How to Value Land Excluded or Withdrawn from Current Use

Excluded/Allocation Land

Withdrawn/Penalty Land

Look at Current Use Map and CAMA Sheet

Determine size, neighborhood, access, topo, etc.

Highest and Best Use—zoning, number of sites

Use your CAMA system to calculate the values

Grade the parcel based on the portion(s) excluded from the Current Use program.

Value the excluded land as one stand-alone parcel (even if the areas of excluded land are not contiguous to each other). Do not add any extra housesites if they are not on the original CAMA sheet (32 V.S.A. § 3756).

If there is more than land on this parcel (buildings and site improvements), allocate the other portions accordingly.

Send a Current Use allocation notice to the property owner.

Grade each piece of withdrawn land.

Value each area of withdrawn land as a separate parcel (32 V.S.A. § 3757).

Add the values of each parcel together for a total value for the withdrawn land.

Fill out Form LV-314, Notice of Withdrawal from the Use Value Appraisal Program, at myVTax.vermont.gov.

Send a copy to the property owner.

Grievance/Appeal process follows the normal procedure (32 V.S.A. § 4111, 4404).

Disclaimer: This fact sheet is intended to provide an overview only. Vermont tax statutes, regulations, Vermont Department of Taxes rulings, or court decisions supersede information provided in this fact sheet.

