

How assessments are determined and current Land Use values.

Buyers and sellers create value by their actions in the local real estate market. The Commissioner of the Revenue is responsible for reviewing market transactions and the resulting valuation, and comparing data received from Land Use applications to create a “whole picture” of the uses and values in Essex County. From this complete information a fair and equitable assignment of Land Use values can be made.

These values will be updated any year a general reassessment is performed.

The Essex County Commissioner of the Revenue sets the
Land Values to be used in the Land Use Program.

They are effective January 1, 2008 for approved parcels in the Land Use Program and will be valid until the next general reassessment.

Agricultural - \$750 per acre

Horticultural - \$750 per acre

Forest - \$500 per acre

Non-productive Forest - \$250 per acre (includes swamp and marsh lands)

Open space – Same values as above for similar land, with an Open Space Use Agreement filed with Essex County and special Open Space categories of \$1500 per acre (golf course) and \$3000 per acre (swim & racket club)

(Conservation and Historic Perpetual Easements do not need to pay to apply for Land Use; they will get the appropriate Agricultural, Horticultural and/or Forest rate per acre by providing us with a written copy of their easement.)