

PA 490 Working Group Meeting
Tuesday, March 24, 2026
9:30 AM - 11:30 AM

VIRTUAL - [MICROSOFT TEAMS](#)

Public Participation via [Registration](#)

AGENDA

Call to Order OPM Undersecretary Martin L. Heft
 DoAg Commissioner Bryan Hurlburt

Business

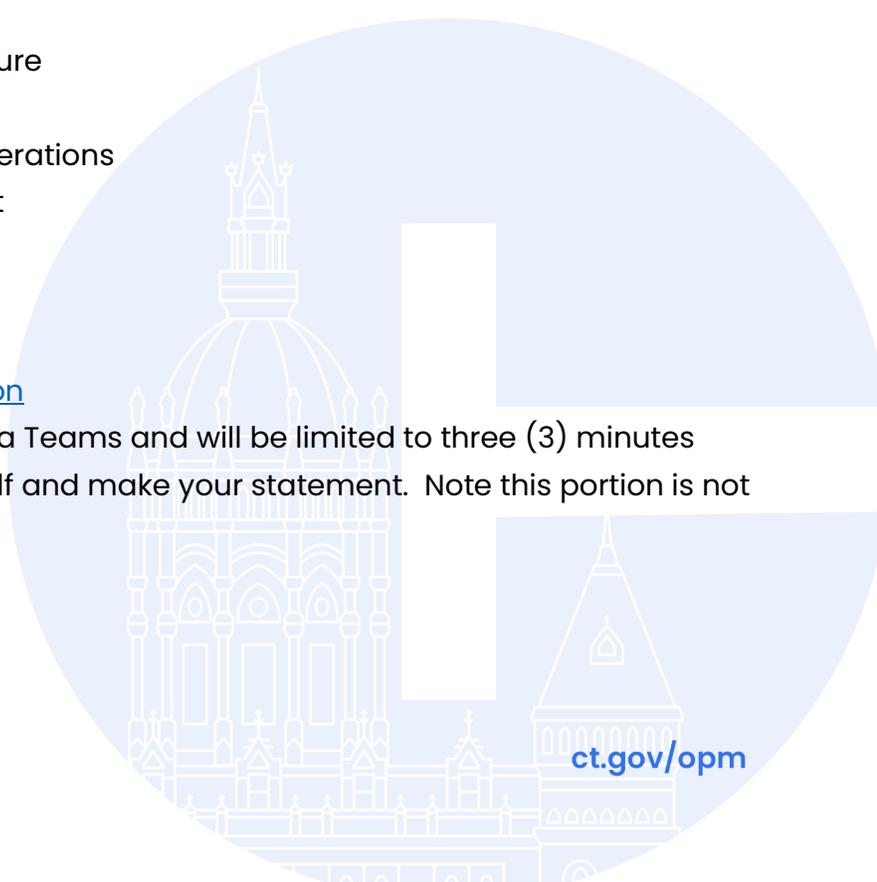
- Court Cases
 - Department of Agriculture Farmland Tax Appeals
 - Connecticut Farm Bureau Association
- Other States and National Valuation Methods
 - Maine
 - Massachusetts
 - New Hampshire
 - Vermont
 - U.S. Department of Agriculture
- Next meeting - Tuesday, April 14
 - Other methodology considerations
 - Outreach and Engagement

Comments received via e-mail

Public comment - Remote via [registration](#)

Public participation is available via Teams and will be limited to three (3) minutes per person. Please identify yourself and make your statement. Note this portion is not a Q&A

Adjournment



PA 490 Working Group Meeting
March 10, 2026

The meeting was called to order at 450 Columbus Boulevard in Hartford by Office of Policy and Management (OPM) Undersecretary Martin Heft at 9:32 AM.

Undersecretary Heft asked everyone to make self-introductions.

Working Group Attendance:

Undersecretary Martin L. Heft, Department of Agriculture (DoAg) Commissioner Bryan Hurlburt, Christopher Martin, Paul Larson, Damon Braasch, Nicholas D'Addario, Mark Walter, John Emmanuel, Keith Bishop, Francis Whelan, Kim Grijalva, Ben Freund, Mike Gilman, Bonnie Burr, Connor Bunovsky, Ella Kennen, Jennie Kapszukiewicz, John Casertano and Bill Lee.

Guests: Dr. Charles Towe of UConn and Keith Stechschulte of Farm Credit East

State agency staff attendance: Dr. Kayleigh Royston, DoAg; Amanda Samokay, DoAg and Nathan Wilson, DoAg.

Undersecretary Heft mentioned that the meeting packet includes notes of the February 10, 2026 meeting. He noted that at the request of the last meeting, there will be two presentations today on the current process for developing land use values. He reminded everyone of the Governor's directive and that the presentations are to outline the current practices that have been utilized in the past few cycles. He added that our overall task is to make recommendations of next steps and options so we have something to build forward from and the past may hold lessons, but it is our shared focus, collaboration and commitment to process that will shape what comes next. He then recognized Commissioner Hurlburt for opening remarks.

Commissioner Hurlbut thanked the members of the Working Group for their continued attention to improving the PA 490 data collection, review and valuation processes. He continued that the presentations focus on how the data has been collected and evaluated for the PA 490 process and that this process has not changed significantly over the past cycles and this is an opportunity to learn about that process and inform us of where and how we can improve it. He thanked the UConn Zwick Center for Food and Resource Policy and Farm Credit East for joining and for thinking about how to improve the process. He requested that members to be thinking about how we can achieve the goal of making recommendations for consideration – what does success look like, what are the challenges that would be faced with alternative methods, any costs associated with a revised program, etc. and that the Governor has mentioned stability and certainty for land owners, but are there other items that we should keep top of mind as we progress through these meetings.

Business:

Commissioner Hurlburt introduced Dr. Charles Towe for a presentation on the UConn Zwick Report. Dr. Towe presented and discussed the slide deck.

Dr. Towe offered the following recommendations:

- Create a standardized and complete farm database that includes both contact information with emails and acreage details.
- Reporting values by land class.
- Delineate between organic and non-organic.
- Knowledge of agriculture intensity and use of land.

Questions from the workgroup members on the presentation materials:

- Ms. Kapszukiewicz inquired on the differences of the 2020 and 2025 survey lists, and the reference to municipalities in 2025. Dr. Towe noted that the list was from DoAg, and they didn't reach out to assessors. Undersecretary Heft explained that municipal assessors are notified as another group to assist in outreach of the survey to any PA 490 landowners, for example putting a notice up in their office. He added that some assessors did fill out the survey improperly and they were not allowed in the sample data. Dr. Towe noted this is a random sample, not a census.
- Mr. Braasch asked about the forestry report that assessors are responsible for submitting and if this information could be used in any way to obtain mailing information. Mr. Martin noted that they receive a summary with the total number of parcels and acres, but not individual or parcel information.
- Mr. Bishop inquired if the DEEP annual report could be provided to the group. Additionally, he noted that it seems like variations over the years on attempt to get responses and reach a saturation point. Dr. Towe noted that they targeted those that replied previously, and in follow-up to get more responses utilized the initial distribution.
- Mr. Freund stated noted the problem is straight-forward and not getting participation. As a landowner it's incumbent to file 490 status, should be a requirement of landowner to participate. He added that the land classifications should not be part of the survey, as confusing.
- Mr. Emmanuel felt there is responsibility on local Assessor to get data (landowners, email, etc.) in an organized way for all municipalities. No need to work in 169 different silos.
- Mr. Bishop agreed that the database is the big problem. He noted that the acreage and volume have no correlation to rental values, and needing another methodology evaluating it, not to overly spend time on trying to develop a solution.
- Mr. Braasch stated that Assessors do have list of people who are classified with PA 490 qualified, but do not collect email addresses. He added that land classifications are

needed for value and use; and that there are other ways to capitalize different forms of income (i.e. income tax return).

