



# Virginia Use-Value Survey

**Virginia Association of Assessing Officers (VAAO)  
Annual Educational Seminar**

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# *Objectives*



- Purpose
- Process Overview
- Summary of Preliminary Results



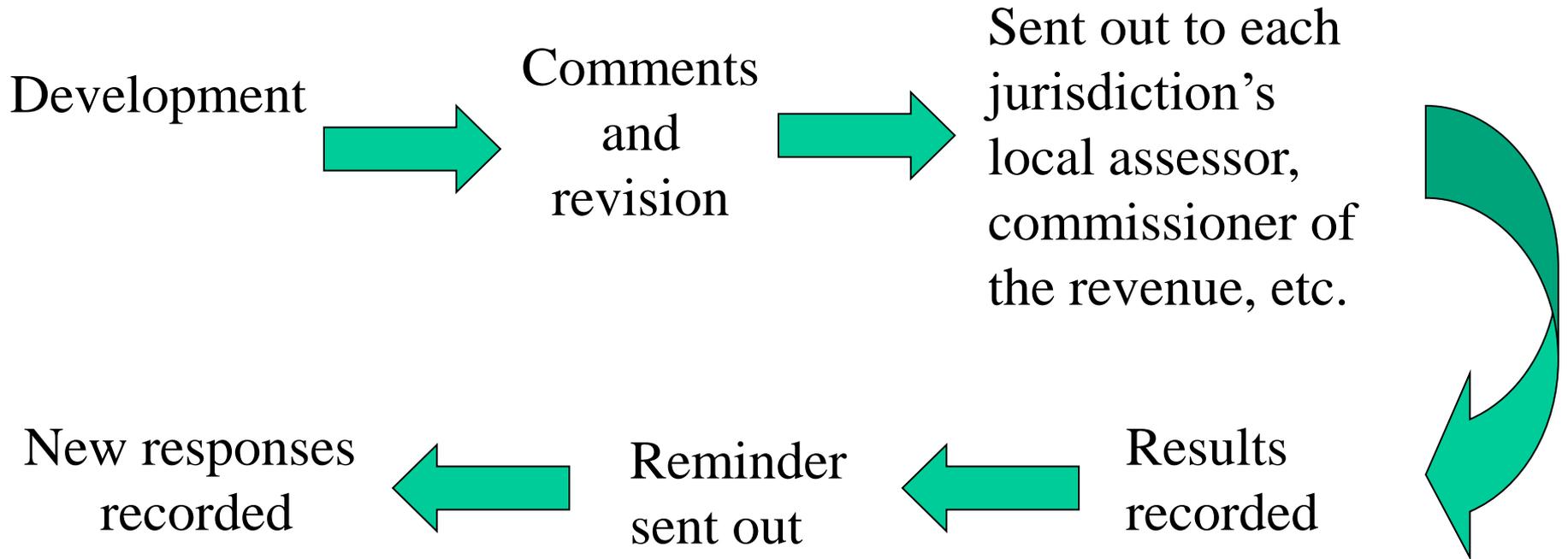
# *Purpose*



To provide insight regarding agricultural and forestry districts, valuation of conservation easements, and the use-value taxation program in each jurisdiction



