



April 1, 2025

## FVAC Recommended Values — FY 2026

To Boards of Assessors:

The Farmland Valuation Advisory Commission (FVAC) met on March 20<sup>th</sup>, 2025. For Fiscal Year 2026, the Commission adopted a range of agricultural, horticultural, and forest land use values for various categories of land classified under *Chapter 61 and 61A*.

The FVAC voted to accept approved valuation models that included use of capitalized farmland rents and historical averages. Sourced economic data was reviewed from the USDA, National Agricultural Statistics Service (NASS) which publishes data on Massachusetts farmland. For FY26, the FVAC approved an increase of 6.9% in acreage values of Chapter 61A land and an increase of 7.4% for nonproductive land. For Chapter 61 productive woodland, the FVAC, specific to FY26, voted to approve **one** rate throughout the Commonwealth, with an increase of 4.8% over the previous year's value. Christmas trees values are set to forestry and increased 4.8%.

The FVAC voted to continue the existing five categories of cranberry production range. Assessors are advised to review the specific yield reported by growers on the Chapter 61A application and adjust rates accordingly. The FVAC voted to accept data which indicated a 9.7% increase in cranberry values over the previous year.

In valuing land classified as agricultural, horticultural, or productive woodland under Chapter 61 and 61A, the Board of Assessors must consider only those indicia of value that such land has for specific agricultural, horticultural, or forest use. The FVAC presented range of values are utilized in conjunction with the Assessors' appraisal knowledge, judgment, and experience as to a municipality agricultural, horticultural and forest value. Consideration of values 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 selected valuation models and resulting 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 land values, the FVAC approved the value of farm animals for the purpose of *Farm Animal Excise* (Chapter 59§8A) determined by the Department of Revenue. For FY26, the FVAC deemed no change made to values of farm animal excise and no change to crop development times.

Sincerely yours,

*Christopher Wilcock*

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FVAC Chairman; Bureau Chief, Bureau of Local Assessment, Department of Revenue

FVAC Members: *Phillip DeMartino, Executive office of Housing and Livable Communities; Peter Church, Department of Conservation and Recreation, Forestry Division; Gerard Kennedy, Department of Agricultural Resources; Bernie Morzuch, University of Massachusetts, College of Social and Behavioral Sciences; Alice Wozniak, Assessors Representative*

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