



Farm Assessments and Taxes

Presented by Grey County Federation of
Agriculture



Impacts on Property Tax Grey County

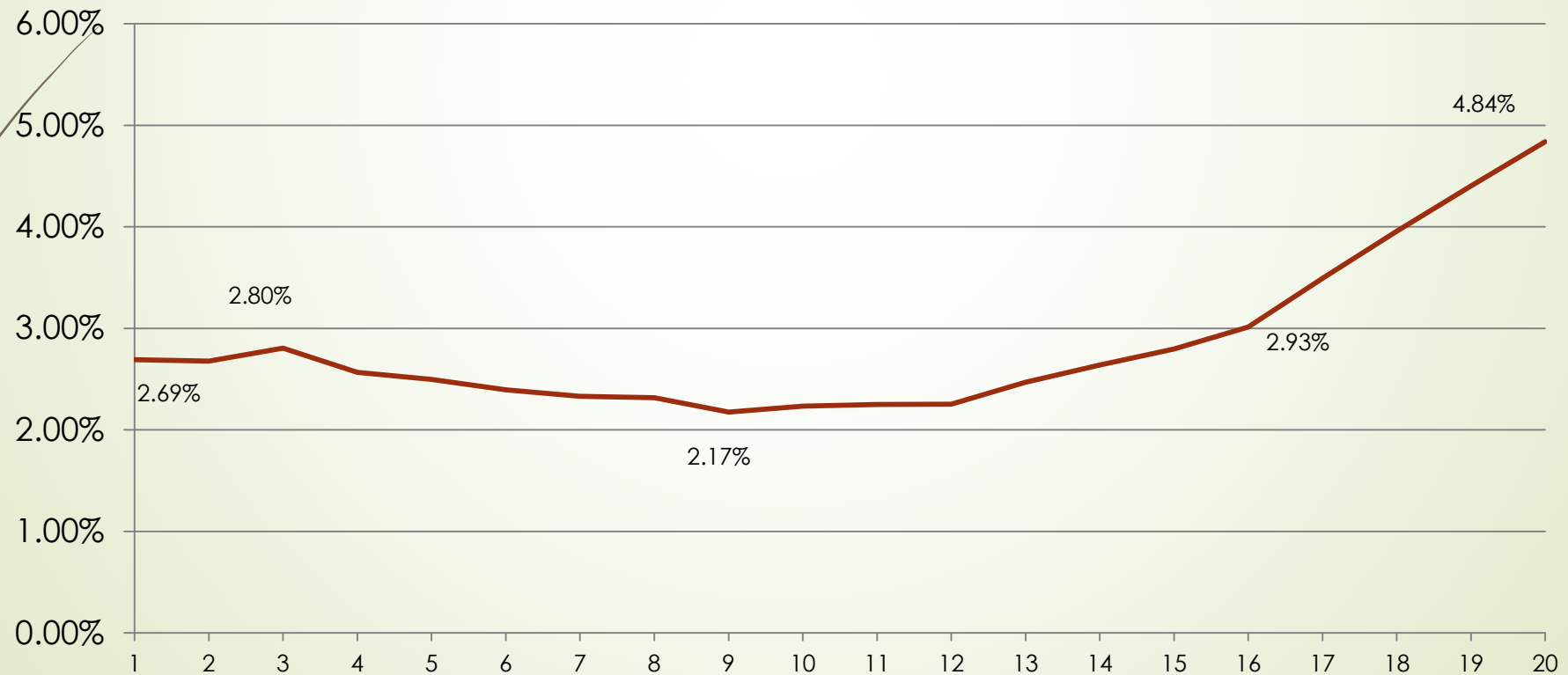
- ▶ In Grey County Farmland CVA has increased by 71%
- ▶ Residential CVA has increased by 5%
- ▶ Once New Assessments Phase in, increase in Farm Tax Burden is as follows:

