



TEXAS A&M FOREST SERVICE

Timber Management: Timber Appraisal for Property Tax

Information provided by the Texas Property Tax-Manual for the Appraisal of Timberland; Texas Comptroller of Public Accounts Publication #96-357, revised May 2004.

Eligibility Requirements of Timber Productivity Appraisal:

The Texas Constitution permits timber productivity appraisal only if the property and its owner meet specific requirements defining timber use. Land will not qualify simply because it has timber standing on it. In addition, timberland that is used principally for aesthetic or recreational purposes will not qualify.

The Tax Code, Section 23.72, sets the standards for determining whether land qualifies:

“Land qualifies for appraisal . . . if it is currently and actively devoted principally to production of timber or forest products to the degree of intensity generally accepted in the area with intent to produce income and has been devoted principally to production of timber or forest products or to agricultural use that would qualify the land for appraisal . . . for five of the preceding seven years.”

To qualify land for timber productivity appraisal, a property owner must show the chief appraiser that the land meets the Tax Code, Section 23.72, standard. To do so, the property owner must apply for the appraisal and give the chief appraiser the information necessary to determine if the land qualifies. The owner also must notify the chief appraiser of any changes in the land's status.

To qualify for timber productivity appraisal, landowners must meet each of the following six eligibility requirements:

1. The land must be currently and actively devoted to timber production.
2. The land must be used principally for timber production.
3. The land must be devoted to timber production to the degree of intensity generally accepted for the area.
4. The owner must have an intent to produce income.
5. The land must have been dedicated principally to agriculture or timber production for any five of the preceding seven years.
6. The property owner must file a timely and valid application form.

These requirements are discussed in detail in the “Eligibility Requirements” and “Application for Timber Productivity Appraisal” sections of Texas Comptroller of Public Accounts Publication #96-357. For a paper copy of this publication, write to: Texas Comptroller of Public Accounts—Property Tax Division, P.O. Box 13528, Austin, TX 78711-3528. Additional information is available at <http://www.window.state.tx.us>

The Texas A&M Forest Service provides information and hosts workshops regarding the many forest taxation issues that landowners face. For an electronic copy of Texas Comptroller of Public Accounts Publication #96-357 and to view other information regarding forest taxation, visit <http://tfsweb.tamu.edu/tax>