



DEPARTMENT
of REVENUE

AMONG THE TREES

An Inside Look At Georgia's Qualified Timberland Property Program

Local Government Services

4/10/2024

AMONG THE TREES: AN INSIDE LOOK AT GEORGIA'S QUALIFIED TIMBERLAND PROPERTY PROGRAM (QTP)



QUALIFIED TIMBERLAND PROPERTY (QTP)

What is QTP?

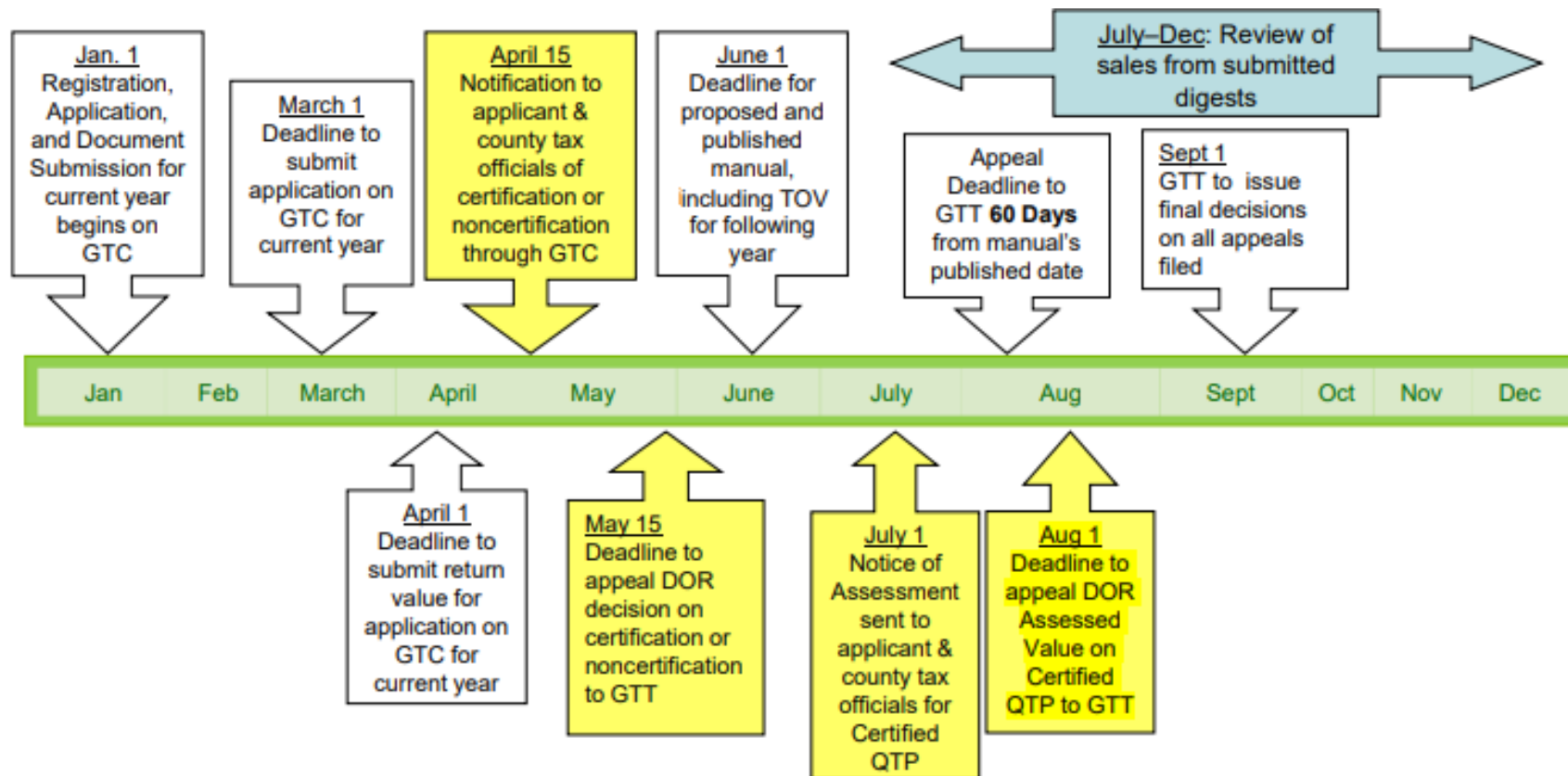
- 'Qualified timberland property' means tangible real property that has as its primary use the good faith, real, actual, and genuine production of trees for commercial uses that is titled to a qualified owner; that consists of at least 50 contiguous acres where the production of trees on the property is being done for the purpose of making a profit and is the primary activity taking place on the property; where a consistent effort has been clearly demonstrated in land management in accordance with accepted commercial forestry practices; and where such qualified owner submits a list of all parcels that contain such timberland property to the Commissioner and certifies that there is a reasonable attainable economic salability of the timber products within a reasonable future time and the production of trees is being done for the purpose of making a profit and is the primary activity taking place on the property.