- Ms. Burr commented that this is about the land, not the farmer's income. She added that land is competitive and what is capable of being planted on that land. She reiterated that the fact is this is about the soil, not the farmer's income.
- Ms. Grijalva noted that she is in the field of communication and inquired on the survey. She added that a multi-facet approach is needed, and to think about audience. Commissioner Hurlburt noted that the survey was part of multi efforts including multiple postcards, Agriculture reports, emails and social channels. He added that there are challenges with all those methodologies. Commissioner Hurlburt noted that the survey data results and process are available in the original packet, the UConn report and Farm Credit East report and recommended all take advantage of reading through for more information.

Commissioner Hurlburt introduced Keith Stechshulte for a presentation on the Farm Credit East Report. Mr. Stechshulte presented and discussed the slide deck.

Mr. Stechshulte offered the following recommendations:

- Conduct an annual land rental survey.
- Eliminate land classes from the survey and focus on usable acreage and land utilization.
- Verify survey derived values and value changes against market value changes by a licensed appraiser.
- Formula derived approach across land classes that is consistently applied.

In response to the value of farmland increasing, Commissioner Hurlburt noted that DoAg does have data on average cost per acre based on development rights. He added that the average cost per acre for 2025 was \$7,400 for development rights. This increased from \$5,500 in 2024 and \$6,400 in 2023. The state is capped at \$20,000 per acre.

Questions from the workgroup members on the presentation materials:

- Mr. Freund noted the different markets on development rights and PA 490 is highly incentivized. He reiterated the need to participate in survey to get PA 490.
- Mr. Braasch inquired about the capitalization, and if there was a range. Undersecretary Heft noted the rates are all summarized in report.
- Ms. Burr noted that towns look at farmland as an economic business opportunity and others look at it for quality of life. Need to review the cost of services less than residential development. She added that the most recent cost of services to farmland by American Farmland Trust is about ten years old.

- Mr. Whelan re-iterated that the PA 490 application is filed out once until there is a change of ownership. There are rental agreements between the parties, but not part of the PA 490 application. Undersecretary Heft noted that this could be a recommendation to complete an annual statement/survey to keep the PA 490 status active.
- Ms. Grijalva noted the leasing form and that it breaks down the categories. This can be tied back to PA 490. She questioned mathematics in the process. Mr. Stechshulte noted the limited data, and taking similar land classed to make somewhat of an objective decision versus making a purely subjective guess. He added by doing so, it drove the numbers up on those bottom-end land class categories.
- Ms. Kennen noted the focus on the methodology line up and requested that we do not spend time thinking about the means but thinking about what we want to achieve. She added as we get deeper into the discussion, we consider more methodologies and have criteria to weigh our thoughts against.
- Mr. Freund remarked that he cannot accept the excuse of people not knowing what they have, where they come from. For this benefit I get an obligation - Get the privilege, there is an obligation.
- Mr. Bishop inquired on further clarifying the data on the land classification breakdown split and gave an example. Mr. Stechshulte noted he couldn't speak to the exact and he didn't complete the work, but that Mr. Bishop's analogy is largely what was done. He noted round two was more of a subjective approach, due to the lack of data and statistical relevancy.
- Ms. Grijalva noted the responses with zero, barter, nonpayment and cash lease factors. Mr. Stechshulte noted they were not factored into the results.
- Ms. Kapszukiewicz stated that we have identified ways we could capture better data. There are low-cost methods such as an insert in tax collection bills. She asked if DoAg and the state want better representation. Commissioner Hurlburt stated it is an easy yes to get more data. There was better ability to do multiple rounds as funding was in place for 2025 due to OPM securing \$50,000. Determining the right number needed and a representative sample to provide more accurate data will provide better outcomes. Ms. Kapszukiewicz added that it is important to get representation across the entire state, not just particular regions.
- Mr. Martin provided clarification on the annual Assessor's report. He noted that pursuant to CGS 12-107d (k) municipal assessors report land classified as forest land to the State Forester in June. As of October 1st, an 83% response had been received.
 - [Classification of Land as Forest Land](#),
 - [Form for Annual Qualified Forester's Report to State Forester](#)

Parcels and acres classified as PA 490 land

as of October 10, 2025, with 83% of towns reporting

490 Classification	Number of Acres	Number of Parcels
Farm (including any underwater farmlands used for aquaculture)	210,199	10,615
Forest	475,647	9,120
Open Space	130,836	9,188
10 Mill	5,918	102
TOTAL	822,600	29,025

- Mr. Lee stated that at the end of the day we are only receiving 15% survey response at best. The product is only going to be as good as the data. We need to find a better way to get better return rates.
- Commissioner Hurlburt asked Mr. Stechshulte about data received by Farm Credit East when making financial decisions for a farm. Mr. Stechshulte noted that the data submitted is for a financial incentive. There are data points that could inform the capitalization rate as opposed to getting it from the landowners, but there is a confidential issue with the customer. The lending is based on what the farm can afford to repay, more so than the asset.

Undersecretary Heft thanked both Dr. Towe and Mr. Stechshulte for their presentations and time.

Next Meeting:

Undersecretary Heft noted the next meeting would be virtual only on March 24th and will include the topics of other states and national methods and court cases. He added that April 14th will follow that. He then called on Ms. Grijalva about future meeting topics.

Ms. Grijalva noted a farmer led breakout group has met on same topics as are coinciding with this work group, just allowing for a bit more fluid conversation in an informal environment. This will hopefully ladder up to what is being discussed in this group. The sessions are being recorded and pulling out key takeaways that will be shared. She offered anyone wanting to participate to contact her.

Written Comments:

Undersecretary Heft noted that included in the meeting packet are the written comments received since our last meeting. He asked that if they have not yet been read, please take the time to read through the thoughts and suggestions. These ideas will be helpful as we formulate recommendations and areas to explore further.

Public Comments:

- Duncan Wilbur - Submitted three pieces of comments that speak for themselves. Just looking for direction from group to decide if we are going to do a survey and how it is going to be rolled out.
- Robert Maddox - He noted that about a dozen years ago, he proudly entered the PDR program and wanted to bring to this committee the impact of assessment changes on those farms that have made the decision to be permanently protected. The bottom-line suggestion he made is whatever amounts determined on assessment, he believes that all PDR farms should pay half that amount, and they should be set out, and the reason being is he never took into consideration that there'd be wide variations of assessment value. He took into consideration there'd be variations of the mill rate. Additionally, he noted the Farm Service Agency map which shows exactly the number of acres.

Commissioner Hurlburt noted that Ag Day at Capital will be on Wednesday, March 18th with 50 organizations presenting, and encouraged members to attend.

Undersecretary Heft thanked all for their participation and support of this process and adjourned the meeting at 11:12 AM.

