



Department of
ENERGY & ENVIRONMENTAL PROTECTION

***Land Conservation
in
Connecticut
2015 Annual Report***

Prepared in accordance with
Section 23-8(b) of the General Statutes

State Open Space Acquisition & Protection 2015 Annual Report

Contents

- I. State Open Space Goal and Status
- II. Acquisition Achievements
- III. Agency Actions
- IV. Funding Assistance to Land Conservation Partners
- V. Looking Ahead: 2016 agenda
- VI. Conclusion & Resources

Appendices

- A. State-acquired Properties
- B. State Open Space Grants Closed

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Front and inside cover: The Preserve in Essex, Old Saybrook, and Westbrook, Connecticut.

The 1,000-acre Preserve was the largest unprotected coastal forest between New York and Boston and was long eyed for the development of numerous homes and a golf course. The Trust for Public Land, the State of Connecticut, and the Town of Old Saybrook partnered to acquire 926 acres of the property, while the Essex Land Trust acquired the remaining land in Essex. The property is renowned for its natural resources, including 38 vernal pools, more than 3,100 feet of streams, and miles of trails. A variety of wildlife inhabit the property, many of which are state-listed species of conservation concern. The dense forestland and the Pequot Swamp Pond are used as a migratory stopover site by birds. The property also helps to protect water quality for the Oyster River, Mud River, and Trout Brook, all of which flow into the Long Island Sound.

I. Connecticut's Open Space Goal and Status

Recognizing the threat of loss or degradation of natural resources to land-use change and development, the General Assembly set an ambitious goal of preserving 21 percent of Connecticut's land as public open space by year 2023 (CGS Section 23-8). Connecticut has a total landmass of 3,205,760 acres. To have 21 percent of the state's land preserved as open space would require 673,210 acres to be protected:

- 10% (or 320,576 acres) to be held by the State (DEEP), and
- 11% (or 352,634 acres) to be held DEEP's land conservation partners (municipalities, private land conservation organizations, and water companies).

State-owned Open Space:

As of December 2015, DEEP held an estimated 257,616 acres, or 80.4 percent of its statutory goal, as open space land in its system of Parks, Forests, and Wildlife Management and water access areas. Of this, approximately 240,641 acres have been acquired in fee title. Acquisition of less than fee interests are atypical, but include the purchase of conservation easements and restrictions.

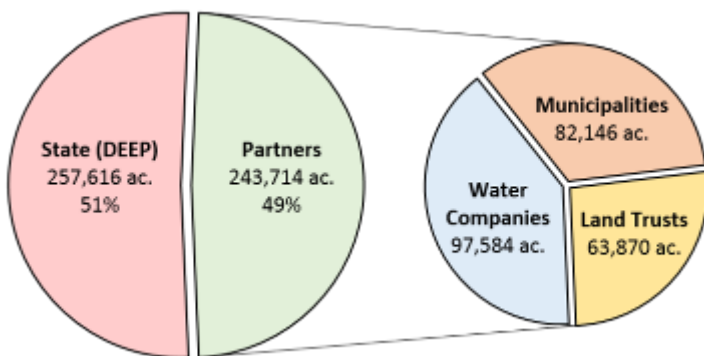
Open Space Held by DEEP's Partners:

DEEP's land conservation partners held 69.1% of their targeted open space goal. As of December 2015, open space acreage held by these entities is conservatively estimated at 243,714 acres. Of this, non-profit land conservation organizations owned an estimated 63,870 acres, municipalities owned 82,146 acres, and water companies owned 97,584 acres of land as open space.

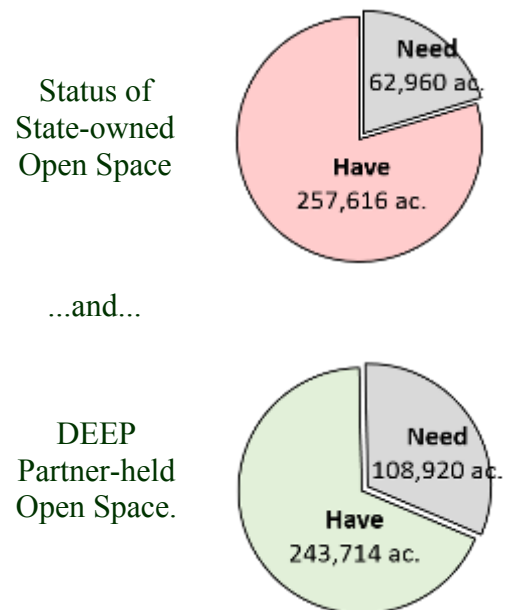
Meeting Connecticut's Open Space Goal:

Connecticut is 74.5 percent of the way toward achieving its overall open space goal. DEEP and its partners held a total of 501,330 acres held as open space, or 15.6 percent of the state's land area. The 257,616 acres of State-held open space represents 8 percent of Connecticut's land area, and 243,714 acres of open space held by municipalities, non-profit land conservation organizations, and water companies represents 7.6 percent.