# *Process*





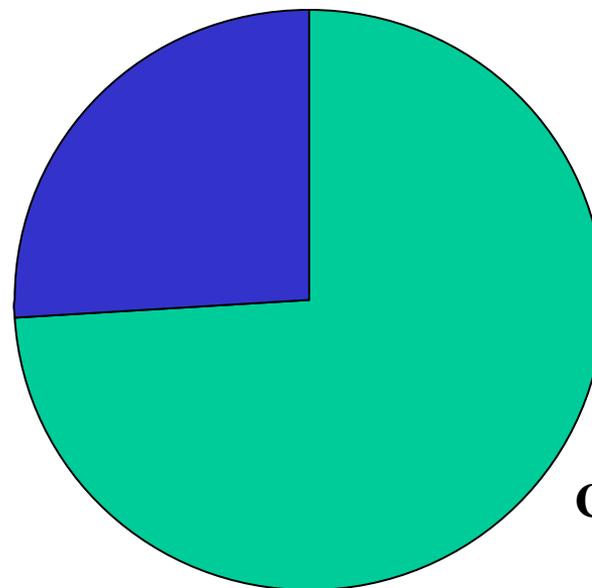
# *Participation*

- Of 134 counties and cities, we received 99 completed surveys

– About 74% participation

## Survey Participation

**Not Completed,  
26%**



**Completed,  
74%**



# ***RESULTS***



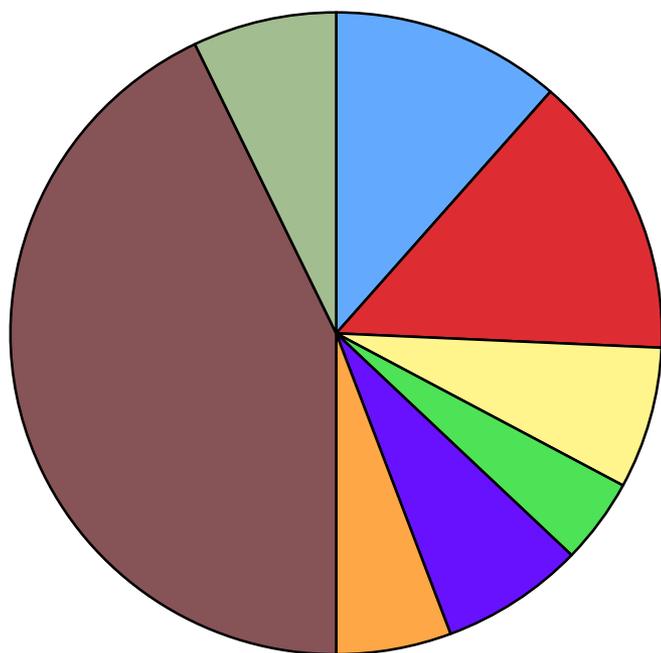
# *Conservation Easements*



- 71% of the jurisdictions who responded have conservation easements
- Easements are valued using a variety of methods



# *How are easements valued?*



- Ag
- Ag+For
- Ag+For+Open
- For
- Open Space
- AG+For+Open+Other

SLEAC  
Values

\*Other valuation methods include Farm Bureau input, current or historical SLEAC values, adjustments on a case-by-case basis, etc.



