Garrett Shost

Department of Agricultural and Applied Economics, University of Wisconsin - Madison

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Education

University of Wisconsin - Madison

Ph.D., Agricultural and Applied Economics — Expected 2026

Field: Environment and Natural Resource Economics

M.Sc., Agricultural and Applied Economics — 2022

Florida State University

B.Sc., Economics and Political Science — 2020

B.Sc., Mathematics, Minor in Physics — 2020

Research Interests

Primary: Natural Resource Economics, Land Economics, Environmental Economics
Secondary: Health Economics, Transportation Economics, Public Policy

Working Papers

The Effect of Conservation Easements on Housing Prices and Development [Job Market Paper]

Transferable Tax Credits for Conservation Easements *with Dominic Parker and Annalise Helm*

Bike Sharing System Ridership and its Effect on Traffic Accidents, Injuries, and Fatalities

Teaching Experience

University of Wisconsin – Madison

TA: MATH 320: Linear Algebra and Differential Equations [eval. -/5] — 2025
TA: AAE 246: Climate Change Economics and Policy [eval. 4.7/5] — 2024
TA: AAE 246: Climate Change Economics and Policy [eval. 4.6/5] — 2022
TA: AAE 352: Global Health: Economics, Natural Systems, and Policy [eval. 4.3/5] — 2021

Research Experience

University of Wisconsin – Madison

Research Assistant to Dominic Parker — 2023-2024
Research Assistant to Corbett Grainger — 2022
Research Assistant to Daniel Phaneuf — 2021
Research Assistant to Dominic Parker — 2020-2021

Florida State University

The Coal Excise Tax Reduction and its Impact on Investor Beliefs — 2020
Honors in the Major Program, Advised by Luke Rodgers
Numerical Model Resolution and its Effect on the Convergence Properties in MESA — 2017
Undergraduate Research Opportunities Program, Advised by Tomasz Plewa

Awards and Fellowships

Outstanding Teaching Assistant in AAE, University of Wisconsin - Madison	2025
Summer Research Fellowship, Property and Environment Research Center (PERC)	2025
Graduate Fellowship, Property and Environment Research Center (PERC)	2024
Outstanding Teaching Assistant in AAE, University of Wisconsin - Madison	2023

Referee and Review Service

Land Economics

Leadership and Involvement

Economics Club at Florida State University - *President*	2019-2020
National Association for Business Economics at Florida State University - *Member*	2019-2020

Skills

Software: Experienced in R. Moderately comfortable with ArcGIS, LaTeX, and STATA.
Languages: English (native), Spanish (5 years of instruction)

Abstracts

The Effect of Conservation Easements on Real Estate Prices and Development [Job Market Paper]
Conservation easements are a commonly used tool to permanently conserve land with environmental and social importance. While they have the ability to provide local amenity value to nearby properties, conservation easements exist in perpetuity which ensures they will never be developed, potentially exacerbating housing shortages. I examine the effect of conservation easements on nearby properties using a nationwide dataset of over 34 million repeat sales of residential properties across 30 years. I find that conservation easements increase nearby property values on average between 0.35 and 1.32 percent. Homeowners particularly value easements for recreation purposes and those held by government agencies. These results are mainly driven by sales in metropolitan counties. I also find that at the county level, conservation easements have a small but significant effect in reducing new development, which is more pronounced in counties that are more developed. These results illustrate the value provided by permanent land conservation but also the role that land use restrictions play in local development.

Transferable Tax Credits for Conservation Easements *with Dominic Parker and Annalise Helm*
Conservation easements are a popular mechanism to conserve environmentally and culturally significant land. Landowners are encouraged to put land in easement through a variety of financial incentives including direct payments and tax incentives. We highlight how different public financing structures affect quantity and quality of easements as well as the income and type of landowner granting land in easement. Using the variation in state and federal tax policy, we simulate the after tax price of conservation across a variety of scenarios to estimate how transferability has affected the quantity and acres of easements donated. We also pay special attention to the distributional impacts of a transferable tax credit to examine how transferability impacts low versus high income donors. Lastly, we estimate how transferability affects various quality measures of donated easements including soil quality, critical habitat, and contiguity with other conserved lands. Our preliminary results estimate that state with transferable tax credits see easements donated that are larger, have higher conservation value, and better soil quality.

Bike Sharing System Ridership and its Effect on Traffic Accidents, Injuries, and Fatalities
Bike sharing systems (BSS) have become prominent in the majority of large U.S. cities as another transportation option. I quantify the effects of an increase in the usership of these systems on traffic accidents, injuries, and fatalities and discuss the mechanisms through which these effects occur. For my empirical analysis, I utilize daily data from 8 different U.S. cities between 2014 and 2022 of BSS ridership and traffic accidents. The primary identification strategy uses a negative binomial model with average wind speed as an instrument for BSS ridership. I find that a 1 standard deviation increase in BSS ridership increases accidents by 11 percent, injuries by 24.3 percent, and fatalities by 96 percent. Additional model specifications suggest factors like bike infrastructure play the biggest role in overall safety.

References

Dominic Parker [Advisor]
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