

Analysis of leased land in Damascus Township, Wayne County, PA

A Statistical Analysis of Ownership, Leasing and Taxes in Damascus Township -

The Reality of Leasing and Ownership in Damascus Township - a much more complex situation - not what you have been told.

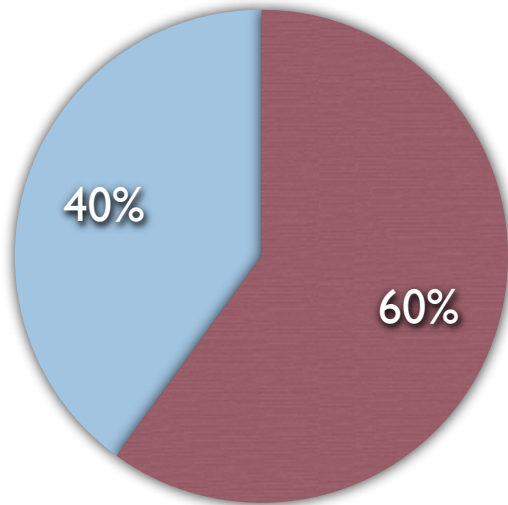
Prepared by DAMASCUS CITIZENS FOR SUSTAINABILITY, September, 2010
DamascusCitizens.org/Damascus-Stats.pdf

In this report you will find an analysis of hard data on the owners of land in Damascus Township and where they live, in reference to leasing for gas drilling; including looking at unique owners, parcels, acreage and tax assessments. Information in this report comes primarily from two sources; The Citizen's Voice Newspaper's gas leasing database for leasing in Lackawanna, Luzerne, Wayne, and Wyoming Counties (found at this LINK <http://citizensvoice.com/news/drilling>) and tax information for Damascus Township purchased from the Wayne County Appraisers Office. Additionally, we have consulted other sources including the Wayne County Land Use Study (located HERE <http://www.co.wayne.pa.us/?pageid=74>). In order to minimize any errors, we have compared our numbers, wherever possible, to those reported in additional sources. "Resident" is defined as having the tax bill for the property sent to an address within the township. "Unique owner" category takes into account that some owners own multiple parcels.

Ownership Totals for Resident and Non-resident Owners

Damascus Township with approximately 80 square miles and 3,626 parcels within its borders has 2,612 unique owners.
Some owners live in Damascus and some do not.

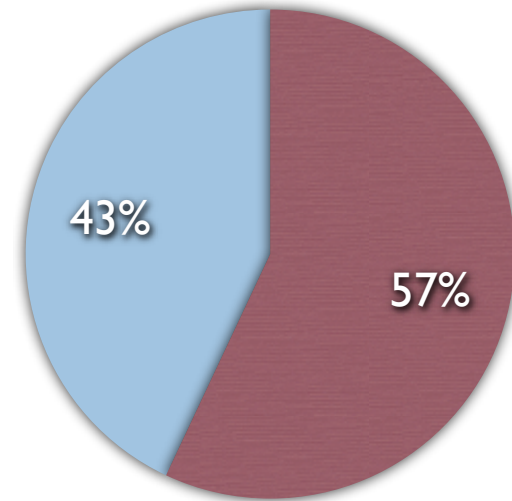
Total Parcels



● resident
● non-resident

	Parcels	% Parcels
resident	2,172	60
non-resident	1,454	40
TOTAL	3,626	100

Total Acreage

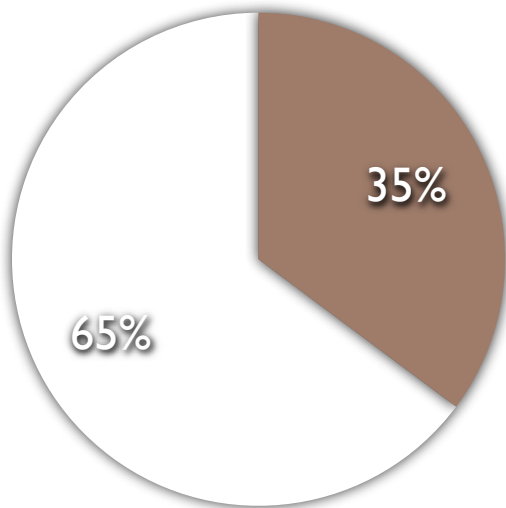


	Acreage	% Acreage
resident	28,773	57
non-resident	21,964	43
TOTAL	50,738	100

Leasing Totals

This may be confusing as the total number of leased parcels and total acreage leased are approximately reversed numbers, but what these charts reveal is that the number of parcels not leased is about double the number of leased parcels, and more large acreage parcels are leased. See following pages for more explanation.

