



GOVERNOR GREG GIANFORTE
DIRECTOR BRENDAN BEATTY

Memorandum

To: Forest Land Taxation Advisory Committee
 From: Amanda Funke, Property Assessment Division
 Date: June 10, 2026
 Subject: Forest Land Valuation Overview

The purpose of this overview is to provide comparisons of costs and values in the four zones between the appraisal year 2025 and the appraisal year 2027.

Forest Costs Calculation

2025									
Zone	Forest Management Expenses Avg 10 year Expense/Acre		Fire Assessment Fee Avg 10 Yr. Fee/Acre		Education Fee Avg 10 Yr. Tax/Acre		Slash Disposal Fee Avg 10 Yr. Fee/Acre		Total Forest Gross Costs
1	\$12.97	Plus	\$1.23	Plus	\$0.004	Plus	\$0.018	Equals	\$14.22
2	\$9.84	Plus	\$1.23	Plus	\$0.004	Plus	\$0.018	Equals	\$11.09
3	\$2.68	Plus	\$1.23	Plus	\$0.004	Plus	\$0.018	Equals	\$3.95
4	\$1.23	Plus	\$1.23	Plus	\$0.004	Plus	\$0.018	Equals	\$2.48

2027									
Zone	Forest Management Expenses Avg 10 year Expense/Acre		Fire Assessment Fee Avg 10 Yr. Fee/Acre		Education Fee Avg 10 Yr. Tax/Acre		Slash Disposal Fee Avg 10 Yr. Fee/Acre		Total Forest Gross Costs
1	\$14.03	Plus	\$1.29	Plus	\$0.004	Plus	\$0.017	Equals	\$15.34
2	\$10.79	Plus	\$1.29	Plus	\$0.004	Plus	\$0.017	Equals	\$12.10
3	\$2.82	Plus	\$1.29	Plus	\$0.004	Plus	\$0.017	Equals	\$4.13
4	\$1.22	Plus	\$1.29	Plus	\$0.004	Plus	\$0.017	Equals	\$2.53

Agricultural Income Comparison

Zone	2025 Net Ag Income	2025 Net Total Costs	Zone	2027 Net Ag Income	2027 Net Total Costs
1	\$1.46	\$12.76	1	\$1.55	\$13.79
2	\$1.52	\$9.57	2	\$1.58	\$10.52
3	\$1.94	\$2.01	3	\$2.05	\$2.08
4	\$2.61	-\$0.13	4	\$2.75	-\$0.22

2025

Forest Land Productivity Value per Zone

Zone	Avg Productivity	2025 BF Stumpage Value	Gross Income	Forest Cost	Net Ag Income	Total Net Forest Cost	Net Income	Cap Rate	Prod value
1	286	0.22295	\$63.76	\$14.22	\$1.46	\$12.76	51.00	8%	\$637.50
2	202	0.18485	\$37.34	\$11.09	\$1.52	\$9.57	\$27.77	8%	\$347.13
3	156	0.17958	\$28.01	\$3.95	\$1.94	\$2.01	\$26.00	8%	\$325.00
4	118	0.04295	\$5.07	\$2.48	\$2.61	\$-0.13	\$5.20	8%	\$65.00

2027

Forest Land Productivity Value per Zone

Zone	Avg Productivity	2027 BF Stumpage Value	Gross Income	Forest Cost	Net Ag Income	Total Net Forest Cost	Net Income	Cap Rate	Prod value
1	286	0.21163	\$60.53	\$15.34	\$1.55	\$13.79	\$46.74	8%	\$584.25
2	202	0.16817	\$33.97	\$12.10	\$1.58	\$10.52	\$23.45	8%	\$293.12
3	156	0.17229	\$26.88	\$4.13	\$2.05	\$2.08	\$24.08	8%	\$301.00
4	118	0.03719	\$4.39	\$2.53	\$2.75	\$-0.22	\$4.61	8%	\$57.63

Forest Land Aggregate Value Comparison

Zone	2025 Avg Productivity/ Acre	Avg. Prod value	forest acres	Total value	2027 Avg Productivity/ Acre	Avg. Prod value	forest acres	Total value	% Change
1	286	\$637.50	1,165,284	\$742,868,550	286	\$584.25	1,164,281	\$680,231,174	-10%
2	202	\$347.13	860,404	\$298,672,041	202	\$293.12	856,690	\$251,112,973	-19%
3	156	\$325.00	1,296,628	\$421,404,100	156	\$301.00	1,302,831	\$392,152,131	-7%
4	118	\$65.00	442,501	\$28,762,565	118	\$57.63	442,508	\$25,501,736	-13%