

**RI State Conservation Committee  
17 Smith Avenue, Greenville, RI 02828  
(401) 949-1480**

**FFOS LAND VALUATION SUBCOMMITTEE**

**MEETING MINUTES**

**January 23, 2006**

**1:30 PM**

**USDA/NRCS Conference Room**

**Ken called the meeting to order at 1:40 pm.**

**In attendance were:**

**Chris Modisette, Tom Abbott, Richard Hart, Al Bettencourt, William Stamp, Jr, James Savage, Suzanne Kogut, Stephen Swallow, Ken Ayars, Linda Cwiek, Charlene Randall, Mike Pezza and Wendy Hoyle.**

**I. Minutes**

**Motion to accept the November 14th meeting minutes.**

**Suzanne/Jim, vote was unanimous.**

**The agenda was changed to review forestry values first.**

## **II. Forestry Values**

**Chris distributed Proposed 2006 Forest Land Assessment Values indicating assessment value at \$118.21. This assessment was done by applying the cap rate of 9.17% to a 5yr average on stumpage rates; which Chris' report explained the breakdown. The subcommittee discussed keeping the value at \$115/acre as in the previous year.**

## **III. Farmland Survey**

**Suzanne sent the tax assessors the farmland rental survey to include in the yearly FFOS letter to landowners. The full results of the survey will not be know until after January 31st. Suzanne distributed a spreadsheet on the information that has been received to this date. Some of the towns did not send out the survey. Suzanne will give an updated report at the next meeting.**

## **III. MA Methodology for Farmland**

**Ken has no further information at this time; CT and MA are in contact regarding the**

**FFOS program.**

#### **IV. Farmland Categories**

**We discussed if it would be beneficial to change the way we divide farmland.**

**Suzanne noted that based on preliminary information from the farmland survey,**

**rental/acre differs from the USDA figures and may want to review for next year.**

**Mike presented the subcommittee with the 'Average Market Price for some**

**important crops grown in RI taken from USDA Farm loan data'. The table shows**

**that for the most part there has been no change in the market price. If there is an**

**increase in crop price there is also an increase in costs and there is concern that**

**even when some costs has gone up, income has gone down and if the cap rate is**

**applied to these figures there will be an increase in farmland values. It was noted**

**that North Kingstown ½'d the value on turf and ornamental.**

**It was decided not to change the methodology for 2006, but continue to review**

**options and possibly use new methodology for 2007.**

**When we apply the cap rate of 9.17%, it would mean a 2% increase in values.**

**These values with cap rate applied would be as following:**

**-Turf and ornamental-\$1,994.10**

**-Vegetable and Orchards-\$663.00**

**-Dairy and Livestock-\$306.00**

**-Forestry and Wasteland-\$118.**

**Motion was made to recommend to the State Committee that farmland values be**

**kept same as the previous year, due to being a bad year for crops which has meant a**

**loss of income to farmers. Mike/Linda.**

**Discussion: Concern was voiced about being consistent about changing values**

**whether the cap rate goes up or down and there would be a great change if cap rate**

**changes by 10%. After reviewing the cap rate calculations, it was decided that the**

**difference in values is not great and would agree to keep the values the same as the**

**previous year, including forestry values.**

**These are recommended values:**

**Ornamental Crops-\$1,955**

**Vegetable and Orchards-\$650**

**Dairy and Livestock-\$300**

**Forest and Wasteland-\$115**

**It was recommended that**

**we give the State Committee the**

**Vote was unanimous.**

**recommended values as**

**voted on, but include what the values would be with the 2% change.**

**Ken would still like to continue looking into alternatives for farmland methodology.**

**Motion to adjourn at 3:20 pm. Jim/Dick, vote was unanimous.**