PUBLIC ACT 490 WORKING GROUP

MEETING
TUESDAY, MARCH 24, 2026
9:30 AM
VIRTUAL



State of Connecticut

Office of Policy and Management



Department of Agriculture

COURT CASES

PUBLIC ACT 490 WORKING GROUP



CONNECTICUT DEPARTMENT OF AGRICULTURE

450 Columbus Blvd, Suite 701 | Hartford, Connecticut 06103 | 860.713.2500

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PA 490 and Selective Caselaw summaries for Farmland Tax Appeals

PA 490 is primarily codified as CGS 12-107c for farmland designation under municipal property valuation and assessment. Caselaw related to farmland designation falls into two main categories: Timeliness of appeals of contested assessments, and disputes over whether or not the property qualifies for classification as farmland under CGS 1-1(q) and CGS 12-107c. The cases summarized below generally focus on the latter category, however synopses of all cases related to CGS 12-107c follow the statute quoted in full at the end of this summary.

The first CT Supreme Court case ruling on this issue was *Marshall v. Newington*, 156 Conn. 107 (1968) which ruled on whether property could be classified as farmland even though it was zoned for industrial use. The court held that the trial court erred in predicated its decision as to a proper classification of the land on the fact that its highest and best use would be for industrial purposes. The court concluded that Conn. Gen. Stat. § 12-107c specified that the proper criterion for the determination of classification was the actual use of the land. The court rejected the town's claim that Conn. Gen. Stat. § 12-111 did not give boards of tax review jurisdiction in the matter of the reclassification of farmland.

In a case from 1970, *Johnson v. Board of Tax Review*, 160 Conn. 71, the CT Supreme Court considered whether a nursery qualified for classification as farmland under CGS 12-107c. The court held that the legislative purpose of the statutes was sufficiently broad to include nurseries. The court noted that nurseries encouraged the preservation of farmland and that they did conserve natural resources. The court further noted that the terms "open space land" and "wasteland" made the statute unambiguous in stating that its purpose related to the condition of the land as much as it did to the type of products produced thereon.

Lower court decisions in this area have focused on the actual use of the property to determine if the property qualifies for designation as farmland.

In *Holloway Bros. v. Inc. v. Avon*, 26 Conn. Supp. 160 (1965) the court looked at whether a detached parcel (Parcel C) that was a wooded area could be considered part of nearby parcels (Parcels A and B) that were used for hayfields, pasture lands, and farm buildings. A fourth parcel (Parcel D) was used for a loam and gravel business that involved stripping the topsoil for sale and then removing the underlying gravel, also for sale. The court held that, under the standards set forth in Conn. Gen. Stat. § 12-107c, the assessor correctly rejected the petition as to Parcel C, as it was a wooded area detached from Parcels A and

APPENDIX E: SUPPLEMENTAL COURT CASES RELATED TO PA 490

SUMMARY OF IMPORTANT 490 COURT CASES

Case titles in **BOLD CAPS** indicate SUPREME COURT CASES; others are lower court cases, which have less precedential value.

DEFINITION OF FARMLAND

A broad analysis of the legislative intent in defining farmland:

JOHNSON v. BOARD OF TAX REVIEW TOWN OF FAIRFIELD, November 23, 1970 160 Conn. 71
The Supreme Court articulated that the provisions of PA 490 are "as much conservation statutes as they are tax relief measures."
"The purpose of the tax relief is to aid the conservation effort, and not merely to aid local production itself." The Court specified that the definition of farming in Section 1-1 applies. The case also supplies a definition of "farm unit" as referring to a geographical area used for the farming purpose. In the specific case, land used for a nursery was found to qualify.

HARRY MARSHALL v. TOWN OF NEWINGTON, January 30, 1968 156 Conn. 107
The Supreme Court states that the underlying industrial zoning of a property and the fact that the owner requested such zoning status has no bearing on whether the land qualifies for farmland reclassification under PA 490.

OPEN SPACE CLASSIFICATION

ROLLING HILLS COUNTRY CLUB, INC v. TOWN OF WILTON, May 31, 1975 168 Conn. 495
A golf course sought to be classified as open space and was refused. The Supreme Court found that the Milton Planning Commission had sufficiently designated the golf course as recreational open space and that, even though the land is not "in its pristine, natural state" nor "undeveloped," that neither was a requirement for the open space classification. Nor is it required that the land be available for public use.

BIRCHWOOD COUNTRY CLUB, INC v. TOWN OF WESTPORT, July 10, 1979 178 Conn. 295
The Supreme Court noted that it is possible for the Planning Commission to both add and subtract land it designates as eligible for open space classification from its Open Space plan, which would affect the PA 490 assessment of the particular property. It did not require certain formalities in the manner of reducing acreage eligible Note that the requirement for approval of the open space plan by the legislative body was added after this case.

ASPETUCK COUNTRY CLUB, INC v. TOWN OF WESTON, August 4, 2009 292 Conn. 817
The Supreme Court reaffirms that not only must the Planning Commission designate the property in its Open Space Plan as eligible for PA 490 but the legislative body of the town must also clearly approve the Plan's use "for property tax purposes."

DETERMINATION OF USE VALUE

The most thorough discussion of the method for determination of use value of farmland as opposed to fair market value can be found in:

Frank Buxis v. Town of Glastonbury, August 12, 1968 28 Conn. Supp. 97, which discusses the policies of PA 490 and the methodology of use value assessment. This case may provide valuable insight in any case where a local assessor might decide to determine use value by means other than adopting the recommended values from OPM.

RUSTICK v. TOWN OF STONINGTON, November 22, 1977 174 Conn. 70
The Supreme Court found that the assessor was not limited to reference farm land values in the determination of open space value, since Section 12-63 permits open space to be valued for more than farmland. Also the capitalization of rentals method for valuation was found to be inappropriate to represent the use value of a golf course. The landowner had the burden to prove the method used was unjust.

Stanley Guide v. Board of Tax Review, Town of Tolland, November 16, 1976 Docket No. 4534
In *Guide*, the plaintiff farmer and forestland owner lost because he was arguing about the method of determining use value. The holding is that an assessor can use "any method which would not utilize factors that may affect the land to a value reflecting a higher or better use than its actual use." The Superior Court in this case approved use of the capitalization of income method for both farm land and forest land.

While technically the following case is not interpretive of PA 490, it is still of interest in matters of valuation of a farm:
NELSON CECARELLI v. TOWN OF NORTH BRANFORD, January 18, 2005 272 Conn. 485
The Supreme Court upheld the lower court's decision that the assessed value of land under a residence that is included in a tract upon which the development rights have been sold and alienability has been thus restricted, is affected by the restriction and should be referenced at 49 Conn. Supp. 125.

KROENBERGER v. TOWN OF HADDAM, 2012 CV11-4011314
A Superior Court case involving whether an assessor could declassify 2 acres of forest land because the owner built a shed on the property. The court found the structure not to be a dwelling and ruled the assessor could not declassify any part of the forest land.

