

HISTORIC PRESERVATION AND CONSERVATION EASEMENT VALUATION

Clarion Associates provided consulting and valuation services related to a donation of a preservation and conservation easement on a historic “modern” in New Canaan, Connecticut. The property protected by the easement included a large tract of land and a 1951 historic residence designed by the noted architect Philip Johnson.



SCOPE OF SERVICES PROVIDED

- Reviewed historical documents, photographs, published construction and replacement cost data, and analyzed zoning, planning, land use, and historic preservation regulations and restrictions in order to determine the fair market value “before and after” the grant of the preservation and conservation easement on the subject property;
- Analyzed market data and development trends including sales of vacant land, improved properties, and comparable architecturally significant residences in the New Canaan area and throughout the United States;
- Conducted interviews with representatives from easement holding organizations in the Connecticut and New England market area.

*This assignment showcased Clarion’s expertise in valuing both preservation and conservation easements. Clarion’s **experience** combines the attention to detail of a local appraiser and the market analysis of national real estate experts.*