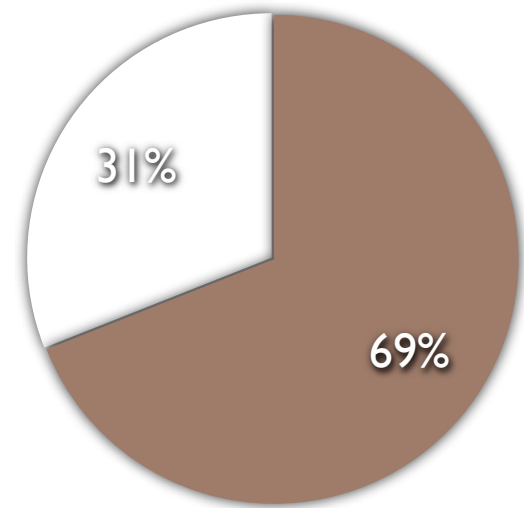
Total Parcels



● leased
○ not leased

	Total Parcels	% Parcels
leased	1,277	35%
not leased	2,349	65%
TOTAL	3,626	100%

Total Acreage

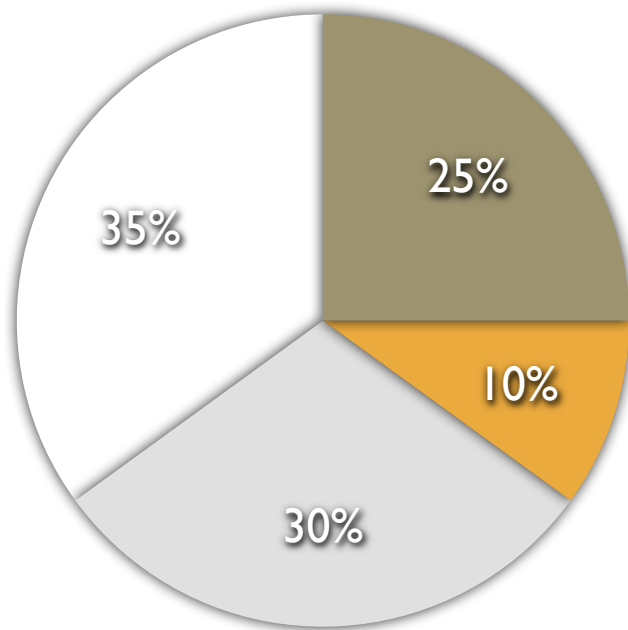


	Total	% Acreage
leased	34,887	69%
not leased	15,851	31%
TOTAL	50,738	100%

Leasing Ownership Details - first of four slides: parcels and leasing

This slide shows details of resident and non-resident ownership of land in terms of parcels leased or not leased. 65% of the parcels in Damascus Township have not been leased. The next slides will show the relationship of leasing and resident and non-resident ownership in terms of acreage (second slide), unique owners (third slide) or tax assessment (fourth slide).

Parcels and Leasing



- leased resident owned parcels
- leased non-resident owned parcels
- not leased non-resident owned parcels
- not leased resident owned parcels

There are 3,626 parcels in Damascus Township. 2,349 (65%) are not leased. 1,277 (35%) are leased.

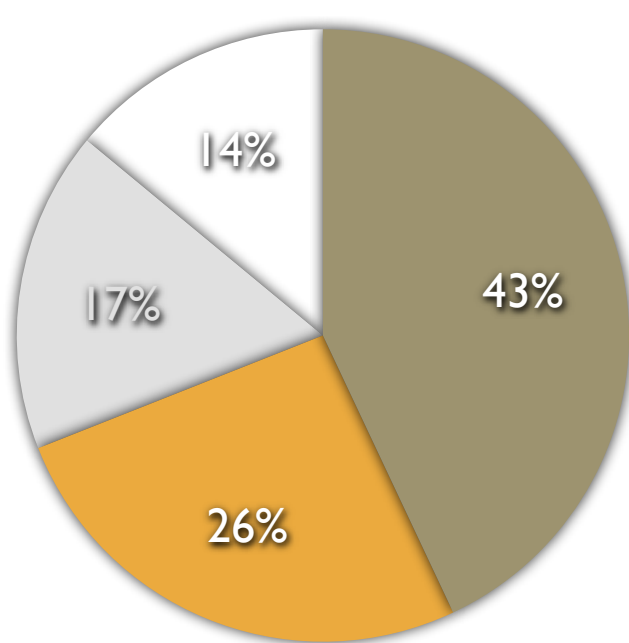
% in this table are % of the total number of parcels.

Parcels	resident	%	non-resident	%	total	% of Total parcels
leased	916	25%	361	10%	1,277	35%
not leased	1,256	35%	1,093	30%	2,349	65%
total	2,175	60%	1,454	40%	3,626	100%

Leasing Ownership Details - second of four slides: acreage and leasing

This slide shows details of resident and non-resident ownership of land in terms of acreage leased or not leased. 69% of the acreage in Damascus Township is leased

Acreage and Leasing



- leased resident owned acreage
- leased non-resident owned acreage
- not leased non-resident owned acreage
- not leased resident owned acreage

There are 50,738 acres in Damascus Township. 34,887 (69%) acres are leased for drilling, 15,851 (31%) acres are not..

