

Agricultural Land Productive Values for 2013 Tax Year

The State Tax Commission is required by statute to promulgate a rule establishing productivity values for all agricultural land in the state. The Commission met on December 1, 2011, to take testimony from witnesses to assist in the determination of values to be implemented in tax years 2013 and 2014. The General Assembly can disapprove any changes in the productivity values by passing a concurrent resolution within the first sixty calendar days of the legislative session commencing in January 2012.

On December 20, 2011, the State Tax Commission met to determine the agricultural productivity values for the next assessment cycle. The Commission, in rendering its decision, considered public testimony including an income capitalization model (<http://www.stc.mo.gov/pdf/productivity.pdf>) developed by the College of Agriculture at the University of Missouri-Columbia. The Commission addressed the volatility concerns by utilizing data encompassing the last fifteen years and applied a volatility index factor. The Commission voted to adjust the values of the most productive farm land (Grades 1-4) in the State of Missouri. Pasture land, forest land and less productive crop land (Grades 5-8) – which constitutes 65 percent of agricultural property - will not be affected or changed. The changes proposed compute to an additional \$0.29 per acre in taxes for the most productive land in the State of Missouri.

The history of agricultural land productive values include the proposed values for the 2013 is set out below:

AGRICULTURAL LAND PRODUCTIVITY VALUES

Soil Grade	1985/ 1986	1987/ 1988	1989/ 1990	1991/ 1992	1993/ 1994	1995/ 2012	2013/ 2014
1	\$1,117	\$894	\$894	\$894	\$894	\$985	\$1,065
2	953	754	754	754	754	810	875
3	767	595	595	595	595	615	665
4	548	408	408	408	408	385	415
5	330	221	221	221	221	195	195
6	194	130	130	130	130	150	150
7	109	69	69	69	69	75	75
8	28	10	10	10	10	30	30