QUALIFIED TIMBERLAND PROPERTY (QTP)

- GA Code Section 48-5-600 – 48-5-607
- Tangible Real Property devoted to “Bona fide production of trees” means the good faith, real, actual, and genuine production of trees for commercial uses.
- Production of trees must be primary activity
- Owner must meet certain criteria
- Property must meet certain criteria
- 50% of value is income
- 50% of value is market
- A single owner can have unlimited # acres in QTP

QUALIFIED TIMBERLAND PROPERTY (QTP)

QTP Timeline



QUALIFIED TIMBERLAND PROPERTY (QTP)

REGISTRATION, APPLICATION, RETURN, AND NOTIFICATIONS

- Property owners desiring the benefit of Qualified Timberland Property assessment must register online with the Department via the Georgia Tax Center (GTC). The Georgia Tax Center is a one-stop shop for electronic filing which enables entities across the nation to file returns required to be submitted to the Georgia Revenue Commissioner (e.g., sales and use tax, withholding tax, 911 fees, motor fuel tax, alcohol licensing applications). Electronic filing in GTC reduces the chances of return errors; provides a secure-encrypted method of delivery; is available 24 hours, 7 days per week; and saves time and money.

QUALIFIED TIMBERLAND PROPERTY (QTP)

- GTC has been modified to accept Qualified Timberland Property owner registration, application, return, and notification functions. Additionally, it allows applicants to estimate their savings through the QTP Soil Productivity Estimation Calculator located on the main screen of the GTC site before applying for the program.

<https://gtc.dor.ga.gov>

QUALIFIED TIMBERLAND PROPERTY (QTP)

Registration

- Applicants or companies who have previously registered in GTC for other tax types can login to GTC with previous credentials, navigate to Qualified Timberland Program (QTP) and complete the online application. The QTP program falls under the Central Assessment unit within the Local Government Services Division of the Georgia Department of Revenue. Central Assessment is responsible for the following duties:
 - 1. Appraisal of public utilities, railroads, and airline flight equipment
 - 2. Appraisal, tax collection, and tax distribution on railroad equipment companies
 - 3. Collection and distribution of payments in lieu of tax made by Tennessee Valley Authority

QUALIFIED TIMBERLAND PROPERTY (QTP)

Registration

- 4. Collection and distribution of Public Service Commission fees
- 5. Tax collection on certain chartered railroads
- 6. Appraisal of Qualified Timberland Property
- In addition, county tax offices must also register with GTC in order to receive notifications and review correspondence issued by the Department.

QUALIFIED TIMBERLAND PROPERTY (QTP)

Application

- Once registered in GTC, applicants will then be able to electronically file an application and return property requesting assessment under the QTP program. Applications must be filed annually between January 1st and March 1st. Failure to annually renew the QTP application will result in the property being decertified for the program.
- A QTP application may be amended or withdrawn at any time prior to the initial certification or non-certification by the Department through written notification of such amendment or withdrawal to the Department.

QUALIFIED TIMBERLAND PROPERTY (QTP)

Application

- The following information and digital documents could be needed for the successful completion of the application.
 - Recorded deed evidencing legal ownership of the property
 - Legal description of the property for which the application is being submitted
 - Power of attorney (if not the legal owner of property)
 - Soil map (if available)

QUALIFIED TIMBERLAND PROPERTY (QTP)

Notifications

- The Department will send notifications to the applicant via email to the email address provided by the applicant during registration. County tax officials of the counties in which the properties are located will also receive notifications from the Department of certification/non-certification of properties and Notices of Assessment. The parties will access the Department's correspondence through their individual logins on GTC. Notification dates are listed below.
- By April 15th – The Department sends notification of certification or non-certification for the QTP Program
- By July 1st – The Department issues Notices of Assessment for properties certified for the QTP Program

SAMPLE LETTER OF CERTIFICATION



Frank M. O'Connell, State Revenue Commissioner

Letter ID: L1352202672
Issued Date: 18-Apr-2023

QUALIFIED TIMBERLAND PROPERTY CERTIFICATION

- The Department has certified the Qualified Owners and Qualified Timberland Properties for the **2023** tax year
- Specific data regarding the timberland property such as ecological region, forest type, soil productivity classifications, and acreage delineations, are being compiled for the final assessment.
- A notice of assessment will be issued by the **Department of Revenue** that provides the **Qualified Timberland Fair Market Value** to be used as the basis for ad valorem taxation for the **2023** tax year.
- The following page(s) list the certified Qualified Owners and Qualified Timberland Properties in **HARRIS** county.