DECLASSIFICATION AND PAYMENT OF CONVEYANCE TAX

• Interpretations of 12-504a-f regarding when conveyance tax may be owed:
TIMBER TRAILS ASSOCIATION v. TOWNS OF NEW FAIRFIELD AND SHERMAN, July 13, 1993 226 Conn. 407
Forest land was transferred from a corporation into the individual name of its sole shareholder for no consideration. The actual use of the property did not change. The Supreme Court held that such a

PA 490

APPENDIX E: SUPPLEMENTAL COURT CASES RELATED TO PA 490



Connecticut Farm Bureau Association • <https://www.ctfb.org/pa-490/> • Public Act 490: A Practical Guide and Overview

PUBLIC ACT 490 WORKING GROUP

What PA 490 Does

PA 490 (CGS §12-107c) allows land that is **actively used for farming** to be assessed based on **current agricultural use**, not market value. This reduces property taxes and preserves farmland.

- Provides **reduced property tax assessments** for land used as **farmland, forest land, or open space**.
- Assessment is based on **current use**, not market or development value.
- Decisions often hinge on:
 - Whether land **qualifies** for farmland classification.
 - Whether appeals were **filed on time**.



PUBLIC ACT 490 WORKING GROUP

CT STATE STATUTE DEFINITIONS

C.G.S. §1-1(q) states the following in defining “agriculture” and “farming” operations:

(q) Except as otherwise specifically defined, the words “agriculture” and “farming” include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, the production of honey, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoopouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The terms “agriculture” and “farming” do not include the cultivation of cannabis, as defined in section 21a-420. The term “aquaculture” means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

C.G.S. §12-107b(1) states:

When used in C.G.S. §12-107a to 12-107e, inclusive, and 12-107g:

(1) The term “farm land” means any tract or tracts of land, including woodland and wasteland and any underwater farmlands used for aquaculture, constituting a farm unit;



KEY LEGAL PRINCIPLES FROM CASE LAW

Actual Use Controls Classification

Courts repeatedly affirm: **Actual agricultural use—not zoning or theoretical best use—determines PA 490 eligibility.**

Cases

Marshall v. Newington (1968)

Industrial-zoned land still qualified because it was actively farmed.

Holloway Bros. v. Avon (1965)

Active hayfields/pasture = farmland.

Detached wooded parcel = NOT farmland.

Loam/gravel extraction = NOT agriculture.



KEY LEGAL PRINCIPLES FROM CASE LAW

Broad Legislative Interpretation of “Farmland”

Johnson v. Board of Tax Review (1970)

Nurseries qualify because they conserve land and encourage agricultural use.

Continuous Agricultural Use Required

If land use shifts away from agriculture, PA 490 status may be removed.

- *Sayers v. Danbury (2012)* – Soil-mixing operation not considered farming.
- *Betts Island Oyster Farms (2012)* – Oyster operation counted as farming; assessor objections rejected.



DETERMINATION OF USE VALUE

Valuation Must Reflect Encumbrances

PA 490 parcels with deed restrictions or agricultural easements must be valued accordingly.

Cecarelli v. North Branford (2003; CT Supreme Court) –

- Mass appraisal improperly valued restricted residential area as unrestricted property.
- Court required valuation to reflect agricultural encumbrance.



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RUSTICI v. TOWN OF STONINGTON, November 22, 1977

174 Conn. 10

The Supreme Court found that the assessor was not limited to reference farm land values in the determination of open space value, since Section 12-63 permits open space to be valued for more than farmland. Also the capitalization of rentals method for valuation was found to be inappropriate to represent the use value of a golf course. The landowner had the burden to prove the method used was unjust.

Stanley Gozdz v. Board of Tax Review, Town of Tolland, November 16, 1976 Docket No. 4634.

In *Gozdz*, the plaintiff farmer and forestland owner lost because he was arguing about the method of determining use value. The holding is that an assessor can use "any method which would not utilize factors that may subject the land to a value reflecting a higher or better use than its actual use." The Superior Court in this case approved use of the capitalization of income method for both farm land and forest land.

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The Supreme Court upheld the lower court's decision that the assessed value of land under a residence that is included in a tract upon which the development rights have been sold and alienability has been thus restricted, is affected by the restrictions and should be given a lower value accordingly. Note that the Supreme Court merely affirmed the reasoning of the lower court judge, which can be referenced at 49 Conn. Supp. 125.

KROENBERGER v. TOWN OF HADDAM

2012 CV11-6011314

A Superior Court case involving whether an assessor could declassify 2 acres of forest land because the owner built a shed on the property. The court found the structure not to be a dwelling and ruled the assessor could not declassify any part of the forest land.

■ **ASSESSMENT**

Canterbury Farms, Et al. v. Waterford Board of Tax Review,
May 9, 1979 Docket No. 029183

The Superior Court adopted the statewide values for farmland generated using farm lease data as a more correct basis for use value than the method adopted by the Waterford Assessor, who, finding no farm lease data available in Waterford, had sought opinions of value from local certified appraisers, newspaper articles, property owners and his own experience. The court accepted that farmland was similar enough throughout the state, except in River-Valley towns, to validate statewide analysis. Methods which involve the least number of estimates are preferable. The court also found that unless there was a structure currently in use as a house on a parcel of land classified as farm or forest land, no "house lot" should be assessed.



REQUIREMENTS

Only landowners (not tenants) may apply for PA 490 classification.

El Hachem v. Morris (1992) – Lessee lacked standing.



Lack of notice does not usually excuse late appeals, except when town fails to properly deliver notice.

NFW Assocs. v. Branford (2012) – Appeal permitted when personal service was never completed.



REQUIREMENTS

■ FAILURE TO FILE 490 APPLICATION ON TIME

• Interpretation of 12-107d (forest land) regarding initial filing:

MARY W. RENZ v. TOWN OF MONROE, March 22, 1972

162 Conn. 559

The State Forester completed the certification that certain land was designated as forest land after October 1st but prior to October 31st. The Supreme Court held that such certification had to be completed on or before October 1st to apply to that grand list year.

• Interpretation of 12-107e (open space) regarding initial filing:

George McColgan v. Town of Woodstock, April 3, 1998

Docket CV97-00566415

Buyers purchased property in September that had been classified as open space while owned by the previous owner. The new owners did not file to reclassify the land until after October 31st of the same year. The Superior Court held that the sale automatically declassified the land and that the new owners had to file for reclassification by October 31st. Since they had not, they were obliged to pay taxes based upon the full fair market value of the property.



REQUIREMENTS

■ TIME TO FILE APPEAL

- **Interpretation of 12-107c(d) regarding appeal from denial by assessor of farmland classification:**

Samuel Paletsky v. Town of Morris, August 18, 1992
7 Conn. L. Rptr 735

If an owner of land is refused classification as farmland and appeals to the town Board of Tax Review, which also denies classification, he has an appeal to the Superior Court under Section 12-188 which must be commenced (served) within two months of the date the Board of Tax review made its decision.



STATUTES

A new 2024 statutory provision states that an advisory opinion from the Commissioner of Agriculture confirming farmland status is prima facie evidence for classification.

No case law yet interpreting this change.

Forest Land (CGS §12-107d)

Key parallel principle: **Only the State Forester** can designate or cancel forest land classification; assessors cannot overrule.

- Supported by *Carmel Hollow Associates, Timber Trails, Williams v. Litchfield* cases.



