

Qualifications For Use Value

Section 27-35-50 qualifies agricultural land for use values as follows: " The land shall be deemed to be used for agricultural purposes when it is devoted to the commercial production of crops and other commercial products of the soil, including, but not limited to, the production of fruits and timber or the raising of livestock and poultry." Commercial production then is the only limiting factor. In order to qualify for use of agricultural land, the following criteria must be met:

1. Crop, livestock, and timber production should be on a commercial scale large enough to indicated production for sale in anticipation of earning a profit.
2. The taxpayer must apply for use value between January 1st and April 1st of each year by making application as provided for in section 27-35-49 Mississippi Code annotated 1972.
3. An area for the home site will be valued separately for each parcel that has a residence. This home site will be valued at the market price. The area to be set aside for the residence is a question of fact to be determined by an on-site inspection.
4. **The true value of aquaculture shall be determined in the same manner as that used to determine the true value of row crops. This shall take effect and be in force from and after January 1, 2002.**

Agricultural Use Value Proof

Parcels Less Than 20 Acres

If parcel(s) is/are less than 20 acres, one of the following must be provided to the Assessor's office:

1. Letter from a registered forester stating land is being used for the "commercial production of timber."
2. Copy of your current IRS Schedule F (Form 1040). This form shows profit and loss from farming.

ADDENDUM I

MISSISSIPPI STATE TAX COMMISSION LAND APPRAISAL GUIDELINES

**Application For
Agricultural Use Value Assessment**

Name _____ Property Description _____
Address _____

Application is hereby made on the above described land for use value that has been assessed according to Sections 27-35-49 and 27-35-50, Mississippi Code Annotated 1972.

More than 20 acres _____

Land Size

Less than 20 acres _____

If land size is less than 20 acres then applicant must prove to the County Assessor's satisfaction that applicant's land is producing a commercial crop with an average annual gross income of at least \$50 per acre.

The applicant here in has, IN PERSON, sworn to and signed this application before me, this the _____ day of _____, 20_____.

I, the Undersigned, do solemnly swear that the above described land is in commercial production of an agricultural crop.

Must be signed by Assessor, Deputy or Notary

Land Owner

By _____
wife - husband - attorney - agent

Use Value Approved _____

Use Value Disapproved _____

Date _____ By _____

If signed by attorney or agent indicate it and attach certified copy of authority.

Account Number _____

Parcel Number _____