



N.C. Department of Agriculture & Consumer Services
N.C. ADFP Trust Fund
Present-Use Value (PUV) Conservation Easement Program



The Present-Use Value (PUV) Conservation Easement Program expands the acceptable methods for determining conservation easement value to include county tax property values reviewed and adjusted by the N.C. Department of Revenue.

- This program is exclusively for use on ADFP Trust Fund (ADFPTF) conservation easements.
- This program is not applicable when other conservation easement purchase partners are associated with the project.

Requirements for the use of PUV county property tax value to determine estimated conservation easement value:

- Land Criteria and Eligibility:
 - Land must be privately owned with ownership in agreement to participate in the program.
 - Land must be in PUV land use classification as defined in N.C.G.S. 105-277.
 - Only whole land parcels, as defined by the county tax office, are eligible, e.g., the conservation easement boundary will follow the tax parcel boundary.
 - No carveouts or exclusion areas are allowed.
 - More than one tax parcel may be included in one easement, but each parcel must be contiguous and in the same ownership.
 - No subdivision allowed.
 - Property improvement values, such as homes, structures, and equipment, are not eligible for ADFPTF conservation easement payments. If a house or structure is included in the property tax evaluation for PUV, it must be included in the conservation easement. The building value does not contribute to the calculation used to determine the conservation easement value payout. All improvements must be defined in the conservation easement survey.
 - All other program requirements and processes to complete an ADFPTF conservation easement apply. These are detailed in the grant award contract.
 - Minimum acreage requirements must follow the present-use value guidelines: Five acres for horticulture, 10 acres for agriculture (row crops or pasture), 20 acres for forestry, or a combination of working lands use.
 - If there are existing easements that have removed the development rights from the property, the property will be ineligible for the PUV Conservation Easement Program.
- If the property tax evaluation for PUV is selected, an appraised value from other sources may **not** be used to modify the conservation easement value.
- The conservation easement value will be adjusted to the last report by the NC Department of Revenue Sales Assessment Ratio Study for the county in which the proposed conservation easement is located.
 - NCDOR: Sales Assessment Ratio Studies as of January 1, 2022:
<https://www.ncdor.gov/2022salesratiobookpdf-2/open>



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- The county tax property values using PUV are for use only with ADFPTF 50-year term and perpetual easements.
- Payment for conservation easement value will be restricted to the following payout percentages:
 - 50-year easement – 60% of the conservation easement value
 - Perpetual easement – 75% of the conservation easement value
- Example:

PROPERTY RECORD CARD																									
ACCOUNT NUMBER	TOWNSHIP	MAP SHEET	PAR NUMBER	ROUTE	ZONE	SPECIAL DISTRICTS																			
OWNER NAME							PROPERTY DESCRIPTION / PROPERTY ADDRESS																		
DATE TRANS.	STAMPS	DUAL	DEED REFERENCE	PLAT REFERENCE	SOIL MAP	AGG. TRACT NO.	DATE APPRIS.	BY	INFO	PREVIOUS VALUE															
							01	382.43	O	124,599															
OWNER ADDRESS		CENSUS NUMBER	AMENITIES	LOTS	ACRES	E	LAND	O	109,694 <th colspan="15"></th>																
LAND USE	UTILITIES	NEIGHBORHOOD	LANDSCAPE QUALITY	TOPOGRAPHY	ROAD	EXEMPT	BUILDINGS																		
U		EWS	A	A	FS	P	14,905																		
								CRP:	160.86	1611															
								WDS:	220.57	167															
								APA:	776	0															
								DIF:																	
#	INTG/TYPE	ACRES	ACT-FRNTG	EFF-FRNTG	AVE-DEPTH	DEPTH-FAC	UNIT \$1	GRD	CLS	SOIL-TYP	%AGJ	APPRASD VAL	USE VALUE												
1	A1	1.00							3C	CNB		\$7,700	\$7,700												
2	A2	12.71							3000X	3C	CNB	\$38,130	\$7,499												
3	A2	0.93							3000X	3C	WKB	\$2,790	\$730												
4	A2	2.16							720	*4/4DK		\$1,555	\$86												
5	A2	18.54							720	*4/4SE		\$13,349	\$742												
6	A2	8.17							720	*4/4TA		\$4,442	\$247												
7	A2	16.54							2125	*2/2WKC		\$5,148	\$12,984												
8	A2	2.57							720	*4/4BB		\$1,850	\$103												
9	A2	83.43							1487	*3/3CNB		\$124,050	\$49,224												
10	A2	17.81							2125	*2/2WKB		\$37,846	\$13,981												
11	A4	170.12							153	*5/5DK D-40		\$15,617	\$7,655												
12	A4	19.17							153	*5/5DK		\$2,933	\$863												
13	A4	0.40							3000X	3C	BB	\$1,200	\$78												

