tax is shown as "FY'86 Net Revenue" because it was generated during FY'86 less administrative overhead and was available for use in FY'87. The "FY'86 Unexpended Three-Year-Old County Agricultural Transfer Tax" totalling over \$278,000 is allocated to special accounts to be applied towards easement acquisitions in the county of origin after a county's local share of agricultural transfer tax was unused for over three years and billed by the Comptroller by law.

Encumbrance cancellations show adjustments in easement purchase due to reductions in acreage after a title search prior to settlement. It could also include situations where landowners subsequently reject offers months after they had initially accepted them.

To the unencumbered fund balance of over \$4.8 million, \$3.0 million in Program Open Space funds were added yielding an FY'87 Certified Agricultural Land Preservation Fund balance of over \$7.8 million. County matching funds provided an additional commitment of \$2.6 million.

FY'87 EASEMENT PARTICIPATION - Page 13

Easement acreage under contract status in FY'87 was the highest annual acquisition in the program's history, exceeding the record set in FY'86 by 674 acres. Offers to purchase easements were accepted by 80 of 121 applicants to permanently protect 11,735 acres. The FY'87 easement acquisition provided a 24% increase to last year's total of 48,341 for a total to date of 393 easement properties permanently protecting 60,070 acres. This amount is significantly more than any other program of its kind in the United States.

Comparing individual county progress, Carroll County still leads the State and the nation with 13,911.1 acres which is 23.1% of the State total, down from 27% in FY'86. Caroline County added 3,031.7 acres in FY'87, a 52% county increase, for a new total of 8,840.4 acres. This represents 14.7% of the State total, up from 12% in FY'86. Significant activity occurred in Baltimore, Frederick, Garrett and Queen Anne's Counties. Easements were added for the first time in Cecil and Wicomico Counties.

With the same regions as in the district analysis, easement growth over the last 4 years is as follows:

REGIONAL ANALYSIS:

PERCENTAGE OF TOTAL EASEMENT ACREAGE

REGION	FY'84	FY'85	FY'86	FY'87
WESTERN	12.9% 3,729 acres	14.5% 5,386 acres	15.6% 7,543 acres	15.9% 9,534 acres
CENTRAL	65.4% 18,939 acres	60.3% 22,498 acres	54.7% 26,472 acres	48.2% 28,957 acres
SOUTHERN	11.8% 3,411 acres	13.5% 5,045 acres	12.2% 5,919 acres	11.2% 6,767 acres
UPPER SHORE	9.9% 2,859 acres	11.7% 4,363 acres	16.8% 8,140 acres	23.4% 14,049 acres
LOWER SHORE	0.0% 0 acres	0.0% 0 acres	0.5% 267 acres	1.3% 763 acres
TOTAL ACREAGE	28,938 acres	37,292 acres	48,341 acres	60,070 acres

With an addition of 5,909 easement acres, the Upper Shore Region increased its holdings by 6.6% in the FY'87 Easement Acquisition Program for a total of 23.4%. The Central Region added 2,485 acres but declined from 54.7% of the State total easement acreage to 48.2% in FY'87. The Western and Lower Shore Regions increased their percentages slightly and the Southern Region decreased its percentage slightly.

FY'87 EASEMENT ACQUISITION PROGRAM - PAGE 14

This table analyzes average values per county and for the State that had a bearing on the FY'87 accepted offers that will allow 11,735 acres to be placed under easement. Average values are useful to a point but caution should be used in the context in which they might be applied. These values are strictly an average of asking prices and site specific appraised values of property within each county for FY'87 only pertaining exclusively to those properties on which easement offers were accepted. They should not be regarded as representative values of all farmland in a county.

The competitive bidding factor in the program allows the offer amount to equal the landowner's asking price or the appraised easement value, whichever is lower. The only other allowable value is an "insufficient funds offer", which is less than either the asking price or the appraised value but is the total of the remaining funds on hand. Such an offer may be turned down without penalty, but some are accepted because there is no guarantee of a subsequent full offer.

The average acquisition cost is always less than the average asking price and the average appraised easement value because each of its components is selected from the lower of the other two values. The FY'87 average acquisition cost of \$756 per acre nearly matches last year's average acquisition cost at \$752 per acre which is the lowest annual average in program history. The drop in acquisition cost may be due primarily to the substantial influence of generally lower property values from the Upper Shore and Western Regions, providing 64% of the accepted offers and offsetting the higher values of the Central Region and some of the Southern Region which had established the norm in past years.

