



January 22, 2015

FVAC RECOMMENDED VALUES—FY2016

To Boards of Assessors:

The Farmland Valuation Advisory Commission (FVAC) met on January 16, 2015 and adopted the range of recommended agricultural, horticultural and forest land use values for the various categories of land classified under *Chapter 61 and 61A* for fiscal year 2016.

In valuing land classified as agricultural, horticultural or forest land under Chapter 61 and 61A, the Board of Assessors must consider only those indicia of value that such land has for agricultural, horticultural or forest uses. The ranges of value are to be used in conjunction with the Assessors' appraisal knowledge, judgment and experience as to agricultural, horticultural and forest land values. The FVAC's adopted methodology should be considered in all local analyses. All values adopted outside the range recommended by the FVAC must be supported by a comprehensive study of local factors influencing value, together with a detailed description of the selected valuation models and resulting use value estimates. Any sales of farmland, income data or other appraisal information being considered by assessors should be limited to data specific to the crop or product being grown or produced. For more information please refer to the "Certification Standards", page 18.

[Section 276 of Chapter 165 of the Acts of 2014](#) provides that cranberry bogs classified as agricultural or horticultural land under M.G.L. c. 61A will continue to be considered actively devoted to cranberry production during calendar years 2014-2017 even if they do not produce a crop and the minimum gross sales under M.G. L. c. 61A § 3 provided the property is maintained during the designated time period.

Along with the FVAC recommended values are the values of farm animals for the purpose of the *Farm Animal Excise* (Chapter 59, § 8A) as determined by the Department of Revenue. Please note there have been no changes made to the value of farm animals for FY2016.

Sincerely yours,

Joanne Graziano

Joanne Graziano,
FVAC Chairman, Department of Revenue

FVAC Members:

Miryam Bobadilla	Department of Housing and Community Development
Jennifer Fish	Department of Conservation and Recreation, Forestry Division
Gregory C. Watson	Department of Agricultural Resources
Daniel Lass	University of Massachusetts, Department of Resource Economics
Everett Martin	Massachusetts Assessor Representative