

CURRENT USE: LOWER ASSESSED PROPERTY

Many states value certain properties in different classifications of value. In an effort to support farming as a desirable practice in a state and for all the reasons political and practical to allow the lowest costs for the production of food it is deemed a wise practice to assess farm land differently from other uses of real property. The method used in many states is to reserve land not being or intended to be used for residential or commercial/industrial use as being land used for the public good. Those public good uses are variously; land used to grow food, provide forage for animals, recreational use land and other land reserved for conservation purposes. The law now views these properties as being in "current use".

The valuation of land in current use is an undervaluation of land that has a potentially much higher value on the open market when compared to other physically similar types of property. The effect is to lower the cost of maintaining ownership of such property. If an owner decides to offer this property for sale or convert it to different use they surrender the designation of current use and the property is then reassessed at a rate consistent for similar types of property.

Many wealthy persons are able to reduce their property taxes by a considerable degree by holding their property as in current use. This is often accomplished by maintaining a farming or livestock operation on the property.

CNHT currently has no position on in current use property but encourages taxpayers to review properties in their town that are classified as in current use BECAUSE such properties may not be paying a fair share of the tax burden while hiding behind a pretended classification of in current use.

Remember that you're entitled to have your voice heard. A few persons at a town meeting can have a large effect on the outcome of the process.

Protect your property, defend what you have earned from the malicious or misinformed efforts of those who are supposed to be representing you.

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