- The county board of tax assessors may appeal the Department's **certification of Qualified Owner** or the Department's certification of property as **Qualified Timberland Property** for the **2023** tax year to the Georgia Tax Tribunal, **by 18-May-2023**.

- The **Department of Revenue** will issue a notice of assessment for all Qualified Owners and Properties that will provide the **Qualified Timberland Fair Market Value** to be used as the basis for ad valorem taxation for the **2023** tax year.

QUALIFIED TIMBERLAND PROPERTY (QTP)

SAMPLE LETTER OF CERTIFICATION

Qualified Timberland Property
Certification
Tax Year: 2023

Letter Id: L1352202672
Page Number: 1

Taxpayer Name And Address	Account Number	Parcel ID	Land District	Land Lot	GMD	Acreage	Taxpayer's Declaration of Value
BLENHEIM TIMBER, LLC 115 PERIMETER CENTER PL NE STE 940 ATLANTA GA 30346-1244	--0	095 073				101.25	96,468
MARK T. SEAMAN KESTREL TIMBER, LLC 115 PERIMETER CENTER PL NE STE 940 ATLANTA GA 30346-1244	--0	084 051				145.19	172,264
	--0	050 001				120.00	135,764

The Qualified Timberland Property owner(s) listed has registered to do business in Georgia and has registered with the Revenue Commissioner; has certified to the commissioner that such individual or entity is engaged in the bona fide production of trees for the primary purpose of producing timber for commercial uses; and has certified that there is a reasonable attainable economic salability of the timber products on the subject property within a reasonable future time.

The Qualified Timberland Property listed is primarily used for the production of trees for the purpose of making a profit and such use is demonstrated through a consistent effort in land management in accordance with accepted commercial forestry practices including but not limited to reforestation, periodic thinning, undergrowth control, fertilization, prescribed burning, sales of timber, and maintenance of firebreaks.

QUALIFIED TIMBERLAND PROPERTY (QTP)

SAMPLE LETTER OF NON-CERTIFICATION

Georgia Department of Revenue
LOCAL GOVERNMENT SERVICES DIVISION
4125 WELCOME ALL ROAD SW, SUITE 701
ATLANTA, GA 30349-1824
Telephone: (404) 724-7008



Charles A. Nazerian, Director

Frank M. O'Connell, State Revenue Commissioner

FLOYD COUNTY BOARD OF ASSESSORS
4 GOVERNMENT PLZ STE 203
ROME GA 30161-2803

Letter ID: L1639187888
Issued Date: 18-Apr-2023

|||||

QUALIFIED TIMBERLAND PROPERTY NON-CERTIFICATION

Why are you getting this letter:

- The Department has denied certification as **Qualified Owner** and/or denied certification of property as **Qualified Timberland Property** for the **2023** tax year.
- The following page(s) list the non-certified owners and Timberland Properties in **FLOYD** county.

What you need to do:

- The Timberland Property listed must be appraised and assessed by the county.
- The county board of assessors is required to issue a notice of assessment to taxpayers for all listed Timberland Property.

What the Taxpayer may do:

- The taxpayer may appeal the Department's **non-certification** as a **Qualified Owner** or the Department's non-certification of their property as **Qualified Timberland Property** for the **2023** tax year to the Georgia Tax Tribunal, by **18-May-2023**.

QUALIFIED TIMBERLAND PROPERTY (QTP)

SAMPLE LETTER OF NON-CERTIFICATION

Qualified Timberland Property
Non-Certification
Tax Year: 2023

Letter Id: L1639187888
Page Number: 1

Taxpayer Name And Address	Account Number	Parcel ID	Land District	Land Lot	GMD	Acreage	Taxpayer's Declaration of Value
ETO II TRS LLC 115 PERIMETER CENTER PL NE STE 940 ATLANTA GA 30346-1244	--0	M17037				818.33	930,820
GOLDENEYE TIMBER, LLC 115 PERIMETER CENTER PL NE STE 940 ATLANTA GA 30346-1244	--0	C13003				126.26	121,015
HUBBLE TIMBER, LLC 115 PERIMETER CENTER PL NE STE 940 ATLANTA GA 30346-1244	--0	F14Y024A				126.00	133,047
	--0	D13006				252.60	260,488

QUALIFIED TIMBERLAND PROPERTY (QTP)