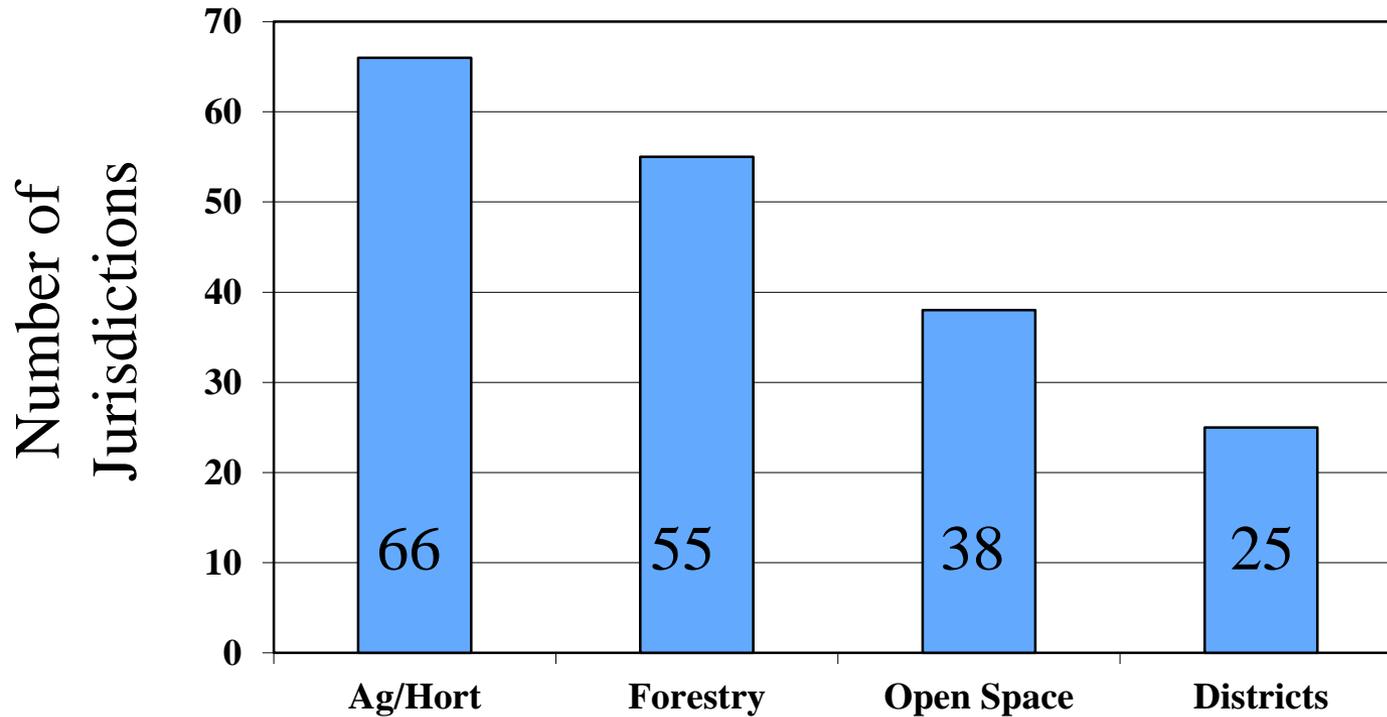
# *Use-Value Program*



- Of the 99 responses, 70 have use-value assessment programs or agricultural/forestral districts
  - Northampton, New Kent, Fairfax, and Stauton counties are the only jurisdictions (who responded to the survey) with a district program but not a use-value ordinance



# *Use-value participation broken down*





# Application Process



<b>Information Required</b>	<b>Initial Application</b>	<b>Validation</b>
<b>Minimum acreage requirements</b>	<b>X (94%)</b>	<b>X (79%)</b>
<b>Affidavit</b>	<b>X (70%)</b>	<b>X(63%)</b>
<b>A nutrient management, conservation, and/or timber management plan</b>	<b>X (61%)</b>	
<b>Participation in government programs to improve environmental quality</b>		
<b>A copy of the owners IRS 1040-Schedule F (farming) or 1040-Schedule T (timber).</b>	<b>X (57%)</b>	<b>X (61%)</b>
<b>A copy of the farm lease or an affidavit from the tenant stating the land is actively farmed</b>	<b>X (71%)</b>	<b>X (69%)</b>
<b>Physical inspection of participating tract.</b>		<b>X (60%)</b>

An x indicates that a majority of the respondents with a use-value program require the information for either the initial application or the validation of eligibility



# *Specialty Crops*



- None of the respondents indicated that their jurisdiction had adopted an ordinance that reduced the minimum acreage for specialty crops in the program.



