

CURRENT USE ASSESSMENT LEVIES DUE IN 2015

Summary

By law, assessors value certain agricultural, timber, and open space lands at the current use value rather than market value. Local five-person advisory boards help assessors implement guidelines to assess open space land, farm and agricultural land, and timber lands. Each year assessors establish a true and fair value separate from the current use value. In the event land is removed from current use status, voluntarily or involuntarily, the property owner is liable for a maximum of seven years of compensating taxes based on the difference between current use and fair market value estimates, plus interest and penalties.

- For taxes due in 2015 the difference between market value and current use value resulted in:
 - A tax loss of an estimated \$9.9 million, and
 - A tax shift to other taxpayers of an estimated \$101.5 million in taxes.

Farm and Agricultural Land

To receive reduced assessment, farm and agricultural land must meet one of the following requirements:

- 20 or more acres in agricultural use;
- 5 or more, but less than 20 acres in agricultural use with an annual income of \$200 or more per acre for three out of five years; or
- Less than 5 acres in agricultural use with an annual income of \$1,500 or more for three out of five years.

Of the acreage reported for taxes due in 2015, the farm and agricultural land category represents 92.0 percent of the land in the current use program.

Timber Land

To receive reduced assessment, timber land must be 5 or more acres of land only, devoted primarily to the growth and harvest of forest crops. The timber is subject to an excise tax when harvested.

Of the acreage reported for taxes due in 2015, the timber land category represents 0.9 percent of the land in the current use program.

Open Space Land

Open space lands are areas set aside to protect, preserve, enhance, promote, and retain open spaces. No size or income requirements exist for open space land.

Of the acreage reported for taxes due in 2015, open space lands represent 7.1 percent of the land in the current use program.

CURRENT USE VALUE REDUCTIONS
1993-2015 Collection Years

| Year Due | Acres | Highest & Best Use Value (\$ Billions) | Current Use Value (\$ Billions) | Value Reduction (\$ Billions) | Percent Value Reduction |
|----------|------------|--|---------------------------------|-------------------------------|-------------------------|
| 2015 | 10,056,591 | \$18.563 | \$5.799 | \$12.764 | 68.8 |
| 2014 | 11,365,849 | 17.779 | 5.470 | 12.298 | 69.2 |
| 2013 | 10,338,289 | 17.077 | 4.878 | 12.199 | 71.4 |
| 2012 | 11,358,749 | 17.752 | 4.745 | 13.007 | 73.3 |
| 2011 | 11,469,581 | 18.068 | 4.756 | 13.312 | 73.7 |
| 2010 | 11,410,865 | 18.493 | 4.653 | 13.840 | 74.8 |
| 2009 | 11,419,003 | 17.650 | 4.498 | 13.153 | 74.5 |
| 2008 | 11,462,225 | 16.398 | 4.193 | 12.204 | 74.4 |
| 2007 | 11,484,216 | 13.940 | 3.901 | 10.038 | 72.0 |
| 2006 | 11,457,666 | 12.964 | 3.671 | 9.293 | 71.7 |
| 2005 | 11,551,815 | 12.005 | 3.441 | 8.565 | 71.3 |
| 2004 | 11,599,164 | 11.546 | 3.309 | 8.237 | 71.3 |
| 2003 | 12,172,766 | 11.157 | 3.200 | 7.957 | 71.3 |
| 2002 | 11,753,080 | 10.793 | 3.204 | 7.588 | 70.3 |
| 2001 | 11,755,825 | 10.306 | 3.154 | 7.152 | 69.4 |
| 2000 | 12,069,061 | 9.740 | 2.989 | 6.751 | 69.3 |
| 1999 | 11,667,542 | 9.360 | 2.938 | 6.422 | 68.6 |
| 1998 | 11,445,541 | 8.717 | 2.927 | 5.790 | 66.4 |
| 1997 | 11,574,810 | 8.366 | 2.729 | 5.637 | 67.4 |
| 1996 | 11,485,934 | 8.008 | 2.634 | 5.374 | 67.1 |
| 1995 | 11,203,257 | 7.829 | 2.699 | 5.130 | 65.6 |
| 1994 | 11,458,638 | 7.372 | 2.393 | 4.979 | 67.5 |
| 1993 | 11,517,719 | 7.017 | 2.333 | 4.683 | 66.7 |