SAMPLE NOTICE OF ASSESSMENT

GEORGIA DEPARTMENT OF REVENUE
LOCAL GOVERNMENT SERVICES DIVISION
4125 WELCOME ALL ROAD SW, SUITE 701
ATLANTA, GA 30349

HARRIS COUNTY BOARD OF ASSESSORS
PO BOX 445
HAMILTON GA 31811-0445

Letter ID: L0289827760

PT-QTP-NOA (Revised August 2019)

Official Tax Matter - 2023 Tax Year
Qualified Timberland Property Assessment

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Assessment Notice Date: 30-Jun-2023
Final Appeal Deadline: 30-Jul-2023

The **Qualified Timberland Property Fair Market Value**, appraised (100%) and assessed (40%) by the Georgia Department of Revenue, as indicated in **BOX 'B'** of this notice, will be used by the local government to levy ad valorem tax on your property for the tax year stated above.

Soil productivity classifications and acreage delineations used in the appraisal, along with the statutorily required value comparison to the Forest Land Conservation Use valuation for the subject property, are shown in **BOX 'C'** of this notice.

Either the taxpayer or the county board of tax assessors may appeal the Revenue Commissioner's decisions related to the appraised value of the taxpayer's qualified timberland property to the Georgia Tax Tribunal, in accordance with Chapter 13A of Title 50 of the Georgia Code, within 30 days of the date of this notice.

	Account Number	County Location	Parcel ID	Acreage
	0	HARRIS	050 001	120.00
	Land District	Land Lot	GMD	
B	Taxpayer Name KESTREL TIMBER, LLC			
	Taxpayer's Declaration (Return) of Value		Qualified Timberland Property Fair Market Value	
	135,764		100% Appraised Value	135,764
			40% Assessed Value	54,306

	Ecological Region: 3			CUVA District: 4		
	Soil Productivity Rating	Acreage	Commercial Timberland Table of Per Acre Values	Commercial Timberland Value	Forest Land Conversion Table of Per Acre Values	Forest Land Conservation Use Values
C	1	0.00	1,214	0	963	0
	2	40.84	1,074	43,862	862	35,200
	3	0.00	946	0	781	0
	4	0.00	830	0	716	0
	5	0.00	729	0	623	0
	6	32.76	654	21,425	580	19,001
	7	46.33	563	26,084	504	23,350
	8	0.00	497	0	436	0
	9	0.07	444	31	354	25
		120.00		91,402		77,530
						x 175%
						135,764

QUALIFIED TIMBERLAND PROPERTY (QTP)

Appeal

- A taxpayer or county board of tax assessors may appeal the Department's decisions related to such taxpayer's status as a Qualified Owner; the certification or non-certification of such taxpayer's timberland as QTP; or the appraised value of such taxpayer's QTP to the Georgia Tax Tribunal (GTT) within 30 days of the Department's issuance of such decision.

QUALIFIED TIMBERLAND PROPERTY (QTP)

Entering Value Into CAMA System

Click and Enter you
land screen



The screenshot displays the CAMA system interface for entering property values. It includes sections for 'Values', 'History', 'Edit Information', and various action buttons.

Values

Previous	101,200	Edit
Current	1,352,300	
Return	0	
Curr-MAV	0	
Prev-MAV	0	Edit
TAD Base	0	Edit

History

2018	101,200
2017	105,300
2016	105,300

☐ R/R

EstTax **PIN History**

Prebill **Timber (2)**

Future	Agent
Personal	Appointment
Transfer Items	Growth
Transfer	Custom Flags
Sales (1)	Stats
Permits	BPC
Appeals	Routing
Dup Items	
Bus Lic	
Income	
ACO	
Third Party	
Documents	Schedules

1,352,300 FMV MAV

Land (1)	1,352,300	0
Res Imp	0	0
Com Imp	0	0
Acc Imp	0	0

Edit Information

Data Entry Edit History

Review COA History

Appraiser

Alternate

Comments ☐ Comment Flag ☐ Mask Photo Export

QUALIFIED TIMBERLAND PROPERTY (QTP)

Entering Value Into CAMA System

Click on the QTP
button highlighted

The screenshot displays the CAMA System interface for entering property values. A red box highlights the 'QTP' button in the 'Non-COV OVR' section. The interface includes various input fields for parcel information, land use, and subrecords.

