



DLS

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Kevin W. Brown
Acting Commissioner of Revenue
Sean R. Cronin
Senior Deputy Commissioner

March 25, 2020

FVAC Recommended Values — FY 2021

To Boards of Assessors:

The Farmland Valuation Advisory Commission (FVAC) met on March 25th 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 2021.

The FVAC reviewed a model that capitalized Massachusetts farmland rents and reallocated by land use. This economic data was provided by USDA National Agricultural Statistics Service (NASS), which publishes a number of rental values for Massachusetts farmland. At the decision of the FVAC, for FY21, the acreage rate for all chapter 61A uses will remain at the same level as the FY20 values. Regarding Chapter 61 productive woodland, for FY21, the FVAC has voted that the acreage rate for all Chapter 61 uses remain at the same level as the previous fiscal year.

The FVAC voted to accept a small change in the range of production for cranberries. The FVAC continues to have five categories designating a range production for cranberry values. Assessors are advised to review the yield reported on the growers Chapter 61A application and adjust their rate accordingly. For FY21, the FVAC has voted that the cranberry values for all categories will remain at the same level as the previous fiscal year.

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. 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.

Along with the FVAC recommended values are the values of farm animals for the *Farm Animal Excise* (Chapter 59, § 8A) as determined by the Department of Revenue. There are no changes to the value of farm animals for FY2021.

Sincerely yours,

Joanne Graziano

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FVAC Chairman, Department of Revenue

FVAC Members:

Phillip DeMartino, Department of Housing and Community Development

Peter Church, Department of Conservation and Recreation, Forestry Division

Myron Inglis, Department of Agricultural Resources

Bernie Morzuch, University of Massachusetts, College of Social and Behavioral Sciences

Everett Martin, Massachusetts Assessor Representative

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