After all the offers were made, 80 applicants accepted their offers at a total cost of \$8,874,982.75 of which \$7,138,186.32 or 80% was State funds and \$1,736,796.43 or 20% was county matching funds. The discount value i.e. the savings derived by an offer which was less than the appraised easement value, totalled \$893,600. Using the \$756 average acquisition cost per acre as a measure, an additional 1,182 acres were acquired in the FY'87 program due exclusively to the competitive bidding component of the program. This component, more than any other, allows the Maryland Program to be one of the most cost effective programs in the country.

Landowners who disagree with the values established by the State appraisal may file for arbitration with the local property tax assessment appeals board. A total of six cases have been filed as a result of FY'87 easement offers. Only one case has been finalized by being found in favor of the landowner and the Foundation voted not to appeal to the Maryland Tax Court. Three cases are still in process and two have not yet been heard. Over the history of the program, there have been 23 arbitration cases, representing 3% of the 729 easement applicants who could have requested arbitration. To date, 11 have been found in favor of the landowner, 7 found in favor of the State and 5 as yet undecided.

EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE - Page 15

The Historic Perspective Table shows easement acquisition by year with the final annual figures reflecting adjustments from deeds and late rejections after an initial acceptance of an easement offer. The total dollar figures and average per acre figures by year for asking price, fair market, agricultural and easement values are based on appraisal acreage and do not reflect adjustments for acreage as settled. The total acquisition cost and per acre averages reflect final dollar figures. Adjustments for total acreage reductions to date due to lot exclusions were made at the bottom of the acreage column. An adjustment to reflect the total payback amount for lot exclusions to date is shown at the bottom of the acquisition cost column.

Over the last eight funded years, 393 of a potential 729 easement applicants, or 54%, have accepted offers permanently protecting 60,070 acres. The overall average farm size is 154 acres with annual averages ranging from 147 to 173 acres. The average asking price is \$926 per acre with a range in the annual averages from a low of \$884 per acre to a high of \$1,483 per acre. The average appraised fair market value is \$2,293 per acre, ranging from \$2,111 to \$2,772 per acre. The average appraised agricultural value is \$1,381 per acre with a range of annual averages of \$1,268 to \$1,736 per acre. The average appraised easement value is \$912 per acre, ranging from \$832 to \$1,036 per acre.

The acquisition cost, that which is actually paid, is the asking price or the appraised easement value, whichever is the lower of the two. Landowners may discount their asking prices as a form of competitive bid to improve their ranking and better insure that they will receive an offer. The new average acquisition cost is \$804 per acre with annual averages ranging from \$752 - \$953 per acre. The annual average acquisition cost per acre has been declining over the last four years for two potential reasons. One is the growing activity in the Upper Shore Region with its relatively lower land values. The other reason is the program's ability to provide service to all qualified farms rather than targeting to areas under development pressure which would escalate land values.

The discount value for the program's history totals \$6,518,949 savings by offering a discounted asking price rather than the appraised easement value. Using the historic average acquisition cost of \$804 per acre as a measure, 8,060 more acres were acquired by virtue of the competitive bidding mechanism. This mechanism is the single most cost effective component in the program.

PRESERVATION VERSUS CONVERSION - Page 16

The graphs and table show a comparison between the amount of Maryland farmland that has been converted to other land uses per year from 1982 through 1987 and the corresponding amount of easement acreage acquired for each of those years.

In spite of being the most successful program in the country, Maryland's efforts have not been keeping pace with conversion such that lost farmland is at least matched by saved farmland. In fact the gap has gotten wider, particularly over the last two years. To date, preservation has supplanted only 48% of the farmland lost during the past six years, down from 53% last year.

To form a projection to the year 2000, the State has been losing an average of 18,343 acres per year and saving 8,726 acres per year based on performance of the past 6 years. At this pace, over the next 13 years, an estimated additional 238,459 acres could be lost and 113,438 more acres could be preserved leaving a net loss of 125,021 acres.