Parcel No: 002 - -017 -
Class: Qualified Timberland Pr
Strat: Large Tracts
Land Use: Urban (selected), Rural
Total Acres: 187.10
Calculated Acres: 187.10
Override Acres: 0.00
Ovr Date: / /
Non-COV OVR: 0
COV OVR: 0
Total OVR Value: 0
Land Value: 1,352,300
Last Calc: 1,352,300
7228 / acre
Acc/Des: 3 E
0.875012
Ovr Rsn:

Land Influences

	%		%
Topography	1.00	Transitional	1.00
Corner	1.00	Neighborhood	1.00
View	1.00	Other	1.00
Water	1.00	Neighborhood	1.30

Land Characteristics

Topography	Level
Water	Well
Sewer	Septic Tank
Gas	Tank Gas
Electricity	Electricity
Road or Street	Paved - Roug
Road Class	County
District Drainage	Fair
Neighborhood Status	Static
Zoning	Residential

Landuse

Landuse	Productivity	Acres	Ag/Pref
Road Frontage	9	11.00	Ag
Woodlands	1	43.00	CUV
Woodlands	4	133.10	CUV

Urban Subrecords

S/D: [dropdown] Front Lot Back Lot

Frontage	0	Eff Frontage	0
Depth	0	Depth Table	[dropdown]
Feet from St	0	Sq Feet	0
Acres - Calc	0.00	Subrec Infl	0.00
Acres - Actual	0.00	Subrec Value	0
Lots / Units	0	Depth Factor	0.0000
PREF		Unit Value	0.0000
Excessive Units	0.0000	Excessive Factor	0.0000

Rural Subrecords

Land Type: Road Frontage (10)
Productivity: 9
Acres: 11.00
\$/ Acre Ovr: 0
Unit Value: 300
Subrec Value: 3,300
PREF: [checkbox]

QUALIFIED TIMBERLAND PROPERTY (QTP)

Entering Value Into CAMA System

Click on the QTP box highlighted and enter value on Notice of Assessment

Parcel No: 002 - -017 -

Class: Qualified Timberland Property

Strat: Large Tracts

Land Use: ☐ Urban ☒ Rural

Total Acres: 187.10

Calculated Acres: 187.10

Override Acres: 0.00

Ovr Date: / /

Land Value: 1,352,300

Last Calc: 1,352,300

7228 / acre

Acc/Des: 3 E

Ovr Rsn: 0.875012

Non-COV OVR: 129,300

COV OVR: 0

Total OVR Value: 129,300

Ovr: ☒ QTP

Praiser: JOY TRAYWICK

Land Influences:

	%	%	
Topography	1.00	Transitional	1.00
Corner	1.00	Neighborhood	1.00
View	1.00	Other	1.00
Water	1.00	Neighborhood	1.30

Land Characteristics:

Topography	Level
Water	Well
Sewer	Septic Tank
Gas	Tank Gas
Electricity	Electricity
Road or Street	Paved - Rough
Road Class	County
District Drainage	Fair
Neighborhood Status	Static
Zoning	Residential

Urban Subrecords:

S/D	Front Lot	Back Lot	
Frontage	0	Eff Frontage	0
Depth	0	Depth Table	
Feet from St	0	Sq Feet	0
Acres - Calc	0.00	Subrec Infi	0.00
Acres - Actual	0.00	Subrec Value	0
Lots / Units	0	Depth Factor	0.0000
		Unit Value	0.0000
<input checked="" type="checkbox"/> PREF			
Excessive Units	0.0000	Excessive Factor	0.0000

Rural Subrecords:

Land Type	Road Frontage (10)		
Productivity	9	Unit Value	300
Acres	11.00	Subrec Value	3,300
\$ / Acre Ovr	0	<input type="checkbox"/> PREF	

QUALIFIED TIMBERLAND PROPERTY (QTP)

Entering Value Into CAMA System

Notice that QTP is now active on the main screen with the applied value entered

The screenshot displays the CAMA System interface for property management. Key sections include:

- Account Information:** Account Number 61, Tax District 03 - County Unincorporated, Asmt Reason Viewing Parcel Only.
- Street Information:** House # 0, Street Name, Type, Post, Units, U-Type, Latitude, Longitude, Zip Code 31321-.
- Property Information:** LL, LD, GMD 19, Zoning A-5, Legal: TRACT 2-B DEED 7-Z-129 RC TRACT, Neighborhood BULLOCH CO LINE, Remove HS, Subdivision, Total Acres 187.10.
- Values:** Previous 101,200, Current 129,300, Return 0, Curr-MAV 0, Prev-MAV 0, TAD Base 0.
- History:** Table showing values for 2018 (101,200), 2017 (105,300), and 2016 (105,300).
- QTP Status:** A red box highlights the 'QTP' button, indicating it is active.
- Est Tax:** 129,300 FMV, MAV.
- Transfer Items:** Land (1) 129,300, Res Imp 0, Com Imp 0, Acc Imp 0.
- Edit Information:** Section for editing property details.

