

**Office of The
Supervisor of Assessments
Montgomery County
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November 8, 2024

I believe I have come up with a solution that will work for both the land owner and my Office. Once the land owner receives their PTAX-228 advising them of their assessment change, if they can provide our office with evidence showing they are in the process of getting into a program such as CRP, CSP, or another Forestry Management Plan through the Illinois Department of Natural Resources my office can then change them back to farmland for that year. The following assessment year they would then be reassessed back to 33 1/3% if we haven't received their final agreement or contract.

However, I know it can take time to get into one of these programs so if when the PTAX-228 assessment change notice is received the following year the property owner can again come into our office showing they are still working on getting their land put into a program and we can again revert it back to farmland for that year.

The "evidence" provided would need to be dated that year, such as an email reaching out asking for a status update. We would allow this for 2 years; however like I said before I understand these programs take time so further time may be granted on a case by case basis. Essentially, if the landowner attempts to enroll their property into some sort of "program" nothing will change in terms of assessed value for at least 2 years.

If the land owner is not interested in getting the land into a program the 33 1/3% assessment will remain per statute.

Assessment complaints can be filed with the Board of Review if you believe your assessment is higher than 33 1/3% fair market value; complaint packets can be obtained in our office or online.

I urge you to reach out to my office ANY time for any questions of clarifications which my office can make for your specific case.

Thank you,

Kendra Niehaus



CONSERVATION STEWARDSHIP PROGRAM

ENROLLMENT PROCESS

To be enrolled into the Conservation Stewardship Program (CSP) you must complete the following tasks:

Submit an application and associated documentation for consideration.

Required documents are:

1. The official application form completely executed.
2. Provide an Assessor's Map. 8 ½" x 11" full-color aerial map (blown up full page without parcel data image) of all parcels included in enrollment. (If you must, roll the page). Obtainable from your Assessor's office in the county where the property resides or oftentimes online. It is an outline map of your property, with the PIN (Property I.D. #) attached to it.
3. Provide also require a second full-color 8 ½" x 11" Aerial Stand Map of all parcels included in enrollment. (If you must, ORIENT the page to allow the entire parcel to fill the page). Please identify (outline) the manicured lawn and buildings on the property. Also identify the CRP (if applicable). Identify any Pastures and agricultural areas on the property. Divide your property into sections and identify each section as Stand 1, Stand 2 and so on. Outline the type of management practices prescribed for each stand.
4. Provide a "Schedule of Practices" that outlines the types of management, expected year of work, and anticipated acreage to be implemented in each stand.
5. Provide a Copy of the most recent tax bill (With current landowner contact information) for each parcel submitted, or if the property is a new purchase, we require a Full copy of the deed for each parcel containing acreage being submitted for enrollment.

Once we are in receipt of this information our office will review your application. After review of your application an inspection of your property may be required.

Upon completion of the site inspection (if necessary) and approval of your management plan, we will mail you a Certification to sign, date and return to our office. This will complete the enrollment process.

Upon our receipt of the Certification your County Assessor will be informed of your enrollment into the program by the Illinois Department of Revenue. The Conservation Stewardship Assessment begins January 1 of the following year after the plan is certified by the Illinois Department of Natural Resources (regardless of the date it is approved). Assessments are not pro-rated.

Mail your information to: Conservation Stewardship Program
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL. 62702



CONSERVATION STEWARDSHIP PROGRAM (CSP) FREQUENTLY-ASKED QUESTIONS (FAQ)



Is there a fee associated with enrolling my land in the Conservation Stewardship Program? No. The Illinois Department of Natural Resources (IDNR) will review your plan and provide notification to the Department of Revenue when your plan is approved. There is no charge for this processing.

Am I required to hire a professional to write a management plan for my land? No. However, IDNR recommends landowners consult with a wildlife or forestry professional to establish their management plan. There are many qualified consultants available throughout the state.