Although the Foundation is proud of the progress made in its brief history, clearly a more substantial and sustained effort is required to simply keep pace with the farmland that will be lost.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
ACREAGE REDUCTIONS IN DISTRICTS OR EASEMENT PROPERTIES
 RECORDED FROM JULY 1, 1986 TO JUNE 30, 1987

COUNTY	OWNER'S OR CHILDREN'S LOT EXCLUSIONS			EXCLUSION BY COUNTY FOR ROAD IMPROVEMENTS			EARLY TERMINATION FOR SEVERE ECON. HARDSHIP		DISTRICT TERMINATION AFTER 5 YEARS		ACREAGE ADJUSTMENTS FROM DEEDS	TOTALS
	District Acreage	Easement Acreage	Payback Amount	District Acreage	Easement Acreage	Payback Amount	Number	Acreage	Number	Acreage		
ALLEGANY											- .7322	- .7322
ANNE ARUNDEL											- 28.801	- 32.801
BALTIMORE	3.00	1.00	N/A								+ 27.80174	+ 27.80174
CALVERT									1	51.40	- 47.3683	- 99.7683
CAROLINE	1.00								3	420.688	+ .0247	- 429.7796
CARROLL	3.00	3.00	\$2,459.15	3.0393	.077	\$89.50			3	1,022.13		- 1,124.62
CECIL							1	102.49				- 120.00
CHARLES									1	120.00		- 421.91
DORCHESTER									2	421.91		- 175.99454
FREDERICK		.99044	\$549.27						1	175.00	- .0041	
GARRETT											+ 1.8855	+ .8855
HARFORD	1.00						1	174.00	2	326.076	+ .3088	- 499.7672
HOWARD											+ .0012	+ .0012
KENT											- .73	- .73
MONTGOMERY												
PRINCE GEORGE'S												- 1.00
QUEEN ANNE'S		1.00	\$582.64									
ST. MARY'S												
SOMERSET												
TALBOT									1	273.00	- 1.4225	- 274.4225
WASHINGTON												
WICOMICO												
WORCESTER												
TOTAL	8.00	5.99044	\$3,591.06	3.0393	.077	\$89.50	2	276.49	14	2,810.204	- 49.03616	- 3,152.8369

FY '87 DISTRICT PARTICIPATION

COUNTY	RECORDED DISTRICTS AS OF JUNE 30, 1986		APPROVED DURING FY '87		COUNTY ACREAGE GROWTH RATE	ACREAGE ADJUSTMENTS		TOTAL RECORDED AND APPROVED DISTRICTS AS OF JUNE 30, 1987		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	343.4900	0	0	0%	0	0	3	343.4900	0.2%
ANNE ARUNDEL	49	5,172.0300	3	165.861	3%	0	-0.7322	52	5,337.1318	3.8%
BALTIMORE	100	11,568.6522	29	2,313.997	20%	0	-32.8010	129	13,849.8482	9.7%
CALVERT	38	5,045.8535	3	216.205	4%	0	+27.8017	41	5,289.8602	3.7%
CAROLINE	84	12,580.7610	44	7,153.692	57%	1	-99.7683	127	19,634.6847	13.8%
CARROLL	187	25,388.9137	5	790.616	3%	3	-429.7796	189	25,749.7501	18.0%
CECIL	13	2,700.2300	11	2,192.490	81%	4	-1,124.6200	20	3,768.1000	2.6%
CHARLES	11	2,096.7730	0	0	0%	1	-120.0000	10	1,976.7730	1.4%
DORCHESTER	9	1,559.4500	2	271.500	17%	2	-421.9100	9	1,409.0400	1.0%
FREDERICK	71	12,293.8783	10	1,510.580	12%	1	-175.9945	80	13,628.4638	9.6%
GARRETT	22	3,598.3350	2	227.000	6%	0	0	24	3,825.3350	2.7%
HARFORD	62	7,890.7670	10	1,296.582	16%	0	+8855	72	9,188.2345	6.4%
HOWARD	56	7,317.2195	1	123.295	2%	3	-499.7672	54	6,940.7374	4.9%
KENT	12	1,845.8220	8	1,188.323	64%	0	+0012	20	3,034.1462	2.1%
MONTGOMERY	18	3,320.8980	1	103.000	3%	0	-7300	19	3,423.1680	2.4%
PRINCE GEORGE'S	0	0	0	0	0%	0	0	0	0	0%
QUEEN ANNE'S	40	8,471.2120	4	731.710	9%	0	-1.0000	44	9,201.9220	6.5%
ST. MARY'S	17	3,229.9720	4	677.500	21%	0	0	21	3,907.4720	2.7%
SOMERSET	2	348.0000	0	0	0%	0	0	2	348.0000	0.2%
TALBOT	21	4,603.8800	10	1,785.550	39%	0	0	31	6,389.4300	4.5%
WASHINGTON	23	4,155.6000	3	341.770	8%	1	-274.4225	25	4,222.9475	3.0%
WICOMICO	2	394.1000	3	421.720	107%	0	0	5	815.8200	0.6%
WORCESTER	1	246.0000	0	0	0%	0	0	1	246.0000	0.2%
TOTAL	841	124,171.8102	153	21,511.391	17%	16	-3,152.8369	978	142,530.3643	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY 1987 CERTIFICATION REPORT

