

CABARRUS COUNTY 2024 APPRAISAL MANUAL

LAND APPRAISAL PROCEDURES PRESENT USE VALUE PREFACE

Agricultural, horticultural, and forestland is designated a special class of property under the authority of Section 2(2) of Article V of the North Carolina Constitution and must be appraised, assessed, and taxed as provided in G.S 105-277.2 through G.S. 105-277.7. The values and classifications used in this section are derived from the 2020 Use-Value Manual for Agricultural, Horticultural, and Forestland developed by the North Carolina Use Value Advisory Board.

DEFINITIONS OF CLASSIFICATIONS

§ 105-277.2. Agricultural, horticultural, and forestland – Definitions.

- (1) Agricultural land. – Land that is a part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program. Agricultural land includes woodland and wasteland that is a part of the farm unit, but the woodland and wasteland included in the unit must be appraised under the use-value schedules as woodland or wasteland. A farm unit may consist of more than one tract of agricultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3 (a) (1), and each tract must be under a sound management program. If the agricultural land includes less than 20 acres of woodland, then the woodland portion is not required to be under a sound management program. Also, woodland is not required to be under a sound management program if it is determined that the highest and best use of the woodland is to diminish wind erosion of adjacent agricultural land, protect water quality of adjacent agricultural land, or serve as buffers for adjacent livestock or poultry operations.
- (2) Forestland. – Land that is a part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is a part of the forest unit, but the wasteland included in the unit must be appraised under the use-value schedules as wasteland. A forest unit may consist of more than one tract of forestland, but at least one of the tracts must meet the requirements in G.S. 105-277.3 (a) (3), and each tract must be under a sound management program.
- (3) Horticultural land. – Land that is a part of a horticultural unit that is actively engaged in the commercial production or growing of fruits or vegetables or nursery or floral products under a sound management program. Horticultural land includes woodland and wasteland that is a part of the horticultural unit, but the woodland and wasteland included in the unit must be appraised under the use-value schedules as woodland or wasteland. A horticultural unit may consist of more than one tract of horticultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a)(2), and each tract must be under a sound management program. If the horticultural land includes less than 20 acres of woodland, then the woodland portion is not required to be under a sound management program. Also, woodland is not required to be under a sound management program if it is determined that the highest and best use of the woodland is to diminish wind erosion of adjacent horticultural land or protect water quality of adjacent horticultural land. Land used to grow horticultural and agricultural crops on a rotating basis or where the horticultural crop is set out or planted and harvested within one growing season, may be treated as agricultural land as described in subdivision (1) of this section when there is determined to be no significant difference in the cash rental rates for the land.

CABARRUS COUNTY 2024 APPRAISAL MANUAL

Land Model 05 - Present Use Valuation

PRESENT USE VALUE SCHEDULE – NC Use-Value Advisory Board

AGRICULTURE RENTS:

MLRA	BEST	AVERAGE	FAIR
136	\$61.80	\$ 42.10	\$ 27.35

AGRICULTURAL SCHEDULE

MLRA	CLASS I	CLASS II	CLASS III
136	\$ 950	\$ 645	\$ 420

NOTE: All Class 4 or Non-Productive Land will be appraised at \$40.00 per acre.
Rents were divided by a capitalization rate of 6.5% to produce the Agricultural Schedule.

HORTICULTURE

All horticultural crops requiring more than one growing season between planting or setting out and harvest, such as Christmas trees, ornamental shrubs and nursery stock, apple and peach orchards, grapes, blueberries, strawberries, sod and other similar horticultural crops should be classified as horticulture regardless of where located in the state.

All other horticultural crops such as tomatoes, squash, cucumbers, etc., planted or set out and harvested on an annual basis should be classified as agriculture.

HORTICULTURE RENTS

MLRA	BEST	AVERAGE	FAIR
136	\$ 89.20	\$ 58.05	\$ 40.15

HORTICULTURE SCHEDULE

MLRA	CLASS I	CLASS II	CLASS III
136	\$1,370	\$890	\$615

NOTE: All Class 4 or Non-Productive Land will be appraised at \$40.00 per acre.
Rents were divided by a capitalization rate of 6.5% to produce the Horticulture Schedule.