What is the deadline for sending my conservation management plan to the Department of Natural Resources? There is no deadline established in the Conservation Stewardship Law or in the rules prepared by IDNR. However, to improve the likelihood that CSP valuation has been put on your property before January 1st annually, applications and supplemental documents must be submitted no later than November 1st.

Should I send a copy of my conservation management plan to the assessor in my county? It is not necessary to send your conservation management plan to anyone other than DNR. DNR is responsible for reviewing and approving plans and then providing information on approved plans to the Department of Revenue. The Department of Revenue will notify your county assessor that you have an approved plan, enabling the assessor to make the appropriate adjustment in your valuation.

How can I be sure that I am getting the best available tax rate on my property? There are some situations in which a landowner is already paying less tax on their property than they would under the Conservation Stewardship Program. Your county assessor is the best source of information on how your current taxes compare to what you would pay in the Conservation Stewardship Program.

When will the special valuation under the Conservation Stewardship Law take effect? After being accepted into CSP, your special valuation will begin the following January 1st. Because we always pay taxes on the year prior, your first tax bill after being accepted into the program most likely will not reflect the CSP valuation. Example. You are accepted in 2024 and your new rate begins January 1st, 2025. You pay taxes on year 2025 in 2026 and CSP will be reflected at this time.

What is the special valuation rate for land enrolled in the Conservation Stewardship Program? Land accepted into the Conservation Stewardship Program will be valued at 5% of the fair market value for property tax purposes.

How will I know if my conservation management plan has been approved? You will receive certification from the Department of Natural Resources when your plan has been approved. DNR will also notify the Department of Revenue.

What if my plan is not approved by DNR? If your plan does not satisfy the requirements of the Conservation Stewardship Law, DNR will notify you and tell you what is lacking. You will have an opportunity to re-submit the plan with the needed information added. If your plan is rejected by DNR a second time, you can appeal that decision to a 3-member DNR committee.

If my land is already enrolled in another conservation program, should I apply to the Conservation Stewardship Program? The decision to withdraw from another program that provides a property tax reduction to enroll in the Conservation Stewardship Program may be complicated and will depend on your individual circumstances. It is best to consult your county assessor, tax consultant or attorney to determine if changing programs will give you the most favorable property tax rate. You could also talk with the DNR, Nature Preserves Commission, or USDA resource manager who helped prepare your existing management plan to determine which program best fits your plans for your land. With information on management options and tax benefits, you can choose the program that is best for you.

What lands are eligible for enrollment in CSP?

- Five or more contiguous acres of unimproved land - unimproved land means woodlands, prairie, wetlands or other vacant and undeveloped land that is not used for any residential or commercial purpose that materially disturbs the land.
- Land in a Forestry Development Program Plan (also known as a Forest Stewardship Plan) under Section 10-150 of the Property Tax Code. (Be aware that switching from FDA to CSP will increase your taxes. The same acre cannot be enrolled in both programs.)
- Land registered or encumbered by conservation rights under Section 10-166 of the Property Tax Code

What lands are not eligible for enrollment?

- Any land in Cook County
- Land assessed as farmland under Sections 10-110 through 10-145 of the Property Tax Code and any land used for agricultural purposes
- Land valued under Section 10-152 (vegetated filter strips) or 10-153 (non clear-cut along navigable waters) of the Property Tax Code
- Land valued as open space under Section 10-155 of the Property Tax Code
- Land certified under Section 10-167 of the Property Tax Code
- Any property dedicated as a nature preserve or nature preserve buffer under the Natural Areas Preservation Act - the assessed value of a dedicated nature preserve or buffer is one dollar per acre for the calculation of property taxes

If you are not certain of the current valuation status of your property, please consult your county assessor.