FY'86 Certification	\$8,625,103.05	
FY'86 Easement Encumbrances and Expenditures	(6,623,706.16)	
FY'86 Fund Balance		\$2,001,396.88
FY'86 Net Revenue		2,598,511.36
FY'86 Unexpended Three-Year-Old County Agricultural Transfer Tax		278,469.97
FY'85 Encumbrance Cancellation		767.90
Unencumbered Fund Balance 6-30-86		\$4,879,146.11
FY'87 Program Open Space		3,000,000.00
FY'87 Certified MALPF Fund Balance		<u>\$7,879,146.11</u>

FY '87 EASEMENT PARTICIPATION

COUNTY	EASEMENTS ACQUIRED OR W/ CONTRACT STATUS AS OF JUNE 30, 1986		EASEMENTS OFFERED AND ACCEPTED DURING FY '87		COUNTY ACREAGE GROWTH RATE	LESS: EASEMENT REDUCTIONS	TOTAL EASEMENTS ACQUIRED OR W/ CONTRACT STATUS AS OF JUNE 30, 1987		PERCENTAGE OF TOTAL
	Number	Acreage	Number	Acreage			Number	Acreage	
ALLEGANY	1	66.5900	0	0			1	66.5900	0.1%
ANNE ARUNDEL	18	2,057.6458	4	351.1829	17%		22	2,408.8287	4.0%
BALTIMORE	35	5,078.3223	12	1,052.4914	20%	1.0	47	6,129.8137	10.2%
CALVERT	18	2,919.4212	4	380.9980	13%		22	3,300.4192	5.5%
CAROLINE	37	5,808.7357	16	3,031.6520	52%		53	8,840.3877	14.7%
CARROLL	94	13,171.7406	7	742.4240	6%	3.077	101	13,911.0876	23.1%
CECIL	0	0	2	303.0000	0%		2	303.0000	0.5%
CHARLES	1	222.7500	0	0	0%		1	222.7500	0.4%
DORCHESTER	0	0	0	0	0%		0	0	0%
FREDERICK	25	4,693.7789	6	1,048.7033	22%	.9904	31	5,741.4918	9.6%
GARRETT	5	909.5300	5	650.8800	72%		10	1,560.4100	2.6%
HARFORD	21	2,633.9327	4	647.7210	25%		25	3,281.6537	5.5%
HOWARD	26	3,907.8802	1	46.4830	1%		27	3,954.3632	6.6%
KENT	5	763.4572	3	291.5870	38%		8	1,055.0442	1.8%
MONTGOMERY	9	1,680.2078	0	0	0%		9	1,680.2078	2.8%
PRINCE GEORGE'S	0	0	0	0	0%		0	0	0%
QUEEN ANNES	3	672.0000	10	1,871.3460	280%	1.0	13	2,542.3460	4.2%
ST. MARY'S	5	718.8200	1	116.4200	16%		6	835.2400	1.4%
SOMERSET	1	267.0000	1	102.0000	41%		2	369.0000	0.6%
TALBOT	2	896.0000	1	412.0000	46%		3	1,308.0000	2.2%
WASHINGTON	7	1,873.3975	1	292.0000	16%		8	2,165.3975	3.6%
WICOMICO	0	0	2	394.1300	0%		2	394.1300	0.6%
WORCESTER	0	0	0	0	0%		0	0	0%
TOTAL	313	48,341.2099	80	11,735.0186	24%	6.0674	393	60,070.1611	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
FY '87 EASEMENT ACQUISITION PROGRAM