FORESTRY

FORESTRY NET PRESENT VALUES

MLRA	Class I	Class II	Class III	Class IV	Class V
136	\$37.70	\$5.36	\$23.21	\$16.14	\$11.97

FORESTRY SCHEDULE

MLRA	Class I	Class II	Class III	Class IV	Class V
136	\$415	\$280	\$260	\$180	\$135

All Class VI or Non-Productive Land will be appraised at \$40.00 per acre.
Net Present Values were divided by a capitalization rate of 9.00% to produce the Forestland Schedule.

CABARRUS COUNTY 2024 APPRAISAL MANUAL

Land Model 05 - Present Use Valuation

ACREAGE AND PROPORTIONATE EXTENT OF THE SOILS

MAP SYMBOL	SOIL NAME	ACRES	%	AG.	CLASS FOR.	HORT.
AaB	Altavista sandy loam, 2 to 6 percent slopes	989	0.42	II	I	I
ApB	Applying sandy loam, 2 to 8 percent slopes	580	0.25	II	II	I
Ar	Armenia loam	900	0.39	IV	III	III
BaB	Badin channery silt loam, 2 to 8 percent slopes	12,350	5.30	III	II	II
BaD	Badin channery silt loam, 8 to 15 percent slopes	7,596	3.26	III	II	II
BaF	Badin channery silt loam, 15 to 45 percent slopes	2,120	0.91	IV	II	II
CcB2	Cecil sandy clay loam, 2 to 8 percent slopes, eroded	14,779	6.34	III	II	II
CcD2	Cecil sandy clay loam, 8 to 15 percent slopes, eroded	7,149	3.07	IV	II	II
CeB	Cecil-Urban land complex, 2 to 20 percent slopes	4,778	2.05	IV	II	IV
Ch	Chewacla sandy loam, frequently flooded	22,220	9.53	III	III	III
CoB	Coronaca clay loam, 2 to 8 percent slopes	1,427	0.61	II	II	I
CoD	Coronaca clay loam, 8 to 15 percent slopes	542	0.23	II	II	I
CuB2	Cullen clay loam, 2 to 8 percent slopes, eroded	10,838	4.65	II	II	II
CuD2	Cullen clay loam, 8 to 15 percent slopes, eroded	6,027	2.59	II	II	II
EnB	Enon sandy loam, 2 to 8 percent slopes	19,765	8.48	II	II	II
EnD	Enon sandy loam, 8 to 15 percent slopes	11,872	5.09	III	II	II
EoB	Enon-Urban land complex, 2 to 10 percent slopes	2,039	0.87	IV	II	IV
GeB2	Georgeville silty clay loam, 2 to 8 percent slopes, eroded	2,330	1.0	II	I	II
GoC	Goldston very channery silt loam, 4 to 15 percent slopes	6,505	2.8	IV	II	III
GoF	Goldston very channery silt loam, 15 to 45 percent slopes	1,970	0.8	IV	II	III
HeB	Herndon silt loam, 2 to 8 percent slopes	1,055	0.5	II	II	I
HwB	Hiwassee clay loam, 2 to 8 percent slopes	3,105	1.3	II	II	II
HwD	Hiwassee clay loam, 8 to 15 percent slopes	695	0.3	II	II	II
IdA	Iredell loam, 0 to 2 percent slopes	6,030	2.6	III	II	III
IdB	Iredell loam, 2 to 6 percent slopes	3,085	1.3	III	II	III
KkB	Kirksey silt loam, 1 to 6 percent slopes	8,625	3.7	II	II	II
LdB2	Lloyd fine sandy loam, 2 to 6 percent slopes	5,684	2.44	II	II	II
LdD2	Llyod loam, 2 to 6 percent slopes, eroded (Davidson)	506	.22	II	II	II
MeB	Mecklenburg loam, 2 to 8 percent slopes	11,638	5.0	II	II	I
MeD	Mecklenburg loam, 8 to 15 percent slopes	4,655	2.0	III	II	II
MkB	Mecklenburg-Urban land complex, 2 to 10 percent slopes	3,065	1.3	IV	II	IV
MsA	Misenheimer channery silt loam, 0 to 4 percent slopes	6,915	3.0	IV	V	III
PaF	Pacolet sandy loam, 15 to 35 percent slopes	4,600	2.0	IV	II	II
PcE3	Pacolet-Udorthents complex, 12 to 25 percent slopes, gullied	255	0.1	IV	II	IV
PoB	Poindexter loam, 2 to 8 percent slopes	2,535	1.1	III	II	II
PoD	Poindexter loam, 8 to 15 percent slopes	5,835	2.5	IV	II	II
PoF	Poindexter loam, 15 to 45 percent slopes	7,165	3.1	IV	II	III
SfB	Sedgefield sandy loam, 2 to 8 percent slopes	4,250	1.8	III	II	II
TaB	Tatum silt loam, 2 to 8 percent slopes	5,900	2.5	II	II	I
TaD	Tatum silt loam, 8 to 15 percent slopes	3,535	1.5	III	II	I
TbB2	Tatum silty clay loam, 2 to 8 percent slopes, eroded	1,430	0.6	III	II	II
TbD2	Tatum silty clay loam, 8 to 15 percent slopes, eroded	765	0.3	III	II	II
Ud	Udorthents, loamy	670	0.3	IV	VI	IV
Ur	Urban land	720	0.3	IV	VI	IV
VaB	Vance sandy loam, 2 to 8 percent slopes	1,640	0.7	II	II	II
VaD	Vance sandy loam, 8 to 15 percent slopes	760	0.3	III	II	II
We	Wehadkee loam, frequently flooded	1,050	0.5	IV	III	III
	Water	301	0.1			
	TOTALS	233,312	100.0			
	TOTALS	233,312	100.0			