METHOD: <input checked="" type="checkbox"/> DESCRIPTION: DWELLING										PHYSICAL: <input checked="" type="checkbox"/> FUNCTIONAL	BUILDING DEPRECIATION	ECONOMIC: E 20	% COMPLETE	USE	BUILDING CLASS	BUILDING TAX VALUE
SECTIONS: 2 REMARKS:																\$13,857
LA 884																BUILDING REPLACEMENT VALUE
																\$39,366

BUILDING SECTION DETAIL																												
TYPE	AREA	OCCUPANCY	STYLE	STORIES	FNDN	BSMTN AREA	EXTERIOR WALLS	ROOFING	ROOF TYPE	# RM	# BR	FLOOR	ATTC	INTERIOR WALL	BSMTN %FN	BULTINS	HEATING	AIR COND	PLUMBING	FIREPLACE	GRADE	WL HT	YEAR BUILT	EFF YEAR	CONDI-TION	SECTION DEPR	SECTION REPR	SECTION TAX VALUE
MA	A	884	1	C	1	O	M	O	AS	A	G	5	3P	P			N	N	1	0	5	D-1C	1950		A			\$13,128
OP	B	112																N	0	0								\$729

BUILDING SECTION VALUATION																								
BUILDING #	MTRD	DESCRIPTION	REMARKS	PHYS	FNCT-OPN	ECON-OPN	TYPE	AREA	STRG	ENF	FLW	GRADE	YEAR BLT	COND	SIZE	TAX VALUE								
2	SV	(2) STG	15' FRAME	TEXT16	95											\$100								
3	P	GRAIN BIN	WITH HEAT & AIR	95				21	2000				A	1969	P	\$150								
4	P	GRAIN BIN	WITH HEAT & AIR	95				21	1650				A	1968	P	\$124								
5	P	GRAIN BIN	WITH HEAT & AIR	95				21	1650				A	1967	P	\$124								
6	SV	FRAME STORAGE BLDG	W/LEAN TO AT DWLG													\$200								
7	SV	OPEN SHELTER	AT DWLG													\$150								
8	SV	OPEN SHELTER	ATT'D TO 16X16 STG													\$200								

APPRASD VALUE SUMMARY										USE VALUE SUMMARY										TOTAL TAX VALUE	
LAND	\$303,639	BUILDINGS	\$14,905	LAND	\$109,694	BUILDINGS	\$14,905														
TOTAL APPRAISED VALUE	\$318,544	TOTAL USE VALUE	\$124,599																		

COUNTY LAND RECORDS - PROPERTY RECORD CARD

- Total Acres: 382.43
- Appraised Value of Land: \$303,639

To calculate the Adjusted Appraised Value of Land, select the median sales ratio value from the latest NCDOR Sales Assessment Ratio Study for the county in which the proposed conservation easement is located, then divide the median sales ratio value into the Appraised Value of Land:

- Example median sales ratio value: 87.72%
- Adjusted Appraised Value of Land: \$346,145.69



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To calculate the Total Conservation Easement Value, subtract the Present-Use Value (also known as Use Value or Deferred Value) of Land from the Adjusted Appraised Value of Land:

- Present-Use Value (also known as Use Value or Deferred Value) of Land: \$109,694
- Total Conservation Easement Value: \$236,451.69

Final Conservation Easement Value Payout:

- 50-year easement – 60% of the Total Conservation Easement Value: \$141,871.01
- Perpetual easement – 75% of the Total Conservation Easement Value: \$177,338.77

Refer to the PUV Conservation Easement Program Worksheet to calculate the potential payout.