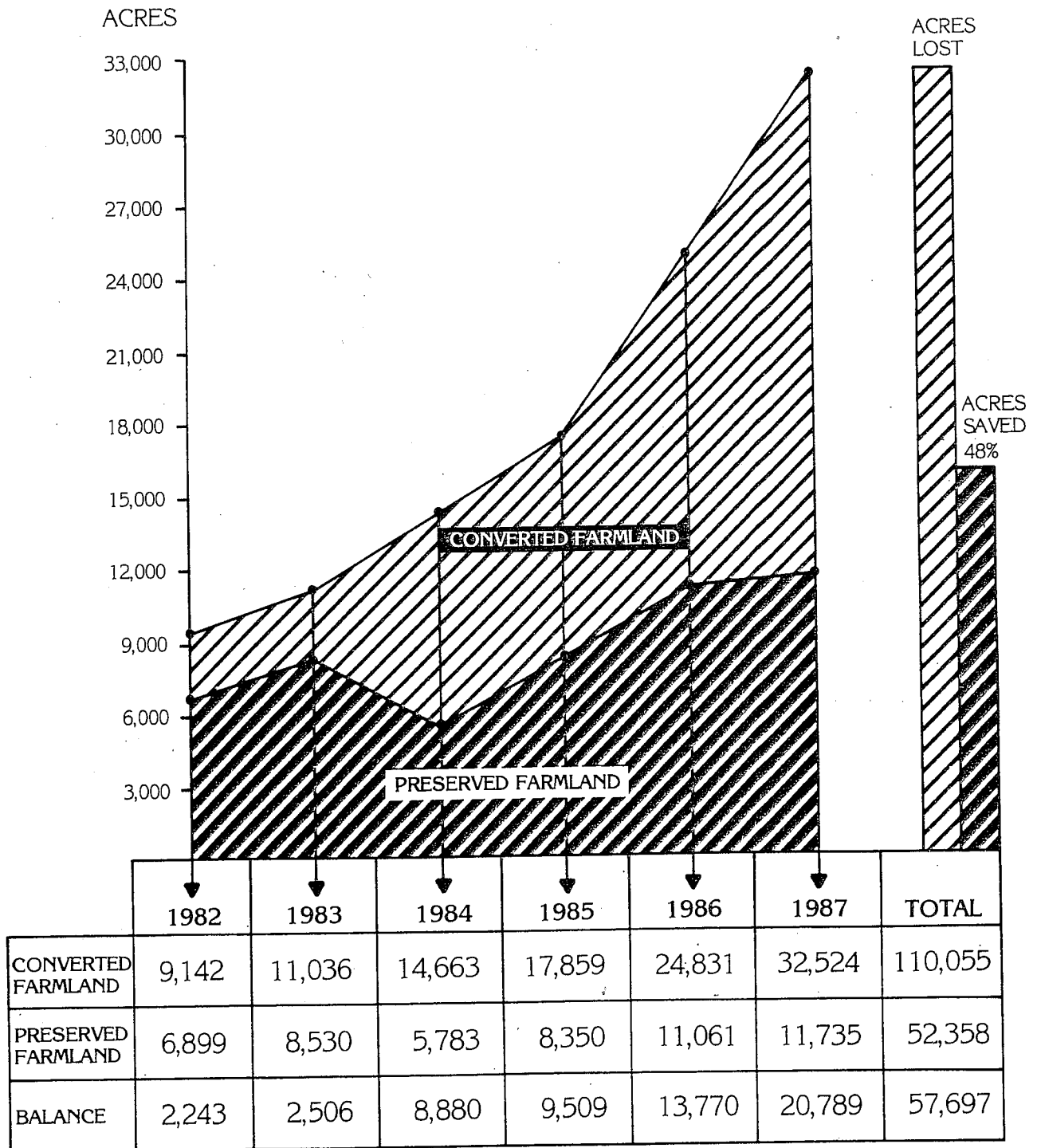
COUNTY	NUMBER OF EASEMENTS	TOTAL OF ACRES	AVERAGE FARM SIZE	AVERAGE ASKING PRICE PER ACRE	AVERAGE FAIR MARKET VALUE/ACRE	AVERAGE AGRICULTURAL USE/ACRE	AVERAGE EASEMENT VALUE/ACRE	ACQUISITION COST		DISCOUNT
								PER ACRE	TOTAL	
ALLEGANY	0	0	0	0	0	0	0	0	0	0
ANNE ARUNDEL	4	351.1829	88	\$1,793	\$3,107	\$1,608	\$1,499	\$1,464	\$499,140	\$11,960
BALTIMORE	12	1,052.4914	88	1,512	3,330	1,760	1,569	1,445	1,468,963	126,837
CALVERT	4	380.998	95	2,348	3,506	1,322	2,184	2,107	794,400	29,000
CAROLINE	16	3,031.652	189	534	1,755	1,296	459	393	1,186,883	199,417
CARROLL	7	742.424	106	996	2,370	1,397	973	933	686,331	29,201
CECIL	2	303.0	152	1,026	3,341	1,738	1,603	1,026	309,900	174,100
FREDERICK	6	1,048.7033	174	713	1,768	1,059	709	672	693,655	38,845
GARRET	5	650.88	130	540	1,253	890	363	363	234,322	0
HARFORD	4	647.721	162	772	4,406	3,615	791	636	406,776	99,724
HOWARD	1	46.483	46	1,800	3,600	1,900	1,700	1,700	77,350	0
KENT	3	291.587	97	643	2,364	1,703	661	628	183,106	9,568
QUEEN ANNE'S	10	1,871.346	187	923	2,004	1,183	821	747	1,388,154	137,618
ST. MARY'S	1	116.42	116	2,400	2,483	1,039	1,444	1,444	164,800	0
SOMERSET	1	102.0	102	900	1,000	600	400	400	40,800	0
TALBOT	1	412.0	412	760	2,030	1,249	781	760	310,080	8,700
WASHINGTON	1	292.0	292	510	1,446	836	610	510	146,370	28,630
WICOMICO	2	394.13	197	1,029	2,246	1,516	730	730	283,952	0
TOTAL	80	11,735.0186	148	\$893	\$2,245	\$1,413	\$832	\$756	\$8,874,982	\$893,600

EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE

FISCAL YEAR	ACCEPTED OFFERS % TOTAL APPLICATIONS	TOTAL ACRES	AVERAGE FARM SIZE	ASKING PRICE AVG. PER ACRE TOTAL AMT.	APPRAISED VALUES			ACQUISITION COST AVG. PER ACRE TOTAL AMT.	DISCOUNT VALUE ADDT'L ACRES TOTAL AMT.
					FAIR MARKET AVG. PER ACRE TOTAL AMT.	AGRICULTURAL AVG. PER ACRE TOTAL AMT.	EASEMENT AVG. PER ACRE TOTAL AMT.		
1977	1 of 1	68.0	68 acres	0	0	0	0	DONATION	0
1980	13 of 17 77%	2,245.0430	173 acres	\$1,483/acre \$3,328,443	\$2,772/acre \$6,223,584	\$1,736/acre \$3,897,049	\$1,036/acre \$2,326,535	\$953/acre \$2,138,910	196.88 acres \$187,625
1981	33 of 79 42%	5,418.2845	164 acres	\$915/acre \$4,960,522	\$2,441/acre \$13,224,560	\$1,493/acre \$8,088,095	\$948/acre \$5,136,465	\$867/acre \$4,697,073	506.80 acres \$439,392
1982	46 of 93 49%	6,898.8607	150 acres	\$884/acre \$6,097,105	\$2,460/acre \$16,971,402	\$1,510/acre \$10,414,661	\$950/acre \$6,556,741	\$816/acre \$5,629,526	1,136.29 acres \$927,215
1983	56 of 122 48%	8,530.2088	147 acres	\$892/acre \$7,608,819	\$2,244/acre \$19,141,643	\$1,358/acre \$11,586,544	\$886/acre \$7,555,099	\$790/acre \$6,736,910	1,035.68 acres \$818,189
1984	39 of 101 39%	5,783.4085	148 acres	\$913/acre \$5,282,660	\$2,320/acre \$13,417,763	\$1,323/acre \$7,653,424	\$997/acre \$5,764,339	\$853/acre \$4,931,295	976.61 acres \$833,045
1985	52 of 97 54%	8,349.8245	160 acres	\$889/acre \$7,453,459	\$2,277/acre \$19,079,896	\$1,268/acre \$10,625,269	\$1,009/acre \$8,454,627	\$832/acre \$6,950,958	1,807.29 acres \$1,503,669
1986	71 of 98 72%	11,060.5799	156 acres	\$942/acre \$10,418,392	\$2,111/acre \$23,352,854	\$1,277/acre \$14,121,744	\$835/acre \$9,231,110	\$752/acre \$8,314,809	1,218.25 acres \$916,127
1987	80 of 121 66%	11,735.0186	147 acres	\$893/acre \$10,475,085	\$2,245/acre \$26,347,428	\$1,413/acre \$16,578,758	\$832/acre \$9,768,670	\$756/acre \$8,874,983	1,182.13 acres \$893,687
TOTAL	393 of 729 54%	60,089.2285 Less: 19.0674 60,070.1611	154 acres	\$926/acre \$55,624,485	\$2,293/acre \$137,759,130	\$1,381/acre \$82,965,544	\$912/acre \$54,793,586	\$804/acre \$48,274,464 Less: 11,708 \$48,262,756	8,059.93 acres \$6,518,949