STATUTES

■ DEFINITION OF FARMLAND

A broad analysis of the legislative intent in defining farmland:

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November 23, 1970 160 Conn. 71

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HARRY MARSHALL v. TOWN OF NEWINGTON, January 30, 1968

156 Conn. 107

The Supreme Court states that the underlying industrial zoning of a property and the fact that the owner requested such zoning status has no bearing on whether the land qualifies for farmland classification under PA 490.



OTHER STATES AND NATIONAL VALUATION METHODS

PUBLIC ACT 490 WORKING GROUP

Maine
Massachusetts
New Hampshire
Vermont
US Department of Agriculture



MAINE

The Farm and Open Space Tax Law was adopted in 1971 to encourage the preservation of farmland and open space land and to protect that land from competing, higher-valued uses. This bulletin addresses only those portions of the law that are applicable to farmland, referred to throughout this bulletin as the “Farmland program.” For information on the Open Space program, see Bulletin No. 21 – Maine Open Space Tax Law.

The Farmland program allows the valuation of farmland based on its current use as farmland, rather than based on its just value for other potential uses. This reduced land value results in lower property tax bills for owners of farmland. Lower taxes are designed to act as an incentive to preserve Maine’s farming community.

The assessor for each municipality with land in the Farmland program must establish the 100% value per acre for each category of farmland in that municipality, based on the current use of that land for farming purposes. The established values should be based on considerations such as farmland rentals, farmer-to-farmer sales, soil types and quality, commodity values, topography, and state-developed guidelines for agricultural valuation. These values should not reflect potential uses of the land, other than farming uses. In addition, the values should not reflect either road or shore frontage. The 100% values are then adjusted by the municipality’s certified ratio.

The assessor must record both the value of farmland established under the Farmland program and the value at which the farmland would have been assessed had it not been classified as farmland under the Farmland program. Values must be recorded in the office of the municipality in which the farmland is located.



Requirements for classification

- Minimum size – Five contiguous acres
- Use – Used for farming activities. May include woodland and wasteland
- Income Requirement – Must generate gross income of at least \$2,000 per year from the sale of agricultural products
- Income Report – Owner must file an income report with the assessor by April 1 of each fifth year after qualification. Failure to file, the owner is liable for taxes plus 25% penalty



MAINE

Valuation of areas other than farmland:

- (1) Farm woodland. Farm woodland must be assessed using the per-acre Tree Growth Tax Law values published annually in MRS Rule 202 – Tree Growth Tax Law Valuations.
- (2) Other Areas. Areas other than farmland or farm woodland within a tract classified under the Farmland program must be assessed on the basis of just value.

Tax Rate

Subject to the same property tax rate applicable to other property in the municipality.



Farmland Valuations

The Farmland Valuation Advisory Commission (FVAC) annually meets to adopt the range of recommended agricultural, horticultural and forest land use values for the various categories of land classified under Chapter 61 and 61A.

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.



MASSACHUSETTS

Chapter 61 – Classification and Taxation of Forest Lands and Forest Products

- Application
- Minimum 10 acres
- Forest management plan
- Review and certification of State Forester

The board, in establishing the use value of land, shall use the list of ranges published under section 11 of chapter 61A and its personal knowledge, judgment and experience as to forest land values, but these factors shall be limited to data specific to forest production.



MASSACHUSETTS

Chapter 61A – Assessment and Taxation of Agricultural and Horticultural Land

- Annual Application
- Minimum 5 acres
- Actively devoted to agriculture or horticultural uses during the tax year and at least two immediately preceding tax years

Section 4A. In a city or town that accepts this section, the rate of tax applicable to land actively devoted to agricultural, horticultural or agricultural and horticultural uses shall be the rate determined to be applicable to class two, open space.



MASSACHUSETTS

Section 10. The board of assessors of a city or town, in valuing land with respect to which timely application has been made and approved as provided in this chapter, shall consider only those indicia of value which such land has for agricultural, horticultural or agricultural and horticultural uses. Said board, in establishing the use value of such land, shall use the list of ranges published pursuant to section eleven and its personal knowledge, judgment and experience as to such agricultural land values but these factors shall be limited to data specific to the crop or product being grown or produced.



MASSACHUSETTS

Section 11 – Farmland Valuation Advisory Commission

The commission shall meet from time to time at the call of any of the above named commissioners and shall determine, for application during the ensuing tax year, a range of values on a per acre basis for each of the several classifications of land in agricultural or horticultural or forest land uses in the several counties of the commonwealth. The annual list of value ranges so determined shall be published by the commissioner of revenue and shall be mailed by him to the board of assessors of each city and town in the commonwealth no later than April 1 of each year. **In determining such ranges in value, the commission shall consider evidence of agricultural or horticultural land use capability available from soil surveys and such other evidence and documentation as may, in its judgment, appear pertinent.**



NEW HAMPSHIRE

State of New Hampshire
Municipal and Property Division
Current Use Board
Agricultural Land Valuation Model



State of New Hampshire
Municipal and Property Division
Current Use Board
Forest Land Model



Context for Updating the Model

- Existing agricultural land valuation range (\$25–\$425/acre) has not been changed in many years and may not reflect actual agricultural land values.
- Unclear what process was used to determine the current valuation.
- In 2019, the Current Use Board (CUB) began the process to develop a model that achieves three goals:
 1. Is transparent to all stakeholders.
 2. Is sustainable and can be updated over time.
 3. Is reflective of current (rather than historical) economic conditions.

Goal: the model will provide annually updated agricultural land assessment ranges that assessors will be able to use when working with individual landowners.



NEW HAMPSHIRE

- A needed transition to ensure justifiable, transparent, and resilient model for agricultural land current use assessments.
- Olympic average approach ensures that potentially volatile market conditions will minimally impact assessment values.
- Maintains the parcel-specific adjustments based on the soil productivity index.
- Considerations made for unproductive land.
- Five-year phase-in period ensures that landowners can have sufficient time to adjust for long-term success.



Model Development Strategy

- Use a widely accepted economics approach:
Farm Income Capitalization
- Benefits of this strategy:
 - Reflects agricultural economics research literature.
 - Reflects farmland values based on their productivity rather than surrounding real estate market forces, similar to current assessment rates.
 - Can be updated using publicly available data.
 - Can be replicated by anyone because data are public.
 - Relatively low cost to update annually to reflect recent economic conditions.
 - Consistent with how valuation of commercial and industrial properties is conducted in New Hampshire.
- The model is not used to determine assessment ranges for individual farms. Rather, it provides ranges used across the state and applied by individual assessors who work directly with farmers to understand specific characteristics of specific land parcel productivity.



Model Calculation

$$\text{Agricultural Land Value} = \frac{\text{Net income from ag production}}{\text{Capitalization rate}}$$

¹ Net income is calculated based on an operation producing a crop mix of corn for silage and hay.

² Agricultural land values are calculated to represent an average, typical NH agricultural farmland and producer, and assessments for specific land parcels are adjusted based on the parcel's soil potential index, as is the current practice.



NEW HAMPSHIRE

FOREST

- A formula was originally developed by the University of New Hampshire Forestry Department to value forest land; it included both land and its income-producing capabilities.
- In 2009, at the request of the Current Use Board (CUB), the Department of Revenue Administration (DRA) developed a new model that measures only the income-producing capabilities of the forest land.
- This model was phased-in over five years and is now the sole appraisal methodology for current use forest land.
- In April of 2025, the Current Use Board voted to adopt updates and changes to the model.