If I sell my land, does the Conservation Stewardship Program's valuation and management plan remain in effect? CSP Enrollments can be transferred to the new owners, if they complete a Change of Ownership Form within a timely manner (usually 6 months) of purchase. The original expiration date will be kept. New landowners will need to provide an updated deed, any proposed changes to the CSP acreage via an updated map, and an updated Schedule of Practices. If this process is not completed, IDNR will cancel the CSP enrollment and the new landowners will have to re-apply altogether.

If I enroll in the Conservation Stewardship Program, will I be required to allow public access to my land? No. Access must be granted to IDNR staff for initial CSP approval and any compliance inspections. IDNR staff may contact you about potential research opportunities involving your property, but your involvement is not mandatory.

For more information please call (217) 782-0097
Or email DNR.CSP@illinois.gov

CSP Consulting Forester Directory

What is a Professional Consulting Forester?

Independent professional consulting foresters, or consultants, are self-employed, college trained natural resource professionals with advanced preparation in forest science and management. Forestry consultants provide fee-based, on-site technical forestry services to forest landowners.



There are no legal definitions or official boards governing the licensing of professional foresters in the state of Illinois. Therefore, it is the sole responsibility of landowners and homeowners to request the credentials and references of an individual claiming to be an independent professional consulting forester. Be wary of “timber brokers” who pretend to offer professional forestry or timber management services!

Individuals listed in within this professional consulting forestry directory possess, at minimum, either a four-year college degree in forestry; a four-year degree in an allied natural resources discipline with adequate competency in forest management deemed acceptable to author forest management plans as verified by the USDA Natural Resources Conservation Service; a graduate degree in forestry or natural resources; or a two-year associates degree in forest technology.

How Can an Independent Professional Consulting Forester be of Assistance to You?

Timber Sale Administration & Marketing: Consultants adept in the valuation and marketing of standing timber and adept in the administration of timber sales, bids, and contracts; arguably the most critical aspect of forest management a landowner will ever undertake.

Appraisals: Consultants are often hired by landowners, farm managers, banks, government, land trusts, accountants, and attorneys to conduct legal appraisals for standing timber, storm-damaged timber, real estate/land acquisitions, timber trespass disputes, timber theft, and other forester-related litigation.

Contractual Timber Work: Consultants who provide quality mapmaking services utilizing the latest GPS and GIS technology.

Contractual Tree Planting: Consultants with the expertise and equipment to complete small-or large-scale tree planting projects, including field windbreaks; fulfill tree planting practices enrolled through your local USDA Farm Service Agency office or local IDNR district forester office.

Expert Testimony: Consultants adept in provide expert testimony and research with regard to forestry related litigation.

Forest Management Plans & Forest Inventory: Consultants are frequently hired to perform on-site woodland reconnaissance, evaluations, and reports; conduct detailed forest inventories (a.k.a., timber cruising); and write forest management plans for landowners as required by voluntary forestry programs with specific program requirements and standards.

Forest Valuation & Financial Analysis: Consultants adept in advanced forest valuation and financial analysis with regard to forest land and timber investments.

Prescribed Fire & Controlled Burn Plans: Consultants with experience and state/federal certifications in both prescribed fire use and in preparation of controlled burn plans as required by IDNR and IL-EPA.

Timber Cost – Basis and Taxation: Consultants adept in calculating timber cost-basis for accounting and IRS tax reporting purposes related to the sale of timber or timber casualty loss; knowing your timber cost-basis is a fundamental, yet

critical accounting and IRS cost-savings measure for anyone selling timber; please refer to the National Timber Tax website.

Herbicide Application & Recommendations: Consultants who are licensed pesticide applicators with advanced pesticide (herbicide) knowledge and expertise; contact individual consultants to determine whether or not they also provide custom herbicide application services related to tree plantings, invasive species, ecological restoration, Christmas trees, or ornamental tree pests/pathogens.

Invasive Species Control & Removal: Consultants experienced in the identification and effective treatment and removal of exotic and invasive herbaceous/woody plants.