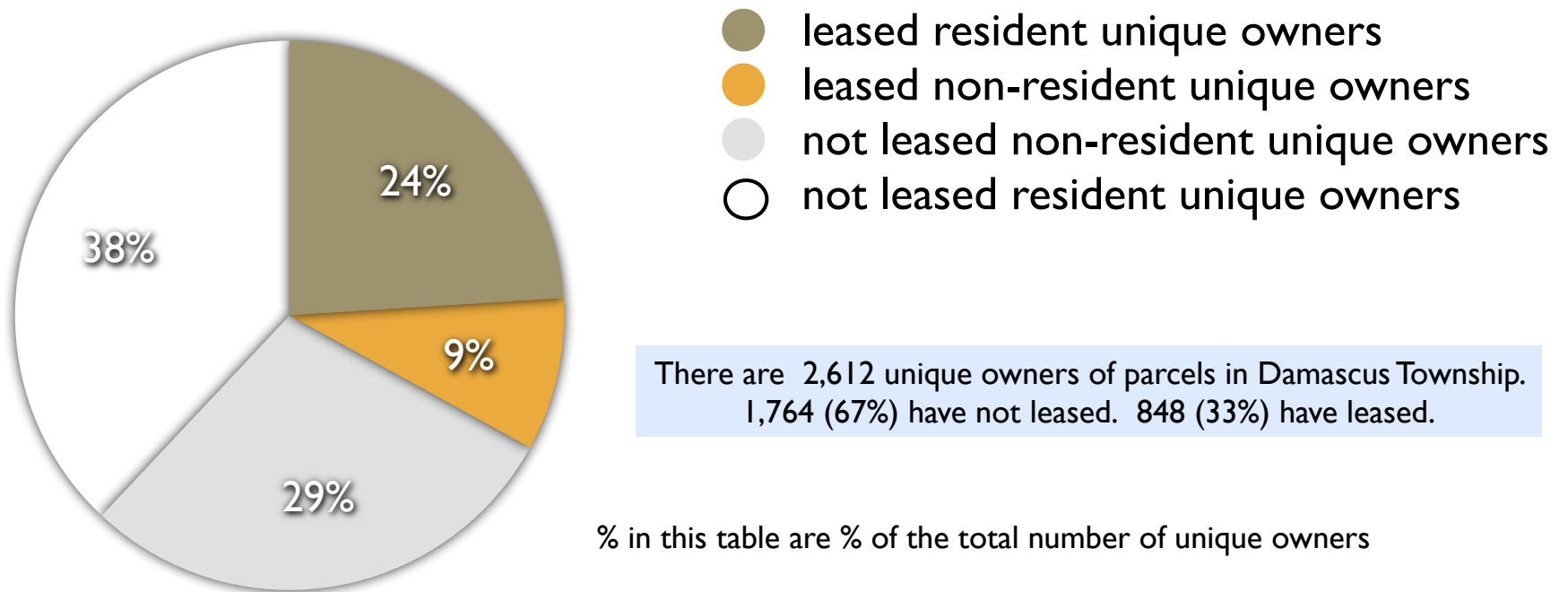
% in this table are % of the total amount of acreage.

Acreage	resident	%	non-resident	%	total	% of total acreage
leased	21,766	43%	13,121	26%	34,887	69%
not leased	7,007	14%	8,843	17%	15,851	31%
total	28,773	57%	21,964	43%	50,738	100%

Leasing Ownership Details - third of four slides: unique owners and leasing

This slide shows details of resident and non-resident ownership of land in terms of unique owners who have leased or who have not leased. “Unique owner” category takes into account that some owners own multiple parcels. 67% of unique owners in Damascus Township have not leased.