NEW HAMPSHIRE

- The Forest Land Model is a 30-year discounted cash flow, using the net operating income (NOI) of the annual growth for each forest land category (White Pine, Hardwood, All Other).
- The model assumes that revenue and expenses will remain constant throughout the term of the cash flow projection.
- The midpoint of the current use range is the average of the discounted NOI for the 30 years.



VERMONT

Title 32 Chapter 124

(A) it is owned by a farmer and is part of the overall farm unit;

(B) it is used by a farmer as part of the farmer's operation under written lease for at least three years; or

(C) it has produced an annual gross income from the sale of farm crops in one of two, or three of the five, calendar years preceding of at least:

(i) \$2,000.00 for parcels of up to 25 acres; and

(ii) \$75.00 per acre for each acre over 25, with the total income required not to exceed \$5,000.00.



VERMONT

Current Use Program Agricultural Land and Buildings Certificate

Dear Landowner:

You are receiving this letter because you have agricultural land or buildings enrolled in the Current Use Program and are required by statute to certify annually that your agricultural land and farm buildings meet the requirements for enrollment at the time of certification. This certification must be made under oath to the Commissioner of Taxes. Form CU-313, Current Use Program Agricultural Land and Buildings Certification, on the reverse side has been partially completed for your specific property, and a separate form has been created for each property and for those properties that cross municipal lines.

This form must be returned on or before November 1, 2025. It is preferred that certification forms be submitted online by visiting secure.vermont.gov/TAX/ecuse/. Forms being mailed must be returned on or before November 1, 2025, to the Vermont Department of Taxes, 133 State Street, Montpelier, VT 05633-1401. Beginning in 2026, agricultural certificates can be submitted online by visiting myvtax.vermont.gov.



VERMONT

Vermont Department of Taxes

2025 Form CU-313

Current Use Program Agricultural Land and Buildings Certification



Entity (Business) Name			FEIN	
OR	Landowner Last Name (if Individual)		First Name	Initial
OR	Social Security Number			

Section A DESCRIPTION OF ENROLLED PROPERTY

If you need to make changes to your enrollment, file the application noted in the instructions on the reverse side.

SPRN	Town	Grand List Acreage
Acres Enrolled*	Active Agricultural Acres Enrolled	Number of Farm Buildings Enrolled

*Includes forest, agricultural, and conservation land.

Section B TRANSFERS

Have you transferred any of the land that was enrolled? Check the appropriate option.

NO. SOME, complete this section. ALL, complete this section.

To whom did the land transfer and when did it transfer?

Entity (Business) Name			Date of Transfer (MMDDYYYY)
OR	Individual Last Name		
	First Name	Initial	

Section C ADDRESS CORRECTIONS

Please note any address corrections here.

Landowner Mailing Address (Number and Street/Road or PO Box)		
City	State	ZIP Code

Section D SIGNATURE

By signing this form, I certify under oath that: (1) the land and buildings identified above are in active agricultural use; (2) if any of the land or buildings qualify for enrollment because they are leased to a farmer, then I have previously provided the Current Use Program with a copy of a current, valid lease or I have attached a copy of the current, valid lease to this form; and (3) for any land and/or buildings that do not meet the requirements of Current Use Program, I have submitted Form LV-314, Notice of Withdrawal from the Current Use Program, to remove them from enrollment.

Landowner Signature	Title, if signing on behalf of an Entity	Date (MMDDYYYY)

You must submit this completed form on or before **November 1, 2025**, either online through myVTax at myvtax.vermont.gov, or by mail to Vermont Department of Taxes, 133 State Street, Montpelier, VT 05633-1401.

2025 Form CU-313
Page 1 of 1
Rev. 09/25



VERMONT

Title 32 Chapter 124

§ 3754. Powers and duties of Board

(a) The Board shall meet at least annually, prior to February 1, to review all past current use land values for agricultural land and managed forestland recommended by past boards, to review the criteria for lands previously established, and to establish new criteria and values as legislation and land management practices may indicate, to establish a schedule of criteria and values to be recommended for the current tax year, and to recommend such changes and improvement in the administration of this subchapter as experience and public reaction may recommend. The Board's criteria and recommended values may reflect the class, type, grade, and location of the land, together with its productive capacity and the income-producing capability of agricultural land and forestland.



Agricultural Use Value Calculation: 2026



VERMONT

1. 2025 Weighted Average Rental Rate

$$\left(((Total\ VT\ Cropland)(Statewide\ Crop\ Rental\ Average)) \left(\frac{Total\ VT\ Cropland}{Total\ VT\ Crop\ \&\ Pasture\ Land} \right) \right) + \left(((Total\ VT\ Pastureland)(Statewide\ Pasture\ Rental\ Avg)) \left(\frac{Total\ VT\ Pastureland}{Total\ VT\ Crop\ \&\ Pastureland} \right) \right)$$

2. 2025 Capitalization Rate

$$(Debt\ to\ Cost\ of\ Capital\ Ratio) + (Risk) + (Statewide\ Effective\ Tax\ Rate)$$

3. Ag UVA Calculation

$$\left(\frac{\left(\frac{((2025\ Weighted\ Avg.\ Rental\ Rate) - (4\ Previous\ Years\ Avg.\ Rental\ Rate))}{5\ Years}}{2025\ Capitalization\ Rate} \right) + 4\ Previous\ approved\ Agr.\ Current\ Use\ values}{5\ Years} \right)$$

2025 Ag UVA Value

$$\left(\frac{\left(\frac{((\$61.31) + (\$235.00))}{5\ Years}}{6.68\%} \right) + \$1878}{5\ Years} \right) =$$

\$537 for 2026 Tax Year
Ag Land Use Values



USDA

Farm real estate (land and structures) accounted for a forecasted \$3.67 trillion (83.6 percent) of the total value of U.S. farm assets in 2025 (see more on [farm assets and debt, including real estate.](#)) Following a period of stabilization in farmland values from 2014 to 2020, farmland values began to appreciate in 2021, even after adjusting for inflation. The trend continued into 2025. The value of U.S. farmland averaged \$4,350 per acre, an increase of 4.3 percent over 2024 values, or 1.9 percent when adjusted for inflation. Over the previous 5-year period (2019 to 2024), the compound annualized growth rate (CAGR) was 5.8 percent, or 2.0 percent after adjusting for inflation.





United States Department of Agriculture
National Agricultural Statistics Service



February 2, 2026

Why am I getting this letter?

Enclosed is your 2026 Cash Rents and Leases survey. Please complete it at your earliest convenience by following the directions on the right. Your information is important. By providing your input, you help ensure that cash rental rates accurately represent your locality. In addition, the data will give you a useful tool in negotiating your rental agreements and making other business decisions. Cash rent and lease information is also used in the Conservation Reserve Program as an alternative soil rental rate prior to finalizing new rates each year.

You may receive an email reminder to complete your survey. We recommend you respond online. You can complete your survey, track upcoming surveys, access data visualizations and reports of interest, link to other USDA agencies, and more. **If you do not complete the survey by February 20, we may contact you to arrange an interview.**

The information you provide will be used for statistical purposes only. In accordance with federal law, your responses will be kept confidential, and the data will be available in aggregate form only to ensure that no individual producer or operation can be identified.