# *Administrative*



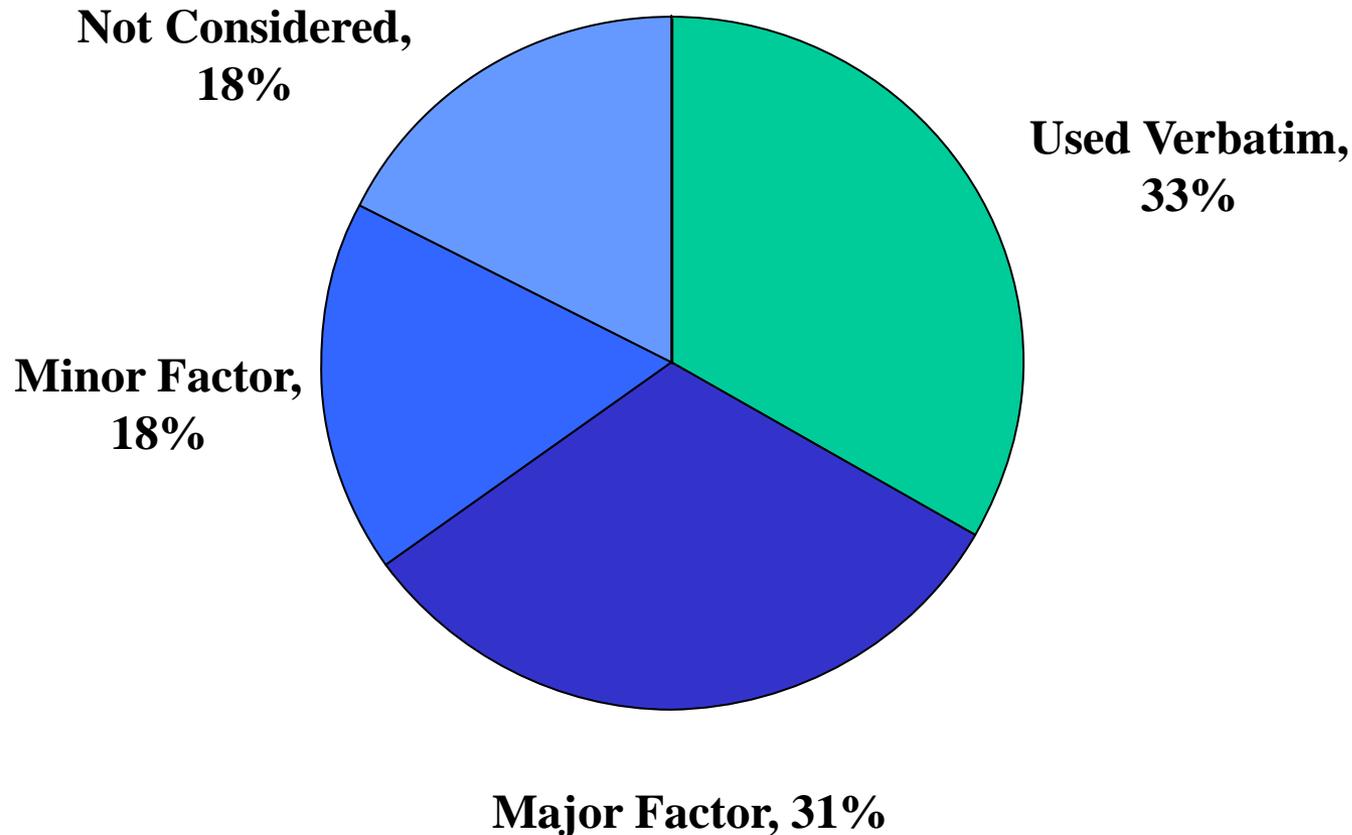
- A majority of respondents indicated that members of their staff dedicated about 1 to 20 hours per week ensuring that land in the program meets the eligibility requirements.



# *SLEAC Estimates: Horticultural*



In establishing horticultural use values, SLEAC estimates are:

