

INSTRUCTIONS FOR COMPLETING LAND USE VALUE SURVEY

A sample response is provided at the top of the survey form. If you are uncertain of any questions contact Joan Nichols at the Connecticut Farm Bureau at 860 768-1105 or Rick Macsuga at the Connecticut Department of Agriculture at 860 713-2544.

Contact Information: Please provide phone number and/or e-mail address of person completing the survey. *Name and address are optional. You will only be contacted by independent appraiser if there is a need to clarify information.*

Instructions for completing Columns (A) - (G) :

Column (A): Connecticut town where the land is located. *If land is located in more than one town, use one line for each town.*

Column (B): PA 490 Land Classes: Refer to the table at right to complete this column. List one Land Class per line. **Use the Land Class Code Number.**
Example: Use Code 1 for Tillable A Land. Additional sheets are provided.

Column (C): Number of acres in each Land Class.

Column (D): Type of crop. Write in the type of crop. Example: tobacco, sweet corn, silage, pumpkins, Christmas trees.

Column (E): Total rent paid to the landowner for the rental of the farm land.

Column (F): Other owner items included in total rent. These are resources that the owner of the land provides. They may include items such as existing buildings, greenhouses, equipment and irrigation. Describe and give dollar values.

Column (G): Services provided to the landowner that give added value to the land. Services are those over and above normal working of the land which person renting the land contributes to the rental of the land. Examples may include items such as: maintaining or improving farm roads or fencing, payment of property taxes, snowplowing, swapping of crops, erecting, maintaining or improving buildings. Describe and give dollar value.

PA 490 Land Classes

Land Class Code Number	Type	Description	Soils and Limitations
1	Tillable A	Excellent. Shade tobacco, nursery, some cropland.	Light, well drained, sandy loams, typically flat or level, no stones
2	Tillable B	Very Good. Binder tobacco, vegetables, potatoes, some cropland.	Light, well drained, sandy loams, typically level to slightly rolling, may have some stones
3	Tillable C	Very Good to Good. Quite level. Corn silage, hay, vegetables, potatoes, cropland	Moderate heavier soils, level to rolling, may have stones.
4	Tillable D	Good to Fair. Moderate to considerable slope. Hay, corn silage, rotation pasture, cropland	Heavier soils, may be sloped and hilly, stones and seasonal wetness may be limiting factors. Christmas trees.
5	Orchard	Fruit orchard	May include grapes and berries.
6	Pasture	Permanent pasture, unmanaged pasture, not tilled, grazing.	May be heavier soils too wet or stony to till for crops, may be wooded area. Christmas trees
7	Swamp, Ledge, Scrub	Wetlands, ledge outcroppings.	Non-farmable areas that also make up the farm
8	Woodland, Forest	Forestland associated with the farm unit	Non-farmable areas that also make up the farm.