USDA's National Agricultural Statistics Service will publish the state-level data on July 31 and county-level data on August 21 at quickstats.nass.usda.gov.

Thank you for your participation and support of agricultural statistics and U.S. agriculture. If you have questions or need assistance, please call 888-424-7828.

Sincerely,

Lance Honig
Chair, Agricultural Statistics Board

Enclosure

1400 Independence Avenue, SW - Washington, D.C. 20250
www.nass.usda.gov
USDA is an equal opportunity provider, employer, and lender.

USDA - National Agricultural Statistics Service - Surveys - Cash Rents

The Cash Rents Survey provides the basis for county estimates of the cash rent paid for irrigated cropland, non-irrigated cropland, and pasture.

The target population is all farms and ranches that have historically rented land on a cash basis for any of the three land use categories. Land rented for a share of the crop, on a fee per head, per pound of gain, by animal unit month (AUM), rented free of charge, or land that includes buildings such as barns are excluded from the survey.



CASH RENTS AND LEASES 2026

OMB No. 0535-0002
 Approval Expires: 9/30/2025
 Project Code: 921
 SurveyId: 3218



United States
 Department of
 Agriculture



NATIONAL
 AGRICULTURAL
 STATISTICS
 SERVICE

USDA/NASS
 National Operations Division
 9700 Page Ave. #400
 St. Louis, MO 63132-1547
 Phone: 1-888-424-7828
 FAX: 1-855-415-3687
 Email: sm.nass.nod.fpp@usda.gov

The information you provide will be used for statistical purposes only. Your response will be kept confidential and any person who willfully discloses ANY identifiable information about you or your operation is subject to a jail term, a fine, or both. This survey is conducted in accordance with the Confidential Information Protection and Statistical Efficiency Act of 2018, Title III of Pub. L. No. 115-435, codified in 44 U.S.C. Ch. 35 and other applicable Federal laws. For more information on how we protect your information please visit: <https://www.nass.usda.gov/confidentiality>. Response is voluntary.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB number is 0535-0002. The time required to complete this information collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

1. Does this operation currently rent or lease land?

3430 Yes - Continue No - Go to Conclusion, back page

2. In 2026, how many acres will this operation:

	Acres
a. Own?.....	+ 901
b. Rent or Lease from others or use Rent Free? EXCLUDE any land used on an animal unit month (AUM) basis, Bureau of Land Management (BLM) and Forest Service land.	+ 902
c. Rent to others?.....	- 905
3. [Calculate items 2a + 2b - 2c] Then the total acres operated in 2026 will be:.....	= 900

Over

OFFICE USE ONLY										
Response	Respondent	Mode	Enum.	Eval.	Change	Office use for POID				
1-Comp	9901	1-Op/Mgr	9902	1-PASI (Mail)	9903	9908	9900	9985	9889	
2-R		2-Spouse		2-PATI (Tel)						
3-Inac		3-Accy/Bkpr		3-PAPI (Face-to-Face)						
4-Office Hold		4-Partner		4-Email						
5-R - Est		5-Other		7-Fax						
6-Inac - Est				19-Other						
7-Off Hold - Est										
S/E Name						9921	9907	9908	9905	9916

4. In 2026, for the total acres RENTED or LEASED FROM OTHERS (reported in item 2b), will any cropland or pasture acres be rented or leased for cash?

(Acres cut and to be cut for hay should be considered cropland and reported in item 4a or 4b.)

EXCLUDE land rented/leased on a share basis, flex or cash-share hybrid basis, per head or AUM basis, free of charge, rents/leases with buildings such as barns included in the rent/lease, Bureau of Land Management (BLM) and Forest Service land, Christmas tree land, aquaculture, and land rented on a whole farm basis.

Yes - Enter code 1 and continue No - Enter code 3 and go to Conclusion

Code	3420
Non-irrigated Cropland Acres	

a. How many acres of non-irrigated cropland will be rented or leased for cash? INCLUDE acres cut and to be cut for hay.

Code	3421
------	------

Non-irrigated Acres

i. What will be the cash rent/lease per acre or total dollars paid on the non-irrigated cropland?.....

Dollars per Acre	OR	Total Dollars
3422		3522
\$		\$

Irrigated Cropland Acres

b. How many acres of irrigated cropland will be rented or leased for cash? INCLUDE fruit, nut, berry, vineyard, nursery, hay land, and all other irrigated cropland.

Code	3424
------	------

Irrigated Acres

i. What will be the cash rent/lease per acre or total dollars paid on the irrigated cropland?.....

Dollars per Acre	OR	Total Dollars
3425		3525
\$		\$

Pasture, Grazing or Grassland Acres

c. How many acres of permanent pasture, grazing or grassland will be rented or leased for cash? EXCLUDE any land used on an animal unit month (AUM) basis, Bureau of Land Management (BLM) and Forest Service land.

Code	3427
------	------

Pasture Acres

i. What will be the cash rent/lease per acre or total dollars paid on the permanent pasture, grazing or grassland?.....

Dollars per Acre	OR	Total Dollars
3428		3528
\$		\$

5. In 2026, for the cropland and pasture acres rented or leased from others for cash (reported in item 4a, 4b, and 4c), were any acres rented or leased from relatives? INCLUDE grandparents, parents, siblings, and children.

Yes - Enter code 1 and continue No - Enter code 3 and go to Conclusion

Code	3600
Acres	

a. How many acres rented or leased from others for cash were from relatives?.....

Code	3650
------	------

Conclusion: Contact Information

Operator Email:	Operator Phone:
9929	9918
Check to receive results by email <input type="checkbox"/>	Check if cell phone <input type="checkbox"/>

Operation Email: (if different from above)	Operation Phone: (if different from above)
9937	9936
Check to receive results by email <input type="checkbox"/>	Check if cell phone <input type="checkbox"/>