QUALIFIED TIMBERLAND PROPERTY (QTP)

- Digest Codes
 - “Q” code for classification
 - 4, 5 for stratification



QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

- The calculation of Qualified Timberland Property Fair Market Value (QTP-FMV) requires identification of location (Ecoregion and Conservation Use Value Assessment District); classification of soil types and associated productivity ratings (W1-W9); application of tables of value (Commercial Timberland and Forest Land Conservation Use); and a final value computation equaling the greater of Commercial Timberland Value or 175% of Forest Land Conservation Use Value.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE – SOIL TYPE

- The Department developed nine (9) soil class productivity ratings for QTP properties based on the prescribed methodology for determining soil productivity classes for Forest Land Protection Act (FLPA) properties pursuant to Department Regulation 560-11-10-.09(3)(b)2(i) and 560-11-11-.12. Providing nine soil productivity classes for QTP properties ensures a more uniform appraisal process in the application of 175 percent of Forest Land Conservation Use Value pursuant to OCGA 48-5-601(e).

Adjusted Site Index (SI)		Class
0	9	W9
10	59	W8
60	69	W7
70	74	W6
75	79	W5
80	80	W4
81	84	W3
85	89	W2
90	101	W1

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE – SOIL CLASS DELINEATION

- The Department receives annual GIS parcel data from local county offices statewide as a Digest Submission requirement. The required GIS parcel data must contain a minimum attribute database in addition to the parcel property lines. Minimum attribute data must include but is not limited to the county map and parcel number, the parcel's legal/deeded acreage, the parcel's digest classification code, the tax district code applicable to the parcel, and a description of the tax district code applicable to the parcel for each parcel appearing on the County Tax Digest for the year in which the digest is being submitted.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE – SOIL CLASS DELINEATION

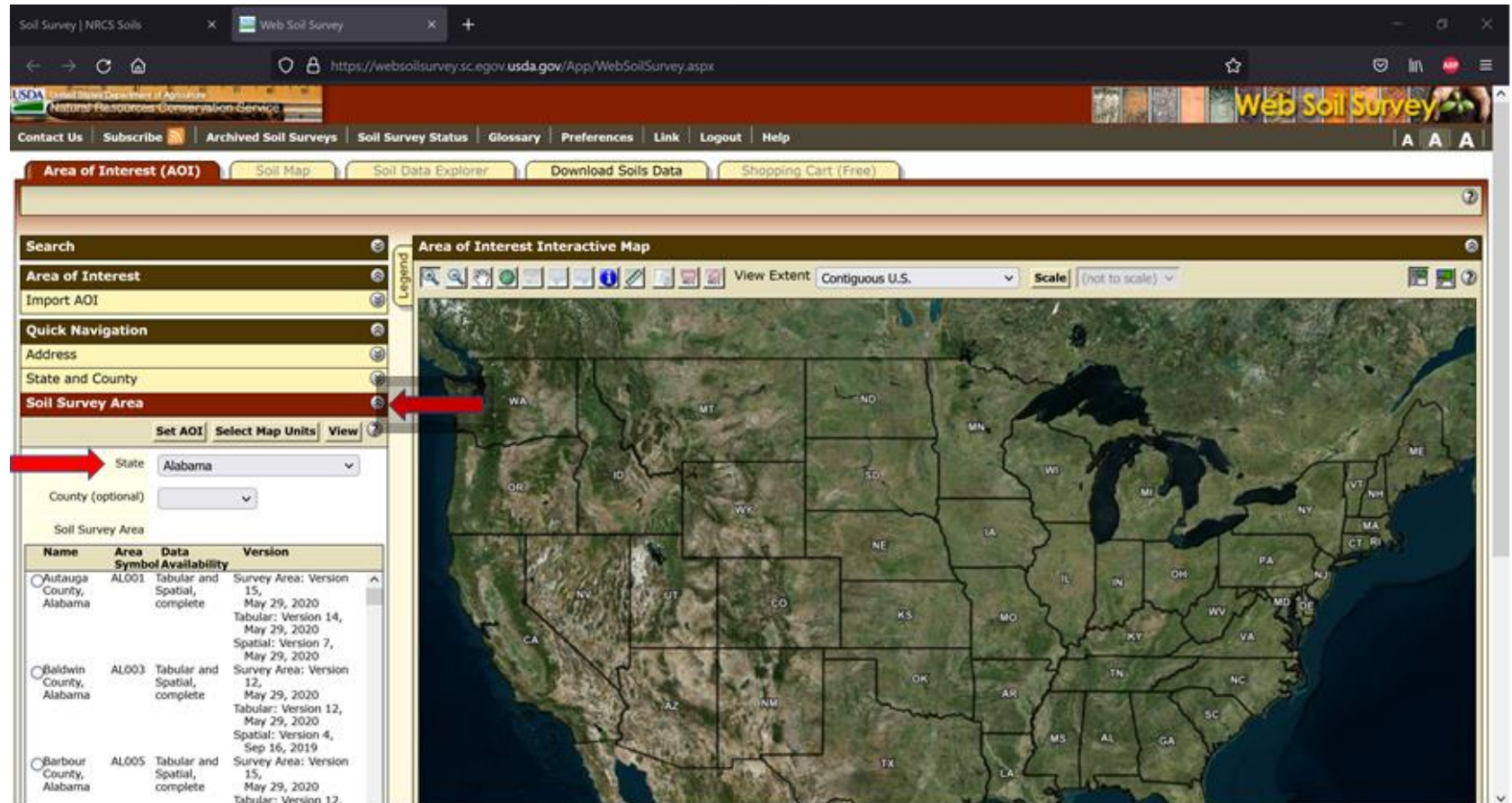
- The Department downloads soil symbol GIS data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) website and converts those soil symbols to one of nine QTP soil class productivity ratings (W1-W9) using the aforementioned methodology.