DEEP must acquire 62,960 acres to meet the state's statutory open space goal, or an additional 7,870 acres each year for the next 8 years. For the State's partners to reach their goal, DEEP must encourage the acquisition of 108,920 acres, or an additional 13,615 acres per year, by municipalities, non-profit land trusts, and water companies.



Estimated Ownership of Open Space in Connecticut.



II. 2015 Acquisition Achievements

During 2015, DEEP acquired 1,807 acres of land in fee under the Recreation and Natural Heritage Trust Program (RNHTP), the primary vehicle for adding land to the State’s system of Parks, Forests, Wildlife areas, and other open spaces. Of the 14 properties acquired, 2 were private donations and 2 were purchased in collaboration with Federal, municipal, or private partners (Appendix A).

With over \$6 million in assistance from the State Open Space and Watershed Land Acquisition Grant Program (OSWA), municipalities and non-profit land conservation organizations closed on 19 projects in 2015, protecting over 1,400 acres in 17 towns (Appendix B).

One of the largest and most important open space acquisitions in the state’s history, DEEP and partners worked to finally acquire and permanently protect [The Preserve](#). After fifteen years of negotiations with the seller, DEEP partnered with The Trust for Public Land, The Nature Conservancy, the Town of Old Saybrook, and the Essex Land Trust, with contributions from other groups and private individuals, to successfully protect this nearly 1,000-acre coastal forest which hosts key habitats and water resources.

Once slated to be developed, The Preserve is now new public local open space. DEEP contributed \$1.4 million from its remaining federal Land and Water Conservation Fund balance to the total purchase price. A \$471,250 OSWA grant was awarded to The Trust for Public Land and the Town of Essex to help protect approximately 70 acres of the property.

The Dean Easement: 274 acres of Farm and Forestland Protected in East Haddam

In September 2015, the Town of East Haddam celebrated the acquisition of a conservation easement over 274 acres of land. The Town purchased the easement for \$800,000, with \$400,000 in assistance from the State’s Open Space and Watershed Land Acquisition Grant program. The Dean property hosts a mix of farm and forestland, old fields, and a small stream, all of which serve to expand and connect other existing open space held by the Town and the East Haddam Land Trust.

One of the few remaining working farms in the town, the easement will ensure the farmlands will stay in production in perpetuity. Accessed via Parker Road, the property has about three miles of woodland trails which are available for public hiking, cross-country skiing, and wildlife watching.

<u>Year By the Numbers:</u>		
DEEP Land Protection		
14	1,807	\$2.32
Properties acquired for new State and local open space	Acres of open space protected by the State under RNHTP	Dollars leveraged for every State dollar spent
State Assistance to Partners		
19	1,424	\$6.09 million
Partner projects completed for new public open space	Acres of open space protected by Partners under OSWA	Grant funding assistance to Partners from the State
To Date:		
47,000 acres	Land protected by DEEP under RNHTP since 1998.	
30,000 acres	Land protected in perpetuity by municipalities, non-profit land conservation organizations, and water companies under OSWA since 1998.	
490	Total number of projects approved for OSWA funding since 1998.	
\$125 million	State funding provided to partners under OSWA since 1998.	



Credit: Town of East Haddam

III. 2015 Agency Actions

1. State Property Acquisition Review:

In 2015, DEEP continued to evaluate properties eligible for purchase through the State [Recreation and Natural Heritage Trust Program](#). DEEP currently has between 75 to 100 properties that have been submitted for review and approved for acquisition as open space, but lacks the necessary funding to move forward on. Although the current real estate market favors buyers of open space due to the continued stall in new housing construction, limited funding for open space is available to take advantage of many of these opportunities.

