



State of Vermont
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RUTLAND TOWN
TOWN OF RUTLAND BOARD OF SELEC
PO BOX 225
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Division of Property Valuation and Review
Use Value Appraisal Program

RE: **USE VALUES – TAX YEAR 2010**

Pursuant to 32 V.S.A., Section 3754c, this is to notify you of the use values established by the Current Use Advisory Board. The values established for tax year 2010 are as follows:

Agricultural Land	\$215 per acre
Productive/Nonproductive Forest Land	\$122 per acre
Productive/Nonproductive Forest Land Greater Than One Mile From a Class 1, 2 or 3 Road	\$ 92 per acre

Total assessment of qualifying agricultural land and forest land is determined by multiplying these use values by your town's common level of appraisal as certified January 1, 2010. If your town reappraised or will be reappraising for 2010, the common level of appraisal would be 100%. Enrolled farm buildings are exempt from all municipal and education property taxes and up to \$100,000 of the value of an enrolled farm product processing facility would also be exempt.

LAND USE CHANGE TAX – Effective July 1, 2007, land subject to a land use change tax upon development must have been enrolled **continuously** for more than 10 years to qualify for the 10% rate. This also applies when the owner wishes to prepay the tax to discharge the lien. Land enrolled for 5 years, withdrawn for 3 years, then enrolled again for 7 years, once qualified for the 10% rate because although not continuous, enrollment totaled more than 10 years. Under the new law, uninterrupted enrollment for more than 10 years is required for eligibility for the 10% land use change tax rate.

SPECIAL NOTE: All landowners receiving use value appraisal are required by statute to notify the Director of Property Valuation and Review of any deeded change of ownership.

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