Year	% tax from farm	\$ increase in Farm Tax Burden
2016	3%	-
2017	3.5%	\$256K
2018	4.%	\$511k
2019	4.4%	\$766K
2020	4.8%	\$1.02M
Total	1.8%	\$2.56M



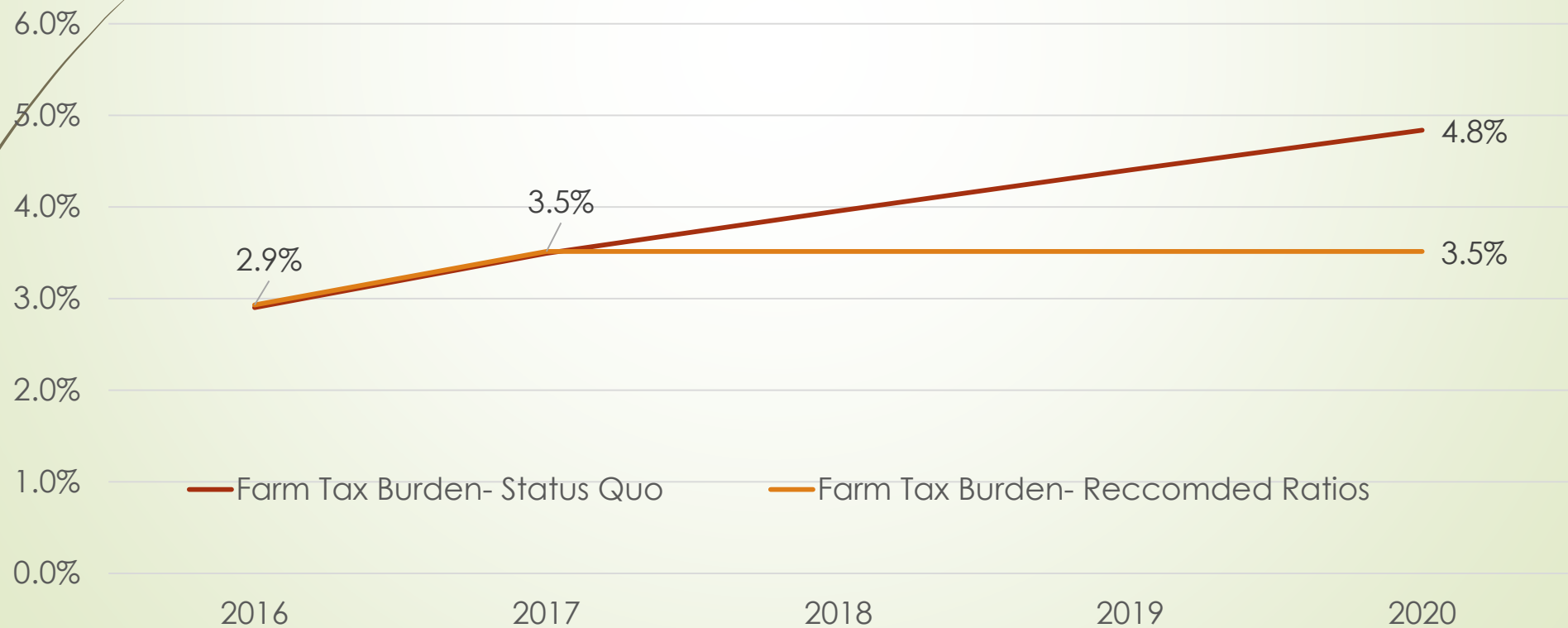
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Farm Tax Class Burden 2001-2020