2. Open Space Mapping and Inventory:

The Public Use and Benefit Land Registry Pilot

In early 2015, DEEP launched the [Public Use and Benefit Land Registry](#) (Land Registry), a new pilot mapping system that inventories and will eventually show all existing protected open space in Connecticut (Public Act No. 14-169). Modeled from national protected area databases, the Land Registry is capable of providing information for lands owned by DEEP, other state agencies, municipalities, and land conservation organizations.

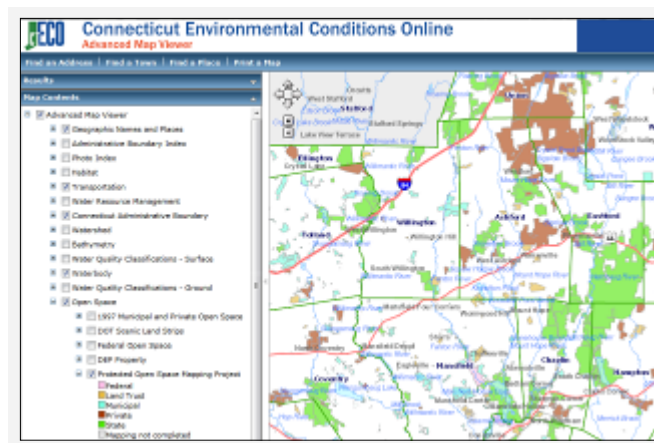
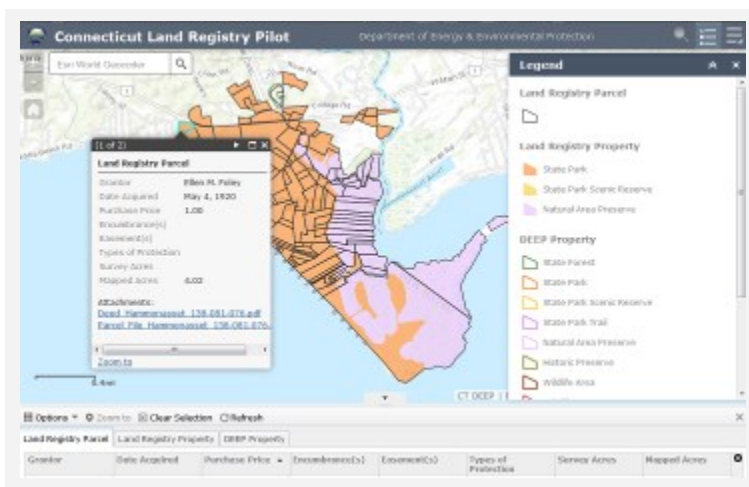
The pilot was launched with three State Parks (Hammonasset Beach, Bluff Point, and Haystack Mountain). The Land Registry allows users to browse state-owned lands and research, view, and download copies of parcel information, including deeds, surveys, and management plans. Greater levels of detail are available as the map zoom level is increased.

With funding assistance from the US Fish and Wildlife Service, DEEP hired seasonal staff to assist in completing this important undertaking. As more data is added, completing this database should accelerate Connecticut open space protection by engaging conservation partners, aiding open space planning, and providing a more comprehensive and transparent statewide land registry.

State Open Space Grant Datalayer

Initiated in 2013, DEEP partnered with the University of Connecticut to begin producing a **publicly-accessible GIS datalayer of almost 500 projects funded to date under the State Open Space and Watershed Land Acquisition Grant program**. Partnering with The Trust for Public Land, DEEP continued making progress on this datalayer during 2015.

To eventually be hosted by [Connecticut Environmental Conditions Online](#) and added to the Land Registry pilot, digitized parcels will be quality checked prior to being released for public use. The data layer will improve public access to statewide open spaces, enhance future grant applicant planning, and assist the evaluation of open space protection by all.



IV. 2015 Funding Assistance to Land Conservation Partners:

The Open Space and Watershed Land Acquisition Grant Program

The [Open Space and Watershed Land Acquisition Grant Program](#) (OSWA) leverages State, local, and private funds to create a cooperative open space acquisition program. OSWA provides grants to municipalities and non-profit land conservation organizations for the acquisition of open space land, and to water companies for the acquisition of Class I and Class II watershed land.

In exchange for grants, DEEP receives a conservation and public access easement over the property acquired to ensure that it is protected and available to residents of Connecticut as open space forever. Class I watershed land is sometimes exempt from the public access requirement for public health reasons. DEEP is also willing to accept limited public access (at the discretion of the Commissioner) when a conservation easement is purchased on land where public access would be disruptive of active agricultural activity.