CABARRUS COUNTY 2024 APPRAISAL MANUAL

Land Model 05 - Present Use Valuation

CABARRUS COUNTY PRESENT USE VALUE SCHEDULE

<u>CODE</u>	<u>CLASS</u>	<u>PRICE</u>
5000	Homesite	See Schedule Below
5001	Cell Tower Site	Market Value
5002	Bill Board Site	Market Value
5102	Disqualified Open Land	Market Value
5110	Agricultural Class I	\$ 950.00
5210	Agricultural Class II	\$ 645.00
5310	Agricultural Class III	\$ 420.00
5410	Agricultural Class IV	\$ 40.00
5711	Wasteland	\$ 40.00
5910	Disqualified Utility Easement Ag.	\$ 420.00
5911	Disqualified Gas Easement Ag.	\$ 40.00
5933	Disqualified Agricultural Land	Market Value
5934	Deeded Access R/W	\$ 0.00
5935	Disqualified Conservation Easement	Market Value
6001	Wildlife Conservation I	\$ 950.00
6002	Wildlife Conservation II	\$ 645.00
6003	Wildlife Conservation III	\$ 420.00
6004	Wildlife Conservation IV	\$ 40.00
6110	Forestry I	\$ 415.00
6210	Forestry II	\$ 280.00
6310	Forestry III	\$ 260.00
6410	Forestry IV	\$ 180.00
6510	Forestry V	\$ 135.00
6610	Forestry VI	\$ 40.00
6711	Horticultural I	\$ 1,370.00
6722	Horticultural II	\$ 890.00
6731	Horticultural III	\$ 615.00
6741	Horticultural IV	\$ 40.00
6800	Disqualified Forest Land	Market Value
6801	Disqualified Utility Easement Forest	\$ 40.00
6802	Disqualified Utility Easement Forest	\$ 40.00
6880	Greenway Trail	\$ 0.00
5402	Pond / Lake	\$ 645.00

Class IV, V, & VI agricultural and horticultural and class VI forestry land are considered wasteland at \$40.00 per acre.

CABARRUS COUNTY 2024 APPRAISAL MANUAL

Land Model 05 - Present Use Valuation

HOMESITES

A one acre home-site is to be broken out for each livable residential structure. Home-sites are to be priced at the market value of one acre in the neighborhood of the subject property. To arrive at the home-site price apply the market value base price used to price the subject property and the system will apply the appropriate adjustment (ADJ) from the following table based on the land model and access used on the market value land line.

