

## Tax Relief Based on Use Value Assessment

The Prince William County Use Value Assessment Program provides tax relief to certain agricultural, forestal, horticultural, and open space property owners. The program allows qualifying land to be taxed according to its use value, rather than its market value. The State Land Evaluation Advisory Committee (SLEAC) suggests values for land in the program. These values range from \$20 per acre to \$412 per acre, depending on the type of land. Buildings do not have use value assessments and are therefore assessed at full market value.

The tax difference is deferred, but not automatically forgiven. The deferred tax remains payable for six years. There are currently 840 parcels in the Use Value Assessment Program. The table below shows the market value, the use value, and the taxes deferred for years 2010 through 2014:

**Use Value Assessment Summary**

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Number of Acres	33,020	32,563	32,827	34,294	34,222
Number of Parcels	819	815	850	844	840
Market Value Assessment	510,925,000	465,178,100	465,191,400	469,915,300	474,996,700
Deferred Assessment	-\$447,285,800	-\$403,710,300	-\$397,004,800	-\$404,487,600	-\$405,600,700
Use Value Assessment	\$63,639,200	\$61,467,800	\$68,186,600	\$65,427,700	\$69,396,000
Deferred Tax	-\$5,528,452	-\$4,860,672	-\$4,799,788	-\$4,776,999	-\$4,656,296
Rollback Taxes	\$241,399	\$463,815	\$152,760	\$136,416	\$100,000
Net Tax Deferred	-\$5,287,053	-\$4,396,857	-\$4,647,028	-\$4,640,583	-\$4,556,296

**Notes:**

- Rollback taxes for previous years were updated.
- Rollback taxes for TY 2014 are estimated.

When land owners in the Use Value Assessment Program change the use to a non-qualifying use or re-zone their property to a more intensive zoning, they must pay a “rollback tax.” This tax is based on the difference between the property’s market value and its use value for the current year and the five most recent complete tax years (including interest.)