

# CURRENT USE ASSESSMENT LEVIES DUE IN 2017

## 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 2017 the difference between market value and current use value resulted in:
  - A tax loss of an estimated \$8.5 million, and
  - A tax shift to other taxpayers of an estimated \$95.2 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 2017, the farm and agricultural land category represents 96.0 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 2017, the timber land category represents 0.7 percent of the land in the current use program. During the 2014 legislative session, a bill passed allowing county legislative authorities to merge timber land into the designated forest land classification. There are currently sixteen counties that have done so, removing those acres from 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 2017, open space lands represent 3.3 percent of the land in the current use program.

**CURRENT USE VALUE REDUCTIONS**  
**1993-2016 Collection Years**

Year Due	Acres	Highest & Best Use Value (\$ Billions)	Current Use Value (\$ Billions)	Value Reduction (\$ Billions)	Percent Value Reduction
2016	10,766,264	\$21.258	\$6.818	\$14,440	67.9
2015	11,080,207	19.181	6.317	12.865	67.1
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