To help DEEP support its partners in reaching their open space goals, the Natural Heritage, Open Space and Watershed Land Acquisition Review

Board convenes several times a year to review OSWA project selection criteria, policies, and procedures. The Board also makes State open space program funding recommendations to the Bond Commission each year.

In 2015, 19 open space projects were completed with over \$6 million in assistance from OSWA, permanently protecting over 1,400 acres in 17 towns (Appendix B).

In addition, 4 cities were awarded in total about \$201,155 in Urban Green and Community Garden grants (UGCG): Bridgeport's Village Green Initiative Reservoir Community Garden, the Hartford Food System, New Haven's Common Ground High School urban garden, and Windham's Lauter Park Community Garden.

The 19th OSWA and 8th UGCG competitive grant rounds were opened in the fall of 2015. The Department has received application submissions for 17 OSWA and 2 UGCG projects. Awards will be announced in the fall of 2016.

The Urban Garden and Community Green Grant Program

The Urban Garden and Community Green Grant Program was added to the State's open space program in to address multiple open space needs in urban areas. The grants are designed to refurbish or renovate municipally-owned lands into green spaces for recreation and locally-grown fruits and vegetables in city neighborhoods.

Since 2007, the program has provided over \$1 million in grants for more than 20 projects in cities including Bridgeport, Enfield, Hartford, New London, Putnam, and Norwalk. helped enhance community health and well-being.

Among other open space amenities, the grants fund the creation of greenhouses, ADA-accessible walkways, and raised-bed gardens for children, the disabled, and senior citizens in certain municipalities. To learn how these grant can help enhance the health and well-being of your city community, contact DEEP or visit DEEP's [open space grant webpage](#).



Credit: New London FRESH



The Mercer and Williams Street Community Garden operated by New London FRESH.

V. Looking Ahead: 2016 agenda

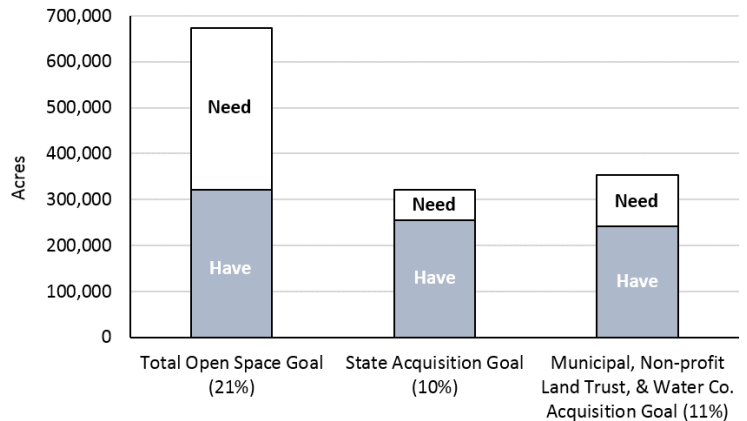
1. State Property Acquisition:

As of December 2015, DEEP needed an additional 62,960 acres to meet the goal set forth for State open space acquisition by 2023, or an additional 7,870 acres per year for the next 8 years. Achieving this goal will require a significant increase in annual acquisitions and open space funding resources.

Using an average per acre cost of about \$9,000 for properties purchased under the Recreation and Natural Heritage Trust Program (RNHTP) between 2007 and 2015, DEEP's total acquisition funding needs equate to over \$566 million, or over \$70 million each year, between now and 2023.

It is anticipated that with the new, focused, and collaborative efforts of the revised Green Plan, funding and acquisition outcomes will increase.

During 2016, DEEP will continue closing active property acquisitions using currently available resources. There are numerous properties that have been approved for acquisition and are awaiting necessary funding. As state bond funds become available, DEEP will continue to evaluate and acquire land through remaining RNHTP funding, federal funding opportunities, and other resources (below).



USFS Forest Legacy Program

The Forest Legacy Program provides funds to protect private forestland at risk of development through the purchase of conservation easements and land in fee. In 2015, DEEP was approved for \$4.42 million in funding for the Whip-Poor-Will Woods Project, which will protect over 1,553 acres on seven tracts of land in northeast Connecticut. DEEP is currently in various stages of acquiring conservation easements for this project.