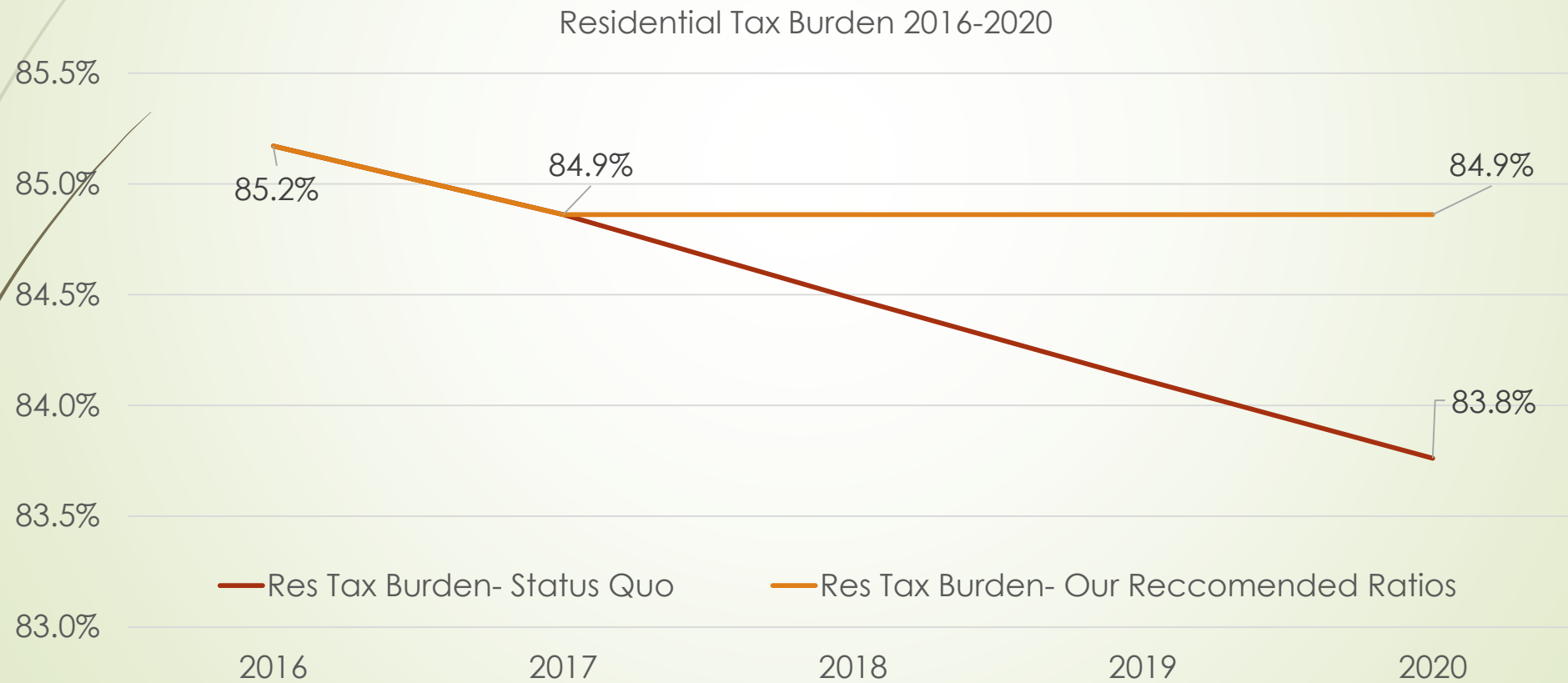
% of total county Taxes from Farmland

Farm Tax Burden 2016-2020





% of total county Taxes from Residential





Avoiding a Shift in Property Tax Burden

- ▶ To avoid a property tax shift onto farmland property owners your local county governments will need to adjust the Farm Property Tax Ratio below the current 25% of residential taxes.
- ▶ How much they need to adjust the tax ratio will depend on the assessment changes in your county.
- ▶ County governments have full authority to adjust the farm tax ratio anywhere between 0%-25% of the local residential tax rate each year.



Farm Tax Ratio Required in Grey County

- ▶ For Farm Property Owners to maintain the current proportion of tax Burden (3.5% of total tax) would require the following adjustments to Tax Ratios over time.
- ▶ ~~2017: 0.21~~
- ▶ 2018: 0.22
- ▶ 2019: 0.20
- ▶ 2020: 0.18
- ▶ Note this is not a tax break, farm property owners will still be paying more taxes each year, they will simply be paying the same proportion of taxes.