



## FY2010 Forest Land Valuation for CH61/CH61A/CH61B For Landowners and Foresters

Massachusetts current use programs (Ch. 61, Ch. 61A, and Ch. 61B) were created to give preferential tax treatment to those landowners who maintain their property as open space for the purposes of timber production, agriculture or recreation. Forest land may be enrolled in either the Ch. 61 or Ch. 61A program and is taxed at the same rate. Taxes for those properties enrolled in Ch. 61/61A are determined based on the current use of the property (i.e., the productive potential of your land for growing trees), instead of the fair market or development value. Properties enrolled in Ch. 61B are taxed at a percentage of the fair market value.

### Determining the Current Use Value:

#### CH. 61/ Ch. 61A

Recommended current use values for forest land for Ch. 61 and Ch. 61A are set on an annual basis by the Farm Land Advisory Committee on or before February 1 of a given calendar year.

**For FY2010 the average forest land valuation rate has been set at:**

- \$98/acre west of the Connecticut River
- \$67/acre east of the Connecticut River

The assessors, at their discretion, may assign a property an “above average” or “below average” rating depending upon the productive capacity of the soils and other indicators of productivity.

To see how rates are calculated see “Understanding Forest Land Valuation: for Municipalities FY 2010”  
<http://www.mass.gov/dcr/stewardship/forestry>

For a complete list of current farm and forestland valuation values see:  
<http://www.mass.gov/Ador/docs/dls/bla/farmland/fy09/fy09CHAPTER61and61AVALUE.pdf>

#### Ch. 61B

Assessments are a maximum value of 25% of fair market value, at the commercial rate.

### Applying the Rate:

Below are some examples to show how the forest land valuation rate is applied to determine a tax bill. Average forest land valuation rates were used in all Ch. 61/Ch. 61A calculations.

**West of the Connecticut River:**

Property 1:  
 Williamsburg MA 40 acres of backland -  
 FY 2009 Tax Rate \$13.87 no road frontage or legal right-of-way  
 Full market value – \$33,900 or about \$850/acre

Ch61/Ch61A Using Forest Land Valuation	Tax Bill under Ch59	Ch61B Using 25% Valuation
$\$98(\text{per ac.}) * 40 \text{ ac.} = 3,920$	$\$33,900/1000 = 33.9 \text{ per thousand}$	$\$33,900 * .25 = 8475$
$3920/1000 = 3.920 \text{ per thousand}$	$33.9 * 13.87 \text{ (tax rate)} =$	$8475/1000 = 8.475 \text{ per thousand}$
$3.920 * 13.87 \text{ (tax rate)} =$		$8.475 * 13.87 \text{ (tax rate)} =$
<b>\$54.37 Tax</b>	<b>\$470.19 Tax</b>	<b>\$117.55 Tax</b>

Property 2:  
 Williamsburg MA  
 FY 2009 Tax Rate \$13.87  
 Full market value -- \$106,300

10 acres with  
 significant road frontage

Ch61/Ch61A Using Forest Land Valuation	Tax Bill under Ch59	Ch61B Using 25% Valuation
$\$98(\text{per ac.}) * 10 \text{ ac.} = 980$	$\$106,300/1000 = 106.3 \text{ per thousand}$	$\$106,300 * .25 = 26,575$
$980/1000 = .98 \text{ per thousand}$	$106.3 * 13.87 \text{ (tax rate)} =$	$26,575/1000 = 26.575 \text{ per thousand}$
$.98 * 13.87 \text{ (tax rate)} =$		$26.575 * 13.87 \text{ (tax rate)} =$
<b>\$13.59 Tax</b>	<b>\$1,474.38 Tax</b>	<b>\$368.60 Tax</b>

**East of the Connecticut River:**

Property 3:  
 North Brookfield MA  
 FY 2009 Tax Rate \$10.80  
 Full market value -- \$57,400

20.53 acres much of it backland

Ch61/Ch61A Using Forest Land Valuation	Tax Bill under Ch59	Ch61B Using 25% Valuation
$\$67(\text{per ac.}) * 20.53 \text{ ac.} = 1,375.5$	$\$57,400/1000 = 57.4 \text{ per thousand}$	$\$57,400 * .25 = 14,350$
$1,375.5/1000 = 1.376 \text{ per thousand}$	$57.4 * 10.80 \text{ (tax rate)} =$	$14,350/1000 = 14.350 \text{ per thousand}$
$1.376 * 10.80 \text{ (tax rate)} =$		$14.350 * 10.80 \text{ (tax rate)} =$
<b>\$14.17 Tax</b>	<b>\$619.92 Tax</b>	<b>\$154.98 Tax</b>

Property 4:  
 Millis MA  
 FY 2009 Tax Rate \$13.43  
 Full market value -- \$544,000

16.27 acres with significant  
 road frontage

Ch61/Ch61A Using Forest Land Valuation	Tax Bill under Ch59	Ch61B Using 25% Valuation
$\$67(\text{per ac.}) * 16.27 \text{ ac.} = 1,090$	$\$544,000/1000 = 544 \text{ per thousand}$	$\$544,000 * .25 = 136,000$
$1,090/1000 = 1.090 \text{ per thousand}$	$544 * 13.43 \text{ (tax rate)} =$	$136,000/1000 = 136 \text{ per thousand}$
$1.090 * 13.43 \text{ (tax rate)} =$		$136 * 13.43 \text{ (tax rate)} =$
<b>\$14.64 Tax</b>	<b>\$7,305.92 Tax</b>	<b>\$1,826.48 Tax</b>

**For more information about Ch61/Ch61A/Ch61B**

Contact your Service Forester at 1-800-783-2311

- visit the following web sites:  
<http://www.mass.gov/dcr/stewardship/forestry>  
<http://www.MassWoods.net>
- Contact your local assessor