Biomass Marketing: consultants adept in marketing and capitalizing in emerging woody biomass markets, including USDA's Biomass Crop Assistance Program (BCAP).

Business Planning: Consultants with advanced knowledge and expertise in business and estate planning.

Carbon Sequestration & Carbon Credits: Consultants adept in inventory and assessment of current and future carbon credit markets.

Christmas Tree Management: Consultants experienced in the cultivation, management, and care of Christmas trees.

Ecological Restoration: Consultants adept in ecological restoration techniques such as savanna or wetland restoration; contact consultant for more information regarding this particular service.

Environmental Planning & Assessments: Consultants adept in preparing environmental analyses, documents, and reports for the purpose of general planning, research, or local government action.

Habitat Establishment: Consultants with the expertise and equipment to establish perennial habitat, such as warm season prairie grasses, and wildlife food plots.

Insect & Disease Evaluations: Consultants who perform insect and disease evaluations for landowners, homeowners, land trust and government agencies.

Recreation Planning & Development: Consultants with expertise in the advanced planning and development of forest recreation opportunities for forest landowners, hunt clubs, wooded subdivisions, and local government.

Surveying & Boundary Establishment: Consultants adept in general boundary establishment; however legal surveys must be conducted by an Illinois professional land surveyor.

Urban and Community Forestry (Arboriculture): Consultants adept or certified in the care and maintenance of urban and community trees and forests; general woody ornamental questions, tree selections, maintenance, watering, fertilization, pruning, hazard tree assessments, etc.

Wildlife Management: Consultants who specialize in providing specific solutions to wildlife habitat objectives, issues and concerns; most professional foresters are avid outdoorsmen and are thus equally proficient in providing wildlife management expertise to forest landowners.

Adams, Justin

Service Area: southeast Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2007
Web: <https://www.honeycreekforestry.com/>
Email: honeycreekforestry@gmail.com
Phone: (618) 553-6374

Bamford, Jonathan

Service Area: Illinois
Education: B.S., Forestry, Abraham Baldwin Agricultural College, 2018
Email: jonathan@longforestry.com
Phone: (618) 639- 8733

Blair, Bob

Service Area: east-central Illinois
Education: B.S., Forestry, Southern Illinois University, 1967
Email: bblair@consolidated.net
Phone: (217) 349-8688

Bolton, Jacob

Service Area: central Illinois + online nursery sales
Education: B.S., Forestry, Southern Illinois Univ., 2020
Web: <https://sylvicsforestrynur.wixsite.com/trees>
Email: sylvicsforestrynursery@gmail.com
Phone: (309) 635-2277

Brown, Jeff

Service Area: west-central Illinois
Education: B.S., Conservation, Western Illinois Univ., 1993
Email: btreeco@yahoo.com
Phone: (217) 242-6471

Buehnerkemper, Mike

Service Area: southern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 1972
Email: newlifeforestry@mchsi.com
Phone: (217) 343-6800

Burkwald, Kyle

Service Area: central Illinois
Education: B.S., Forestry, Uni. Wisconsin Stevens Point, 2014
Email: kburkwald91@gmail.com
Phone: (630) 632-6593

Calvert, Bill

Service Area: southern and central Illinois
Education: B.S., Forestry, Southern Illinois Univ., 1983
Email: treedude@netwitz.net
Phone: (618) 526-4251

Calvert, Marty

Service Area: southwestern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 1986
Email: mrcalvert.forester@gmail.com
Phone: (573) 238-9040

Clark Consulting Forestry

Carthage, IL
Email: info@clarkforestryconsulting.com
Phone: (217) 357-0050

Ceglinski, Benjamin

Service Area: southern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2007
Email: iltalltimber@yahoo.com
Phone: (618) 267-0674

Deizman, Paul

Service Area: statewide
Education: B.S., Forestry, University of Illinois, 1986
Email: paulmdeizman1@gmail.com
Web: www.forestconservationspecialists.com

Denman, Michael

Service Area: northeast Illinois
Education: B.S., Forestry, University of Kentucky, 2003
Email: mdenman@rootedinforestry.com
Phone: (574) 292-9217

Dickson, John W.