USFS Highlands Conservation Act Fund

The Highlands Program provides funding for the acquisition of lands or interest in land in the states of Connecticut, New York, New Jersey, and Pennsylvania. In 2015, DEEP was approved for \$750,000 to purchase conservation lands in the "Head of the Highlands" project area. The Department is in various stages of acquiring two properties with these funds: the Benton Hill Preserve in Sharon and the West Aspetuck Wetlands in Kent.

USNPS Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) provides funding to states for the acquisition and development of public outdoor recreation areas and facilities, as well as funding for shared Federal land acquisition and conservation strategies. Every year, funding is allotted and states are required to spend the amount within three years, otherwise it is returned to the Federal government for other uses. Projects must address needs identified in the Connecticut Statewide Comprehensive Outdoor Recreation Plan.

DEEP is currently in the process of spending over \$1 million of the state's LWCF balance towards the purchase of about 103 acres in Portland and 200 acres in Groton.

USFWS Pittman-Robertson Act Fund

The Federal Aid in Wildlife Restoration Act, popularly known as the Pittman-Robertson Act, was established to provide funding for the restoration, rehabilitation, and improvement of wildlife habitat. DEEP is currently in the process of spending over \$1 million on the purchase of about 31 acres in Stonington/North Stonington, 85 acres in Canaan, and 100 acres in Ledyard.

The George Dudley Seymour Trust Fund

The George Dudley Seymour Trust Fund was created by the noted New Haven lawyer, historian, and urban planner to help the state buy lands for public outdoor recreation and education. DEEP requests funds from this trust to supplement Recreation and Natural Heritage Trust Program funding for the purchase of such lands. In 2016, DEEP plans to submit requesting for funds to use towards the purchase of about 23 acres in North Haven and other properties throughout the state.



Nathan Hale Homestead at Nathan Hale State Forest, Coventry

DEEP purchased the Maulucci Property in 2015 with \$214,000 in financial assistance from the George Dudley Seymour Trust Fund. The acquisition added 38 acres to the more than 1,500 acres of existing State Forest land here. Nathan Hale State Forest has a mixture of hardwood and softwood trees, old fields, wetlands, and agricultural lands. The Maulucci Property expands the State Forest's hiking, hunting, and other public outdoor recreation opportunities.

2. State Open Space and Watershed Land Acquisition Grants to Partners:

To meet the open space goal set forth for the State's partners, DEEP needs to encourage the protection of an additional 108,920 acres, or 13,615 acres per year, by 2023.

DEEP has committed to opening an annual State Open Space and Watershed Acquisition (OSWA) grant round each fall in order to provide its land conservation partners with consistent funding. In years past, DEEP predominantly relied on and applied bond authorizations to fund open space grants.

An important first for DEEP was when the 17th grant round in 2013 was announced prior to Bond Commission funds being made available. DEEP again announced

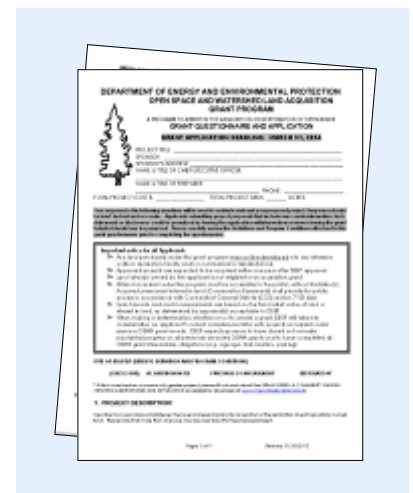
the 18th grant round in 2014-2015 prior to bond funds being made available.

The 19th OSWA and 8th Urban Green and Community Garden (UGCG) competitive grant rounds were opened in the fall of 2015. DEEP received application submissions for 17 OSWA and 2 UGCG projects. Awards are expected to be announced in the fall of 2016. The 20th grant round will be announced shortly thereafter.

Applicants to this program are encouraged to focus on priority land conservation areas established in the current Green Plan, criteria set forth in the OSWA application, and to seek and meet additional specific goals set forth in the State

Comprehensive Outdoor Recreation Plan (SCORP).

Information about, and applications to the grant program can be found at DEEP's open space grants webpage.