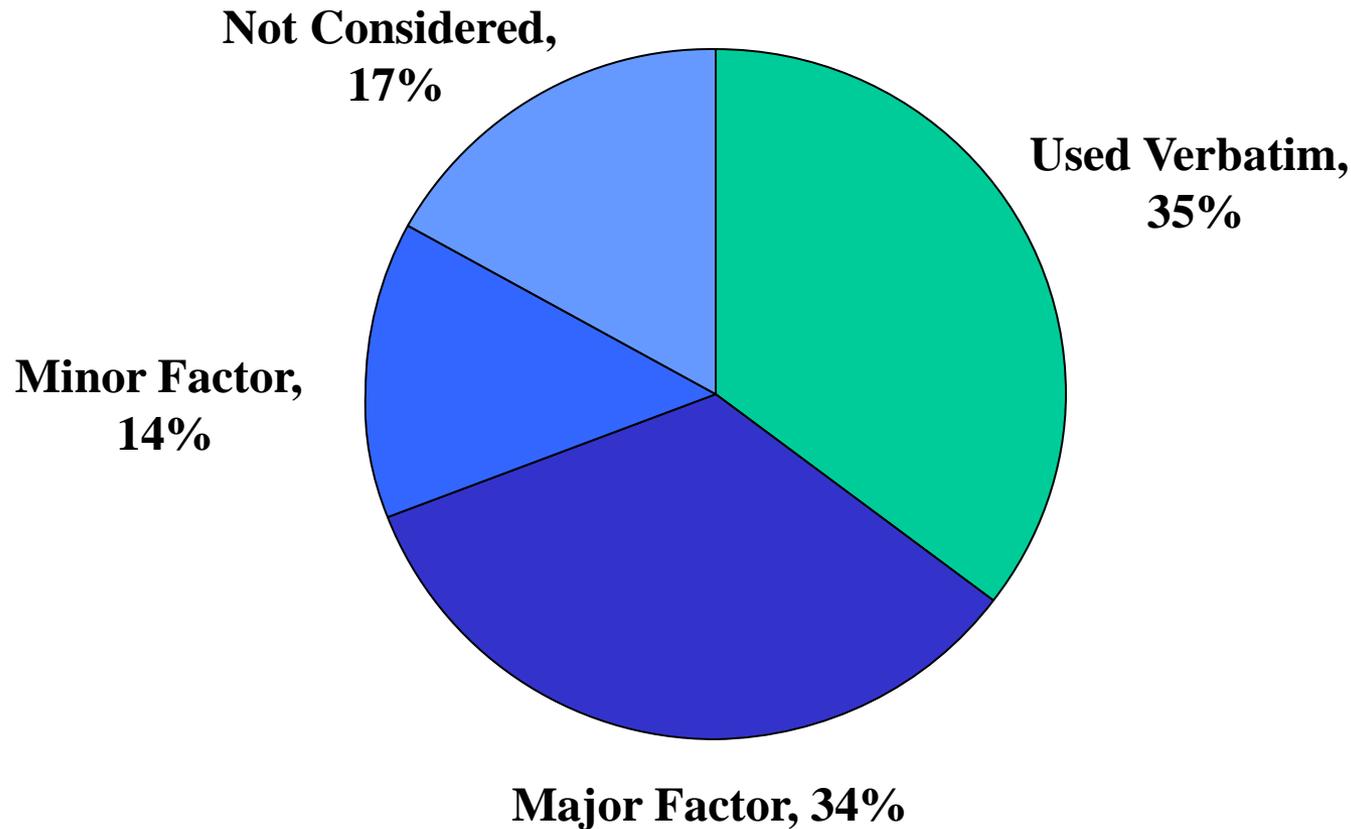




# *SLEAC Estimates: Agricultural*



In establishing agricultural use values, SLEAC estimates are:

