

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.

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 McDowell County Assessor only during the listing period, typically January 1st to the 31st of each year or within thirty days of a change of value notice.

Prepared for use by:

McDowell County

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

MCDOWELL COUNTY
ASSESSOR

Present-Use Value
County Administration Bldg.
60 East Court Street
Marion, NC 28752

Chad Phillips
chad.phillips@mcdowellgov.com
McDowell County Assessor
Phone: (828) 652-7121

MCDOWELL COUNTY
ASSESSOR



'PRESENT-USE VALUE'

AGRICULTURAL LAND
HORTICULTURAL LAND
FOREST LAND

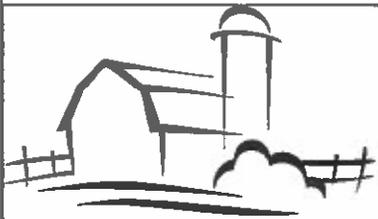


McDowell County

In 1973, 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, HORTICULTURE OR FORESTLAND. This is called PRESENT-USE VALUE.

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Agricultural land is required to have at least one parcel of land that has a minimum of ten acres under sound management in actual production. The agriculture production may include such items as: corn, beans, tobacco or livestock; in other words, consumable products. The minimum income requirement is an average of \$1,000.00 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.

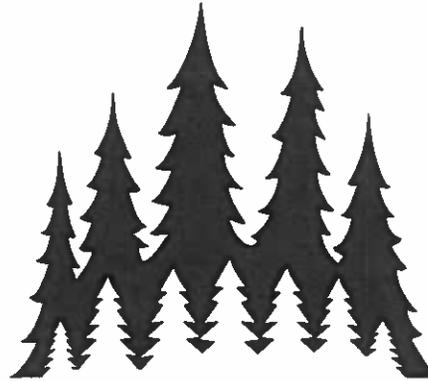


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Forest land must have at least one parcel of land which has a minimum of twenty acres in actual production. Actual production of forestland includes a sound timber management plan. A sound timber plan will include such information as:

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

This plan must be provided to the Assessor at the time of application.



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Horticultural land is required to have at least one parcel of land which meets the minimum qualification of at least five 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.