Land Model 04					Land Model 08				
RT	SZ		ACC	ADJ	RT	SZ		ACC	ADJ
PS	240%	X	125%	300%	PS	260%	X	80%	208%
PW	240%	X	110%	264%	PW	260%	X	65%	169%
RP	240%	X	100%	240%	RP	260%	X	60%	156%
SP	240%	X	100%	240%	SP	260%	X	60%	156%
UP	240%	X	100%	240%	UP	260%	X	60%	156%
RD	240%	X	95%	228%	RD	260%	X	55%	143%
SD	240%	X	95%	228%	SD	260%	X	55%	143%
UD	240%	X	95%	228%	UD	260%	X	55%	143%
DW	240%	X	105%	252%	DW	260%	X	60%	156%
RG	240%	X	95%	228%	RG	260%	X	55%	143%
SG	240%	X	95%	228%	SG	260%	X	55%	143%
UG	240%	X	95%	228%	UG	260%	X	55%	143%
GW	240%	X	105%	252%	GW	260%	X	60%	156%
RT	240%	X	90%	216%	RT	260%	X	50%	130%
PD	240%	X	85%	204%	PD	260%	X	50%	130%

Land Model 06					Land Model 07				
RT	SZ		ACC	ADJ	RT	SZ		ACC	ADJ
PS	170%	X	80%	136%	PS	275%	X	80%	220%
PW	170%	X	65%	111%	PW	275%	X	65%	179%
RP	170%	X	60%	102%	RP	275%	X	60%	165%
SP	170%	X	60%	102%	SP	275%	X	60%	165%
UP	170%	X	60%	102%	UP	275%	X	60%	165%
RD	170%	X	55%	94%	RD	275%	X	55%	151%
SD	170%	X	55%	94%	SD	275%	X	55%	151%
UD	170%	X	55%	94%	UD	275%	X	55%	151%
DW	170%	X	60%	102%	DW	275%	X	60%	165%
RG	170%	X	55%	94%	RG	275%	X	55%	151%
SG	170%	X	55%	94%	SG	275%	X	55%	151%
UG	170%	X	55%	94%	UG	275%	X	55%	151%
GW	170%	X	60%	102%	GW	275%	X	60%	165%
RT	170%	X	50%	85%	RT	275%	X	50%	138%
PD	170%	X	50%	85%	PD	275%	X	50%	138%

Example: A house and a singlewide mobile home are located on a parcel that has a market value base price of \$20,000 per acre and priced using land model 4 with Rural Paved (RP) access. There would be two one acre home-sites each priced as follows: \$9,000 x 240% = \$48,000 per Homesite.

All other disqualified land will be priced according to its highest and best use based on market value prices used in the neighborhood of the subject property.

CABARRUS COUNTY 2024 APPRAISAL MANUAL

Land Model 05 - Present Use Valuation

CALCULATION EXAMPLE:

The following simple example represents a parcel with 100 acres of owner occupied farmland of which 75 acres of Class 1 are cleared and currently being cultivated. Fifteen acres are cleared but not suitable for cultivation and are used as pasture. Six acres are woodland and four acres are swampland.

Qualifying Use Value Acreage	100.00	
Market Value Per Acre	<u>12,000</u>	
 Total Market Value (\$12,000 x 100)		 \$1,200,000
 75 acres suitable for cultivation (75 x 950)	 \$71,250	
15 acres not suitable for cultivation (15x 40)	\$ 600	
6 acres woodland (6 x 415)	\$ 2,490	
4 acres swampland (4 x 40)	<u>\$ 160</u>	
 Total Present Use Value		 \$ 74,500
 Total Market Value	 \$1,200,000	
Total Present Use Value	(<u>74,500</u>)	
 *Total Deferred Value	 \$1,125,500	

*No taxes are paid on this amount unless part of or the entire tract becomes disqualified. If a tract becomes disqualified for any reason the taxpayer must pay taxes and interest on the deferred value for the current year and the three prior years plus interest.

PERCENT OF SOILS BY CLASS

	Class I	Class II	Class III	Class IV	Class V	Class VI
Agricultural	1.60%	33.00%	32.60%	32.70%	0.00%	0.00%
Forestry	1.50%	84.50%	10.30%	0.00%	3.00%	.60%
Horticultural	12.00%	58.70%	23.90%	5.30%	0.00%	0.00%