3. Revising the Connecticut Comprehensive Open Space Acquisition Strategy (the Green Plan):

Prior to this report's publication, DEEP made a draft version of the Green Plan available at its [website](#) for public review and download. The Department debuted the plan to the public at the Connecticut Land Conservation Council's annual meeting in March 2016. DEEP anticipates publishing an updated draft version in September 2016 with a final version of the plan soon thereafter.



© P. Fusco

Black-throated blue warbler

The Department may host outreach meetings to discuss with stakeholders the Plan's content, utility, and importance for statewide open space planning. DEEP encourages the public, municipalities and land planners, non-profit land conservation organizations, and others to review the draft and current versions of the plan and to [submit](#) any comments you may have.

[March 2016 Draft Green Plan Information Flyer](#)

[March 2016 Draft Green Plan for Review](#)

[Current Version: 2007-2012 Green Plan](#)

4. Open Space Mapping and Inventory:

DEEP launched the online Public Use and Benefit Land Registry in 2015 with a pilot map and database consisting of 3 State Parks: Hammonasset, Bluff Point, and Haystack Mountain State Parks. The Department continues to populate this database and mapping system and is currently adding State Wildlife Management Areas. To aid in populating the systems, DEEP is exploring a partnership agreement with Eastern Connecticut State University to continue work on the project.

Facility by facility, property records held by the Department and data collected through past inventorying efforts will be added until all DEEP lands are in the Land Registry pilot. The Land Registry pilot will then be expanded to include lands held by DEEP's land conservation partners.

Additionally, DEEP will continue partnering with The Trust for Public Land on populating and quality-checking a geographic information systems mapping datalayer on State open space grants awarded to date, which will improve public access to open space, enhance future grant applicant planning, and assist the evaluation of land protection by all.

5. Encroachment Resolution on State-owned Open Space:

DEEP continues to address all known encroachments on State-owned lands and actively document and address additional cases as they are made known. The process will continue to be carried out in accordance with the State's Encroachment Enforcement Response Policy and with improved efficiency using the Department's relatively new encroachment tracking system.

6. State Land Records Management:

DEEP continues to work on improving storage, organization, and indexing of legal documents and maps pertaining to ownership of DEEP properties. A complete inventory of the vault, including a comprehensive review of all maps, deeds, and property records has been undertaken. As a result, an integrated index for the Recreation and Natural Heritage Trust Program files, Open Space and Watershed Land Acquisition Grant Program files, Property Management files, and all other program files is being created.

Continued progress on file inventory was made during 2015 and indexing will continue throughout 2016. Many of these files are being considered for archiving at the State Library. This will improve coordination between various agency programs and increase efficiency for lands record retrieval and access by the public.

VI. Conclusion & Resources

DEEP, working together with municipalities, water companies, and private non-profit land conservation organizations, has continued progress toward meeting Connecticut's open space goals. Since 1998, the Department, on behalf of the State of Connecticut, has acquired or protected over 47,000 acres of public open space and provided grant funding for the protection of an additional 30,000 acres. With the continued support of the Governor and General Assembly, DEEP and its land conservation partners will keep building on this success.

Selected State Land Conservation Planning Resources

Connecticut Department of Energy and Environmental Protection

Land Acquisition and Management Unit

79 Elm Street, Hartford, CT 06106

www.ct.gov/deep/openspace

DEEP Recreation and Natural Heritage Trust Program:

DEEP purchases land from willing sellers. In many cases, the property owners contact the agency. In other instances, DEEP or conservation organizations initiate contact with sellers.

[Prospective Land Acquisition Application](#)

DEEP Open Space and Watershed Land Acquisition Grant Program:

[Application and website](#)

Connecticut Comprehensive Open Space Plan (Green Plan):

[2007-2012 Green Plan](#)

[2016-2020 Draft Green Plan Information Flyer](#)

Connecticut Department of Agriculture:

165 Capitol Avenue, Hartford, CT 06106

[Farmland Preservation Program](#)

State Office of Policy and Management:

450 Capitol Avenue, Hartford, CT 06106

[2013-2018 Statewide Conservation and Development Policies Plan](#)



Mohawk Mountain State Forest/Park, Cornwall

Appendix A
 Recreation and Natural Heritage Trust Program
 Acquisitions
 January 1, 2015 through December 31, 2015