Service Area: southern Illinois
Education: M.S. (70') & B.S. (69'), Forestry, Southern Illinois Univ.
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Enyart, Doug

Service Area: southern Illinois
Education: B.S., Forestry, Humboldt State Univ., 1985
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Farber, Sam

Service Area: northern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2009
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Gibbons, Wade

Service Area: southern and central Illinois
Education: B.S., Forestry, Southern Illinois Univ., 1997
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Gordon, Greg

Service Area: central and southern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2001
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Haney, Stuart

Service Area: east-central and central Illinois; Indiana
Education: B.S., Forestry, Southern Illinois Univ., 2002
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Phone: (812) 243-1323

Harris, Jeff

Service Area: statewide
Education: M.S., Forestry, Southern Illinois Univ., 2012;
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Hoaglin, Thomas

Service Area: west-central and central Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2004
Email: CentennialForestry@yahoo.com
Phone: (217) 248-6628

Hoene, Ken

Service Area: statewide Illinois
Education: B.S., Forestry, University of Illinois, 1974
Email: timberservices@yahoo.com
Phone: (217) 825-3253

Holevoet, Scott

Service Area: southern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2002
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Phone: (618) 713-1051

Holmgren, Mark

Service Area: southern Illinois (south of I-64)
Education: A.A.S. Forest Tech., SE Illinois College, 1983
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Holzmueller, Eric

Jackson County, IL
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Hudgens, Jeff

Service Area: west-central Illinois
Education: B.S., Forestry, Southern Illinois Univ., 1989
Email: jeff@prairiehillsforestry.com
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Inyart, Colby

Service Area: eastern Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2014
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Janes, Michael

Service Area: southeastern Illinois
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Karcher, Michael

Service Area: southern and central Illinois
Education: M.S. (76'), B.S. (75'), Forestry, SIU-C.
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Koett, Luke

Service Area: Northern and central Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2006
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Langer, Adam

Service Area: northern and northeast Illinois
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Lecher, Brent

Service Area: southern Illinois
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Lemmons, Jeremiah

Service Area: statewide Illinois
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Lilly, Blake

Service Area: statewide Illinois
Education: B.S., Forestry, Southern Illinois Univ., 2013
Email: LillyTimberService@yahoo.com
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Long, Mike and Joe Starkey

Service Area: Illinois
Education: M.S. (01'), B.S. (08'), Forestry, SIU - C
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Phone: (618) 893-2307

MacDurdy, Dwight

Marion, IL
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Massie, Kirk

Service Area: statewide Illinois
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Meyer, Shawna

Service Area: statewide Illinois
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Mitchell, Lee

Service Area: central Illinois
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Justin Mount

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Mueller, Lee

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Newcomb, Joe

Service Area: southeastern Illinois
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Oetken, Kevin

Service Area: northern Illinois
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Parker, Stephen

Service Area: statewide Illinois
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Petrzelka, Robert and Gretchen Cline

Service Area: west-central and NW Illinois
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Pohl, Thomas

Service Area: southern Illinois
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Pothoff, James

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Pruden, Jeremy

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Rathman, Mark

Service Area: northern and central Illinois
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Riggle, William D.

Service Area: statewide Illinois
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Robison, Andy

Service Area: central Illinois
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Schumacher, Jeremy

Service Area: I-64 corridor south
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Stambaugh, John P.

Service Area: southeast Illinois
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Stephens, Randy

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Stice, Daniel

Service Area: central and south-central Illinois
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Service Area: southern & central Illinois
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Vandermyde, Ben

Service Area: northern Illinois
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Wagoner, Robert J.

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Walker, Dana R.

Service Area: western Illinois
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Woolery, Michael

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