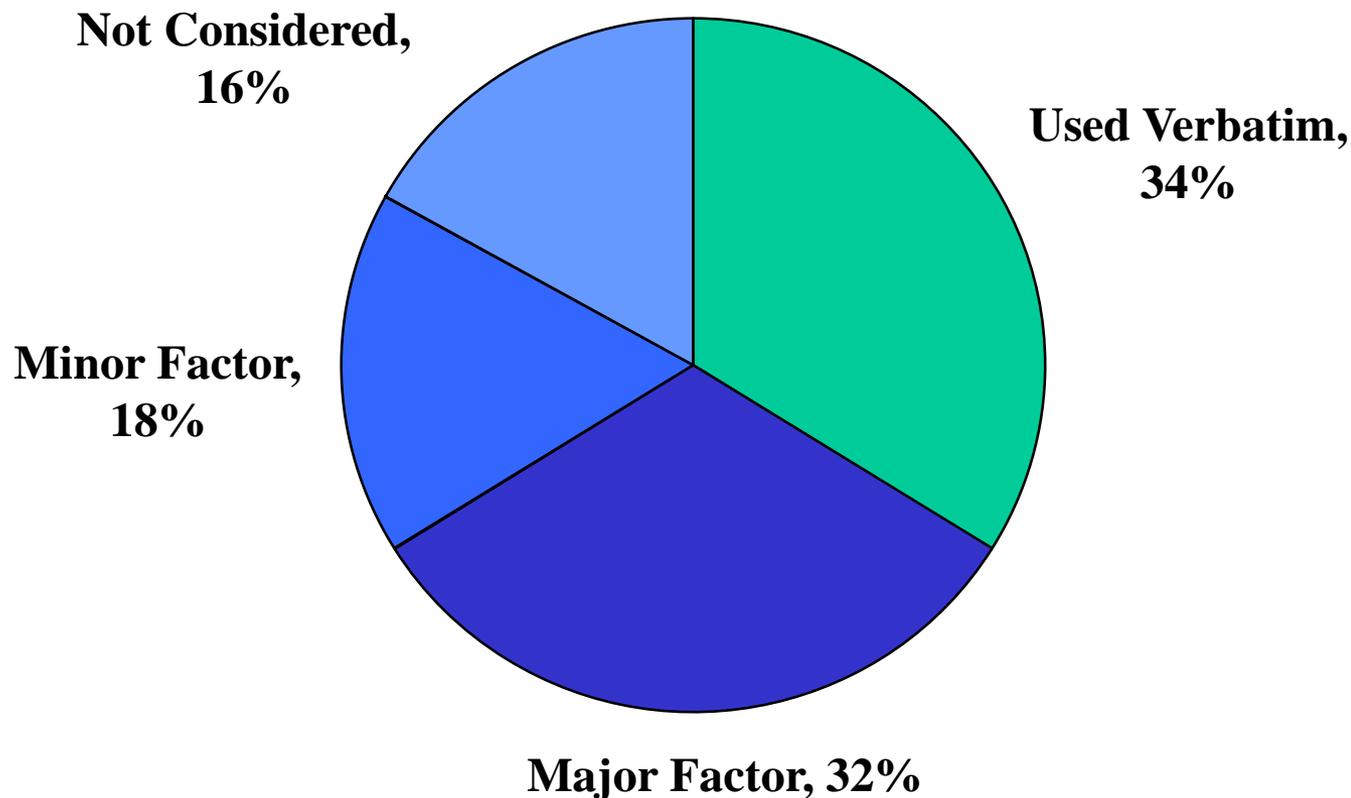




# *SLEAC Estimates: Forestry*



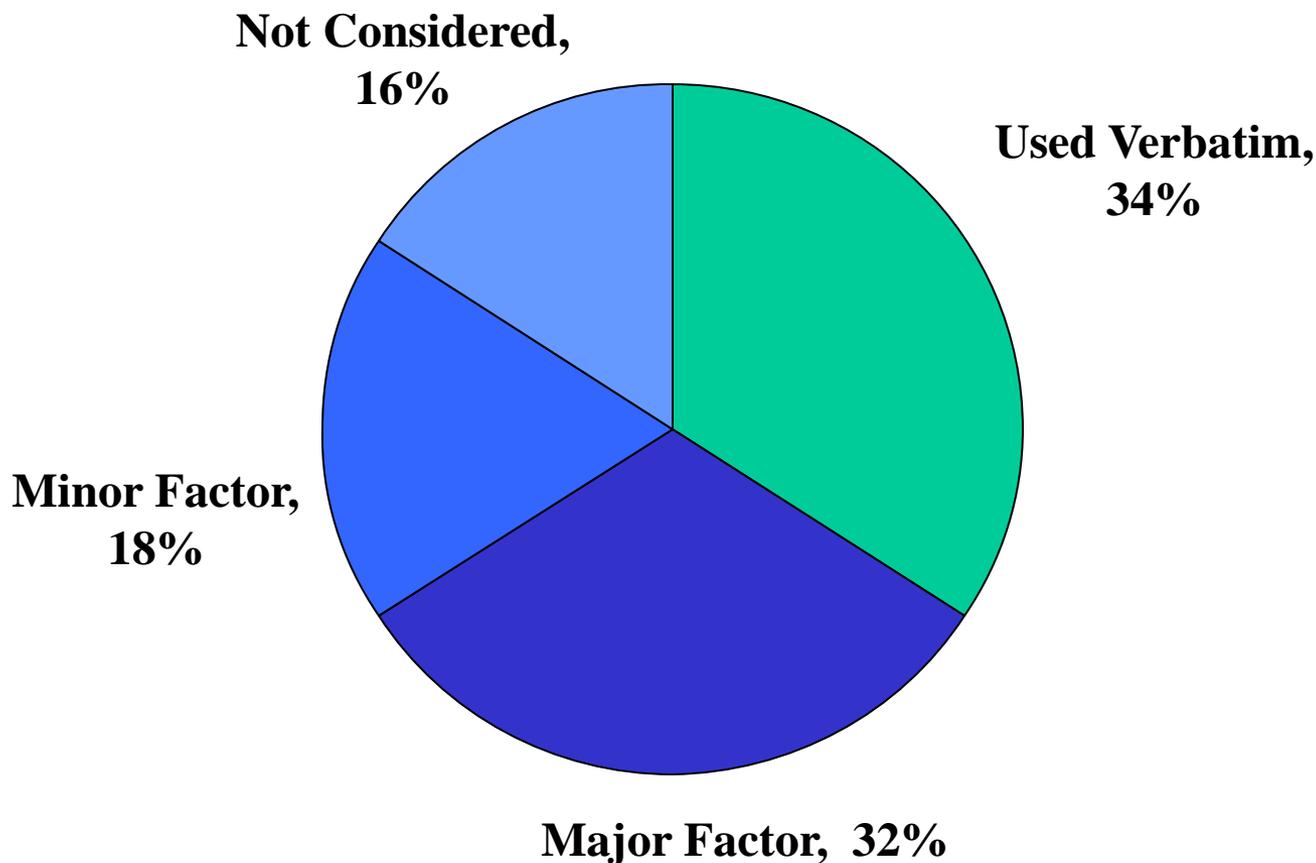
In establishing forestry use values, SLEAC estimates are:





