If you have further questions or would like an application, please call or write to:

Buncombe County Tax Department

Buncombe County Tax Department
35 Woodfin Street, Suite 308
Asheville, NC 28801

Phone: (828) 250-4940
Fax: (828) 250-6088
Email:
realestate.questions@buncombecounty.org

Buncombe County Tax Department

PRESENT-USE VALUE INFORMATIONAL BROCHURE

"People To Match Our Mountains"



Ownership requirements for Present-Use Value Property have also been mandated by the General Assembly. Property must have been owned by the current owner, at the time of application, for four full years preceding the January 1st of the year the application is made, unless the owner already has another parcel of land in the Present-Use Value Program or the owner resides on the land. The only exception to this is property that is already in the Present-Use Value Program and has been transferred by a relative to a lineal descendant or ancestor who is continuing to maintain the income and management requirements of the Present-Use Value Program. There are additional ownership requirements for business entities and trust.

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The taxes for Present-Use Value properties are not exempted but deferred. This means that if a property is accepted into the program and it fails to meet the minimum requirements of use, size, income, or ownership, then the taxes that were deferred for the current year plus three previous years including interest and any applicable penalties will become due.

Applications for the Present-Use Value Program are accepted by the Buncombe County Tax Office only during the listing period, typically January 1st to the 31st of each year or within thirty days of a change of value notice.

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In 1974, the North Carolina General Assembly granted to each county tax department the ability to consider the value of specific properties by VALUE IN USE rather than by market value. The **VALUE IN USE** is based on the ability of the land to produce income in its current use as **AGRICULTURE, FORESTLAND** OR **HORTICULTURE.** This is called **PRESENT-USE VALUE.** Numerous legislative changes, court decisions and property tax rulings have altered the program over the years. In 2010, a new classification of Value In Use was added to include **WILDLIFE.**

AGRICULTURE

Agricultural land is required to have at least one parcel of land that has a minimum of 10 acres under sound management in actual production. Production may include such items as: corn, beans, tobacco or livestock; in other words, consumable products. The minimum income requirement is an average of $1,000 allowable gross income per year for the past three years from agricultural production from this tract of land and any payments received from a government soil conservation or land retirement program. Horses are not considered agricultural products in this program.

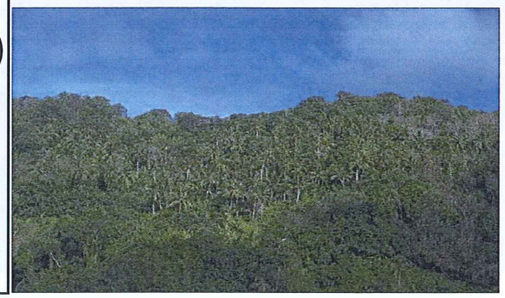


FORESTLAND

Forestland must have at least one parcel of land which has a minimum of 20 acres in actual production. Actual production of forestland includes a sound timber management plan. A sound timber plan will include such information as:

- The property boundaries.
- Types of trees.
- Estimated harvest dates.
- Harvest and reforestation techniques.

A forestry management plan must be provided to the Tax Department at the time of application.



HORTICULTURE

Horticultural land is required to have at least one parcel of land which meets the minimum qualification of at least 5 acres under sound management in active production of fruit, vegetables, nursery or floral products. This property must show from the sale of horticultural products produced on it, an average of at least $1,000 allowable gross income for the past three years. The income may include any payments received under a governmental soil conservation or land retirement program. There are separate income requirements for Christmas tree production.



WILDLIFE

Wildlife Conservation Land must have at least one parcel of land which has a minimum of 20 acres not to exceed 100 acres under sound management. A written wildlife habitat conservation agreement with the NC Wildlife Resources Commission in effect for the year it is claimed is required showing the owner:

- Protects an animal species on a NC protected animal list that lives on the land as of January 1st.
- Conserves a priority animal wildlife habitat such as: longleaf pine forest, early successional habitat, small wetland community, stream and riparian zone, rock outcrop or bat cave.
- Been classified under GS 105-277.3 when conservation agreement was signed or owner must show its use the preceding three years as of January 1st.