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

QUALIFIED TIMBERLAND PROPERTY (QTP)

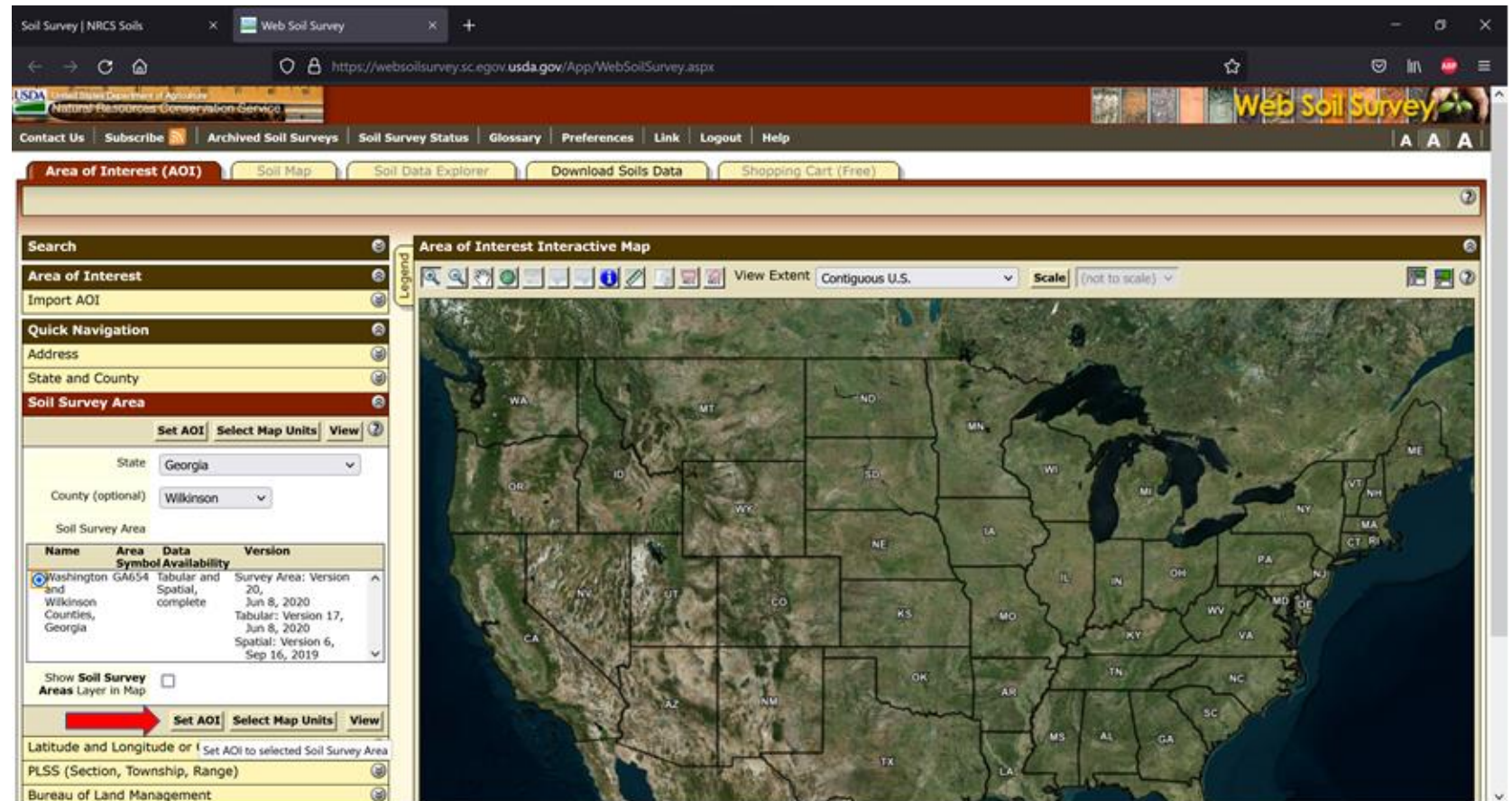
On the left side of the screen under the “Quick Navigation”, expand the “Soil Survey Area”