# *SLEAC Estimates: Open Space*

In establishing open space use-values, SLEAC estimates are:

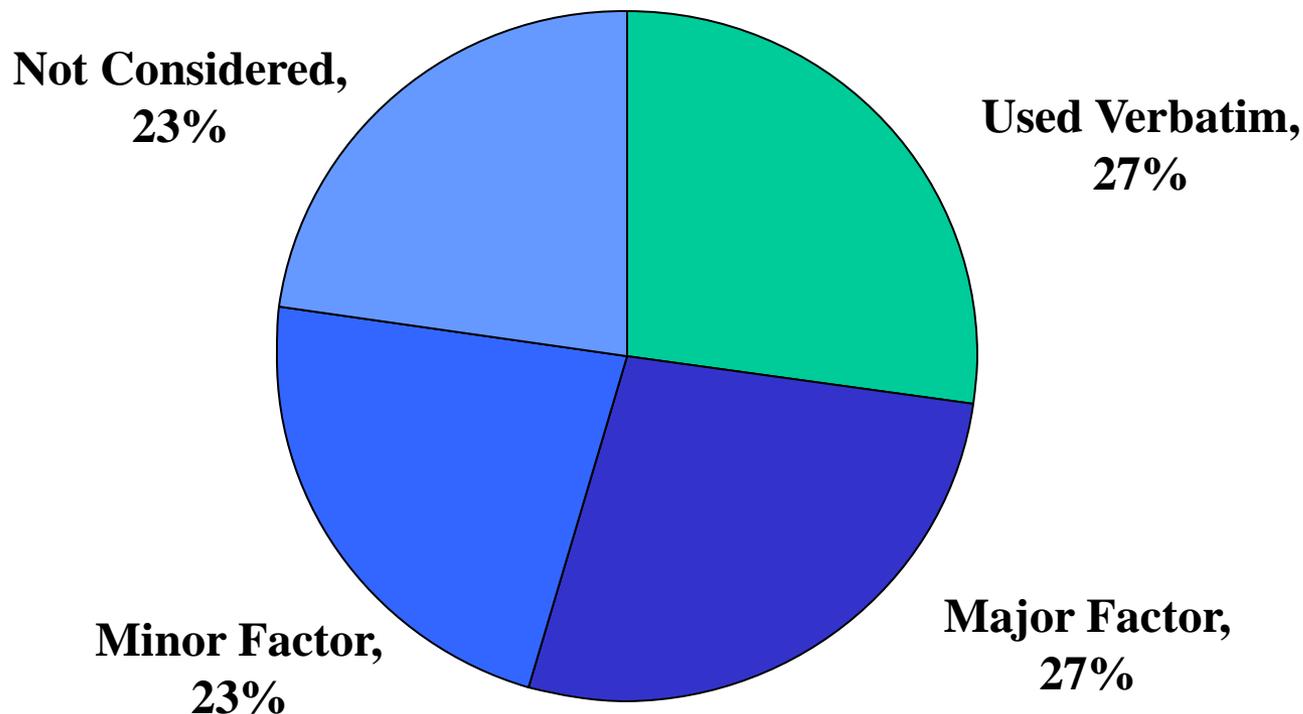




# *SLEAC Estimates: Agricultural and Forestal Districts*



In establishing agricultural and forestal district use-values, SLEAC estimates are:





# *Open Space Valuation*



- Most respondents indicated that their jurisdictions uses a combination of agricultural and forestal SLEAC estimates to value non-golf course or park open space.



# *Rental Rate Approach*



- Of the respondents with use-value programs, over half were not aware of the rental rate approach
- A majority of those who are aware use the estimates as a major factor in establishing use values or do not consider them at all.



# *GIS*



- Of those with use-value programs, most do not employ GIS when tracking property values
  - Jurisdictions that do employ GIS use it to classify land uses, determine soil class acreage, etc.



# *Understanding of SLEAC Methodology*



**“My understanding of the SLEAC methodology for estimating the use values is sufficient for me to make proper use of these estimates.”**

- A majority of respondents either “agreed” or “strongly agreed” with the above statement regarding agricultural, horticultural, forestal, and open space values



*Thanks!*  
*&*  
*Questions?*