Unique Owners and Leasing



% in this table are % of the total number of unique owners

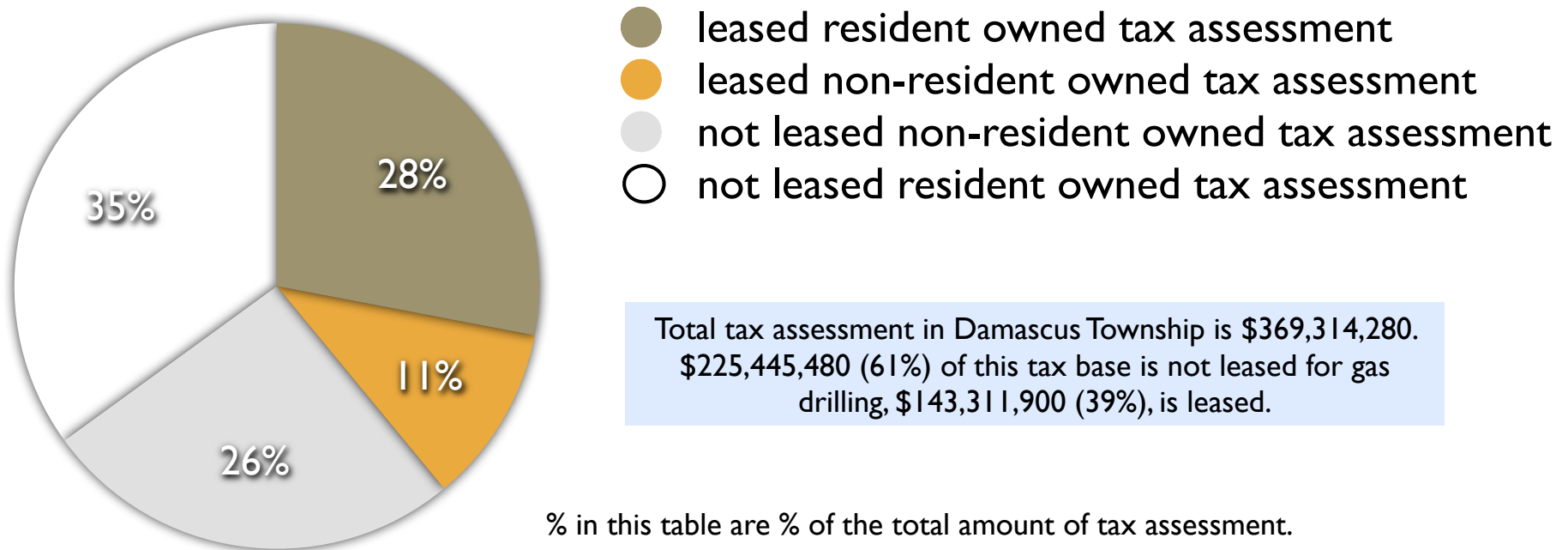
Unique Owners	resident	%	non-resident	%	total	%
leased	613	24%	235	9%	848	33%
not leased	995	38%	769	29%	1,764	67%
total	1608	62%	1004	38%	2,612	100%

Leasing Ownership Details - fourth of four slides:

tax assessment and leasing

This slide shows details of resident and non-resident ownership of land in terms of the tax assessment of leased or not leased land. The assessed value of not leased land in Damascus Township makes up 61% of the total assessed value of all the land in the township. Therefore, 61% of the taxes are paid by people who have not leased.

Tax Assessment and Leasing



Tax Assessment	resident	%	non-resident	%	total	% of total tax assessment
leased	\$103,387,100	28%	\$39,924,800	11%	\$143,311,900	39%
not leased	\$129,341,500	35%	\$96,660,880	26%	\$225,445,480	61%
total	\$232,728,600	63%	\$136,585,680	37%	\$369,314,280	100%

Conclusions

The Reality of Leasing and Ownership in Damascus Township - a much more complex situation than what you have been told.

The Northern Wayne Property Owners Alliance has spread false information as propaganda on numerous occasions, stating that those who have leased for gas drilling are the significant majority of landowners, when their actual percentage is only 33% in Damascus Township. Additionally, they have portrayed themselves as the backbone of the tax-base, even though that small minority, which owns a significant majority of the land in the Township (69%), barely amounts to 39% of the township's tax revenue. NWPOA, or its members, portray those opposed to this development as "outsiders", "the minority", "carpetbaggers", "obstructionists", "antis". In reality, the primary resident owners who have leased for gas drilling, only comprise 24% of the total number of actual land owners, who pay taxes, on their homes, and land, in the Township. Additionally, a significant percentage of the leased acreage (26% of the Township) is owned by non-resident owners. So the total picture that begins to emerge from this data analysis shows that NWPOA has totally distorted the existing facts.

NWPOA also portray the potential industrialization of our rural residential community as an economic boon, based on expectations of great wealth being acquired by those who have leased (both resident and investor). Though the scope of this report only includes a look at the particulars of who has leased and where they live, the economic assertions that Damascus Township will greatly benefit from gas drilling within its borders are suspect in themselves- see references below. Also, based on the actual numbers in this report of who has leased and where they are resident, the numbers clearly indicate that if there is an economic boon it will only benefit a small minority of taxpayers, who pay a minority of the taxes within the community.

The study on what has happened in counties in the US West that have had gas/oil as their major economic base
http://www.headwaterseconomics.org/energy/HeadwatersEconomics_EnergyFocusing.pdf

The Economic Impact of Gas Drilling In the Marcellus Shale <http://www.damascuscitizens.org/Economic.html>