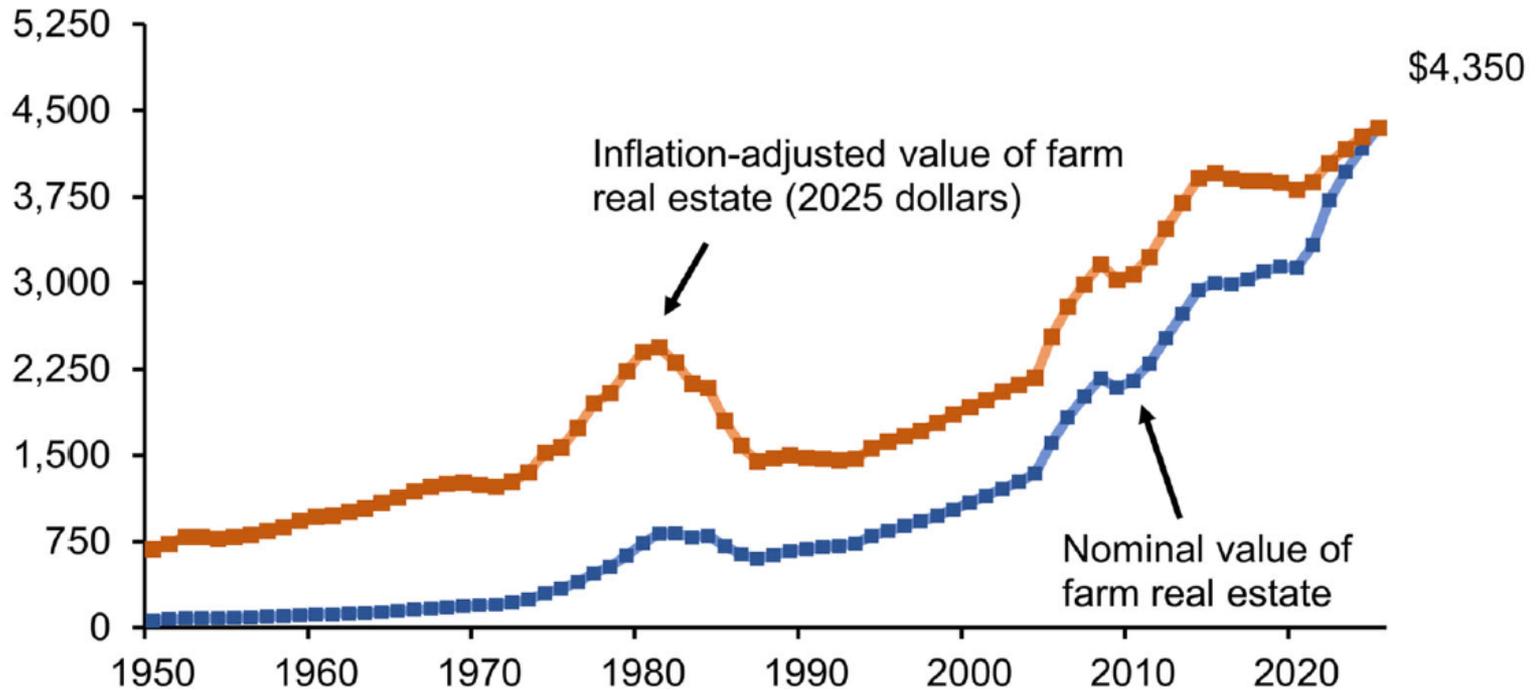
Respondent Name:	Respondent Phone (if different from above)
9912	9911
	Check if cell phone <input type="checkbox"/>
	9910 MM DD YY
	Date: _____

This completes the survey. Thank you for your help. The results will be available on the release date at: nass.usda.gov/results



Average U.S. farm real estate value, nominal and real (inflation adjusted), 1950–2025

U.S. dollars per acre



USDA

Average farmland value and cash rent by USDA, NASS farm production region, 2025 (dollars per acre)

Economic Region	Farm real estate value	Cropland value	Cropland rent	Pasture value	Pasture rent
Corn Belt	8,250	8,940	240	3,120	46
Pacific	8,210	9,830	281	2,450	14
Northeast	7,300	7,900	102	4,750	41
Lake States	6,690	6,940	183	2,830	38
Southeast	5,750	5,860	109	5,720	23.5
Appalachian	5,590	5,950	117	4,680	28
Delta States	3,930	3,750	134	3,360	22.5
Northern Plains	3,200	4,220	123	1,560	26.5
Southern Plains	2,880	2,640	46	2,260	9.4
Mountain	1,660	2,800	106	946	7
United States (48 States)	4,350	5,830	161	1,920	15.5



Farm Real Estate Average Value per Acre - Northeastern States and United States: 2020-2024

Region and State	2020	2021	2022	2023	2024	Change 2023-2024
	<i>(dollars)</i>	<i>(dollars)</i>	<i>(dollars)</i>	<i>(dollars)</i>	<i>(dollars)</i>	<i>(percent)</i>
Northeast	5,750	6,050	6,580	6,890	7,070	2.6
Connecticut	11,900	12,400	13,500	13,900	14,300	2.9
Delaware	8,850	9,140	9,570	9,520	(D)	(X)
Maine	2,590	2,750	3,090	3,170	3,260	2.8
Maryland	7,930	8,430	9,350	9,260	9,470	2.3
Massachusetts	10,900	12,900	14,000	13,800	14,300	3.6
New Hampshire	5,190	5,350	5,770	5,940	6,250	5.2
New Jersey	13,100	13,500	14,200	16,000	16,200	1.3
New York	3,270	3,460	3,720	3,960	4,150	4.8
Pennsylvania	6,740	7,020	7,660	8,020	8,160	1.7
Rhode Island	16,600	17,400	18,900	20,100	22,000	9.5
Vermont	3,400	3,660	3,860	4,140	4,350	5.1
United States ¹	3,130	3,330	3,720	3,970	4,170	5.0

(D) Withheld to avoid disclosing data for individual operations.

(X) Not applicable.

¹ Excludes Alaska and Hawaii.



Value of Farmland and Buildings - Northeastern States and United States: 2019-2023

[Total value of land and buildings is derived by multiplying average value per acre of farm real estate by the land in farms]

Region and State	Total value of land and buildings					
	2019	2020	2021	2022	2023	Change 2022-2023
	<i>(million dollars)</i>	<i>(million dollars)</i>	<i>(million dollars)</i>	<i>(million dollars)</i>	<i>(million dollars)</i>	<i>(percent)</i>
Northeast						
Connecticut	4,514	4,403	4,588	4,995	5,143	3.0
Delaware	4,717	4,602	4,753	4,976	4,950	-0.5
Maine	3,198	3,367	3,438	3,708	3,804	2.6
Maryland	15,980	15,860	16,860	18,700	18,520	-1.0
Massachusetts	5,450	5,450	6,450	6,580	6,486	-1.4
New Hampshire	2,032	2,076	2,140	2,423	2,495	3.0
New Jersey	9,504	9,301	9,450	9,940	11,200	12.7
New York	22,508	22,236	23,182	24,180	25,740	6.5
Pennsylvania	47,742	48,528	50,544	54,386	56,942	4.7
Rhode Island	954	996	1,044	1,134	1,206	6.3
Vermont	4,260	4,080	4,392	4,632	4,968	7.3
United States ¹	2,711,277	2,693,867	2,851,538	3,156,719	3,358,190	6.4

¹ Excludes Alaska and Hawaii.



OVERVIEW

Maine

Maine's valuations are outdated, and they are thinking through strategies for how and when to best update them.

[Farmland Tax Law: Farmland Protection Program: Agricultural Resource Development Division: Maine ACF](#)

[Farmland Bulletin #20 \(PDF\)](#)

[Farmland Income Statement Worksheet \(DOCX\)](#)

Massachusetts

[Farmland Valuations | Mass.gov](#)



OVERVIEW

New Hampshire

[Microsoft PowerPoint - Adjusted-Agricultural Land Model Overview \(CUB\).pptx](#)

[NH Current Use Board webpage](#)

Specifically, take a look at the 'Current Use Assessment Models' section where there is a presentation on ag land valuation put together by Dr. Anton Bekkerman, Associate Dean for Research at UNH.

Vermont

[Current Use | Department of Taxes](#)

[Current Use and Value Appraisal Program | Agency of Agriculture Food and Markets](#)

In Vermont they present the Current Use Appraisal Board every year on our updated rates.



OVERVIEW

U.S. Department of Agriculture

[Northeast-Land-Values-2024.pdf](#)

[Land Use, Land Value & Tenure - Farmland Value | Economic Research Service](#)

Other Valuation Resources

[Farmland Valuation: How to Appropriately Value It | Land Income](#)