PRESERVATION VERSUS CONVERSION

FARMLAND IS LOSING GROUND TO DEVELOPMENT



MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

BOARD OF TRUSTEES

		<u>TERM/TERM EXPIRES</u>	
<u>HONORABLE WAYNE A. CAWLEY, JR.</u>		1-31-79	Ex-officio
Secretary, MD Dept. of Agriculture 50 Harry S. Truman Parkway Annapolis, Maryland 21401			
<u>HONORABLE LUCILLE MAURER</u>		7-7-75	Ex-officio
State Treasurer Room 109, Treasury Building Annapolis, Maryland 21401			
<u>MR. WILLIAM I. GUY</u>	Appointed	7-1-81	6-30-85
Chairman	Reappointed	7-1-85	6-30-89
Levin Dashiell Road Salisbury, Maryland 21801			
<u>MR. LEONARD E. LOWRY</u>	Filled unexpired term	7-1-80	
Vice Chairman	Appointed	6-30-84	6-30-88
Route 4, Box 331 Hagerstown, Maryland 21740			
<u>HONORABLE CONSTANCE LIEDER</u>	Appointed	12-3-79	
Secretary	Reappointed	6-30-83	6-30-87
301 West Preston Street Baltimore, Maryland 21201			
<u>MRS. ERNA CHAPMAN</u>	Filled unexpired term	10-20-79	
1660 Riedel Road	Appointed	6-30-84	
Gambrills, Maryland 21054	Reappointed	6-30-84	6-30-88
<u>MR. T. ALLAN STRADLEY</u>	Filled unexpired term	2-20-78	
Travilla Farm	Appointed	7-1-79	
Chestertown, Maryland 21620	Reappointed	6-30-83	6-30-87
<u>MR. W. MAX BUCKEL</u>	Filled unexpired term	1-1-86	6-30-87
1922 Saratoga Drive Adelphi, Maryland 20783			
<u>MR. DONALD R. STIRN</u>	Appointed	7-1-85	6-30-89
1051 Route 32 Sykesville, Maryland 21784			
<u>MR. WILLIAM F. DIXON</u>	Appointed	7-1-85	6-30-89
Route 1, Box 305 Mechanicsville, Maryland 20659			

(Vacant Position)

AGRICULTURAL LAND PRESERVATION

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Upper Marlboro, MD 20772

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Hermanville
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Mr. Allen Baynard
Route 1, Box 274
Trappe, MD 21673

WASHINGTON COUNTY

Mr. David Herbst
Route 3
Smithsburg, MD 21783

WICOMICO COUNTY

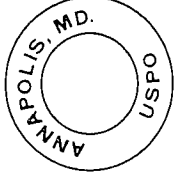
Mr. Richard L. Farlow
Tingle Road
Pittsville, MD 21850

WORCESTER COUNTY

Mr. Gerald Redden
Sandy Ridge Farm
Girdletree, MD 21829

MARYLAND DEPARTMENT OF AGRICULTURE

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Annapolis, Maryland 21401



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