Property Name	Town	Fee Acreage	Easement Restriction or R.O.W.	State Cost	Cooperator Share	Cooperator	Purpose of Acquisition
Gaines	Hamden	0	4.89	\$0	NA	NA	Donated addition to West Rock Ridge State Park
Regional Capital Management	Colchester	60.03	NA	\$430,000	NA	NA	Addition to Salmon River State Forest
Purtill	Franklin	47.18	NA	\$0	\$175,000	US Fish & Wildlife Service, Pittman-Robertson Fund	Addition to Franklin Wildlife Management Area
Ellington McIntire, LLC	Ellington	12.05	NA	\$0	\$65,000*	NA	Donated addition to Shenipsit State Forest
Leckey	Clinton	0	14.85	\$0	\$250,000*	NA	Donated conservation easement at Sciongay/Chapman Pond Wildlife Area
Schachter	Windsor	0.70	NA	\$1,409	NA	NA	Addition to Matianuck Sand Dunes State Park Natural Area Preserve
The Preserve	Old Saybrook	925.68	925.68	\$1,750,000	\$5,640,000	\$3 million Town of Old Saybrook <hr/> \$1.4 million Land & Water Conservation Fund <hr/> \$1.24 million The Trust for Public Land	New State and local open space; conservation easement held by The Nature Conservancy

* approximate fair market value of donated property.

Appendix A, cont.
 Recreation and Natural Heritage Trust Program
 Acquisitions
 January 1, 2015 through December 31, 2015

Property Name	Town	Fee Acreage	Easement Restriction or R.O.W.	State Cost	Cooperator Share	Cooperator	Purpose of Acquisition
Saner	Marlborough	289.52	NA	\$740,591	\$684,408	Land & Water Conservation Fund	Addition to Salmon River State Forest
Roncari	Windsor	133.30	2.00	\$0	\$3,500,000	Federal Aviation Administration	Grassland bird habitat mitigation for Bradley Inter- national Airport expansion
Szewczyk	West Hartland	74.57	NA	\$320,000	NA	NA	Addition to Tunxis State Forest
Raven	East Lyme	4.60	NA	\$200,000	NA	NA	Addition to Rocky Neck State Park
Liebman	Lebanon	178.10	NA	\$915,000	NA	NA	Acquired for new public water access area
Maulucci	Coventry	38.43	NA	\$16,000	\$214,000	George Dudley Seymour Trust Fund	Addition to Nathan Hale State Forest
Vars	Plainfield	43.02	NA	\$150,000	NA	NA	Addition to Pachaug State Forest
Totals		1,807.19	947.42	\$4,523,000	\$10,528,408		

Appendix B
 Open Space and Watershed Land Acquisition
 Grants Financially Completed
 January 1, 2015 through December 31, 2015

Applicant Sponsor	Project Name	Town	Acres Protected	Grant Amount
Town of Cheshire	Puchalski Property	Cheshire	122.32	\$200,000
East Haddam Land Trust	Bogan Property Easement	East Haddam	45.56	\$151,200
City of Stamford	60 & 70 Main Street	Stamford	0.60	\$419,250
Wintonbury Land Trust	Hawk Hill Farm	Bloomfield	44.10	\$247,500
Lyme Land Conservation Trust	Selden Cove/Seldon Creek River Access	Lyme	2.80	\$351,000
Simsbury Land Trust	Tanager Hill Parcel	Simsbury	75.33	\$500,000
Canton Land Conservation Trust	136 Barbourtown Road	Canton	12.43	\$17,500
Town of Simsbury	Ethel Walker School, Parcel C	Simsbury	41.81	\$500,000
City of Stamford	205 Magee Avenue	Stamford	4.77	\$325,000
Essex Land Trust	The Preserve	Essex	70.60	\$471,250
City of Norwich	31 New London Turnpike	Norwich	3.86	\$123,516
Manchester Land Conservation Trust	Botti Farm	Manchester	62.48	\$594,750
Clinton Land Conservation Trust	Weiss, Loveday & Maltese Properties	Clinton	40.36	\$160,000
Town of Bethany	Carrington Preserve	Bethany	73.75	\$232,500
Town of East Haddam	Dean Property	East Haddam	274.29	\$400,000
Town of East Haddam and TNC	LeFebvre Property	East Haddam	113.64	\$263,700
Watertown Land Trust	Schienda Family Preserve	Watertown	63.00	\$135,000
Groton Open Space Association	Avery Farm	Ledyard and Groton	305.20	\$611,000
Town of Tolland	Knofla Pond Property	Tolland	67.56	\$395,200
Totals			1,424.46	\$6,098,366