Once expanded, select the state and county you wish



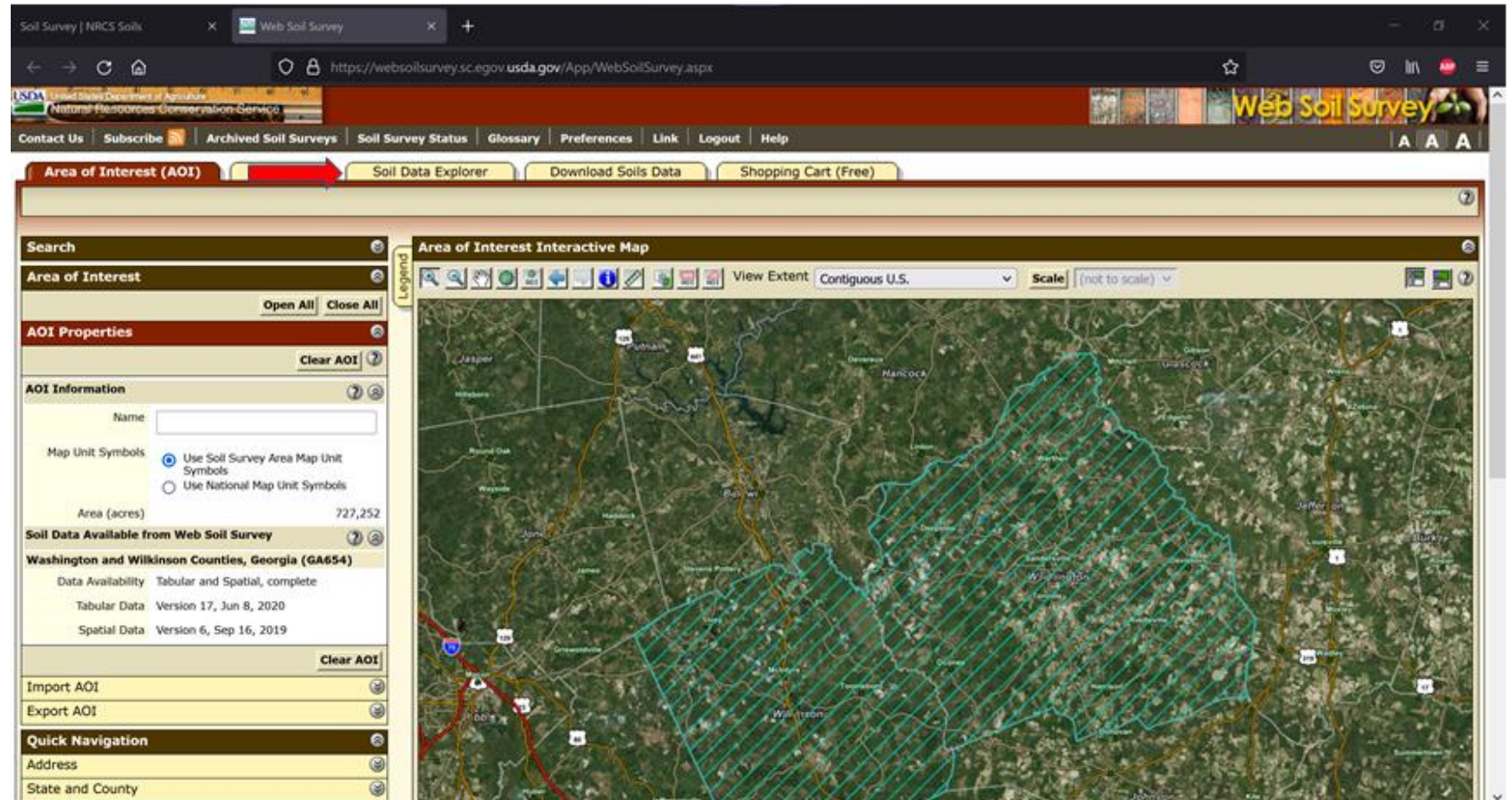
QUALIFIED TIMBERLAND PROPERTY (QTP)

Once the county is selected, click on the “Set AOI” button



QUALIFIED TIMBERLAND PROPERTY (QTP)

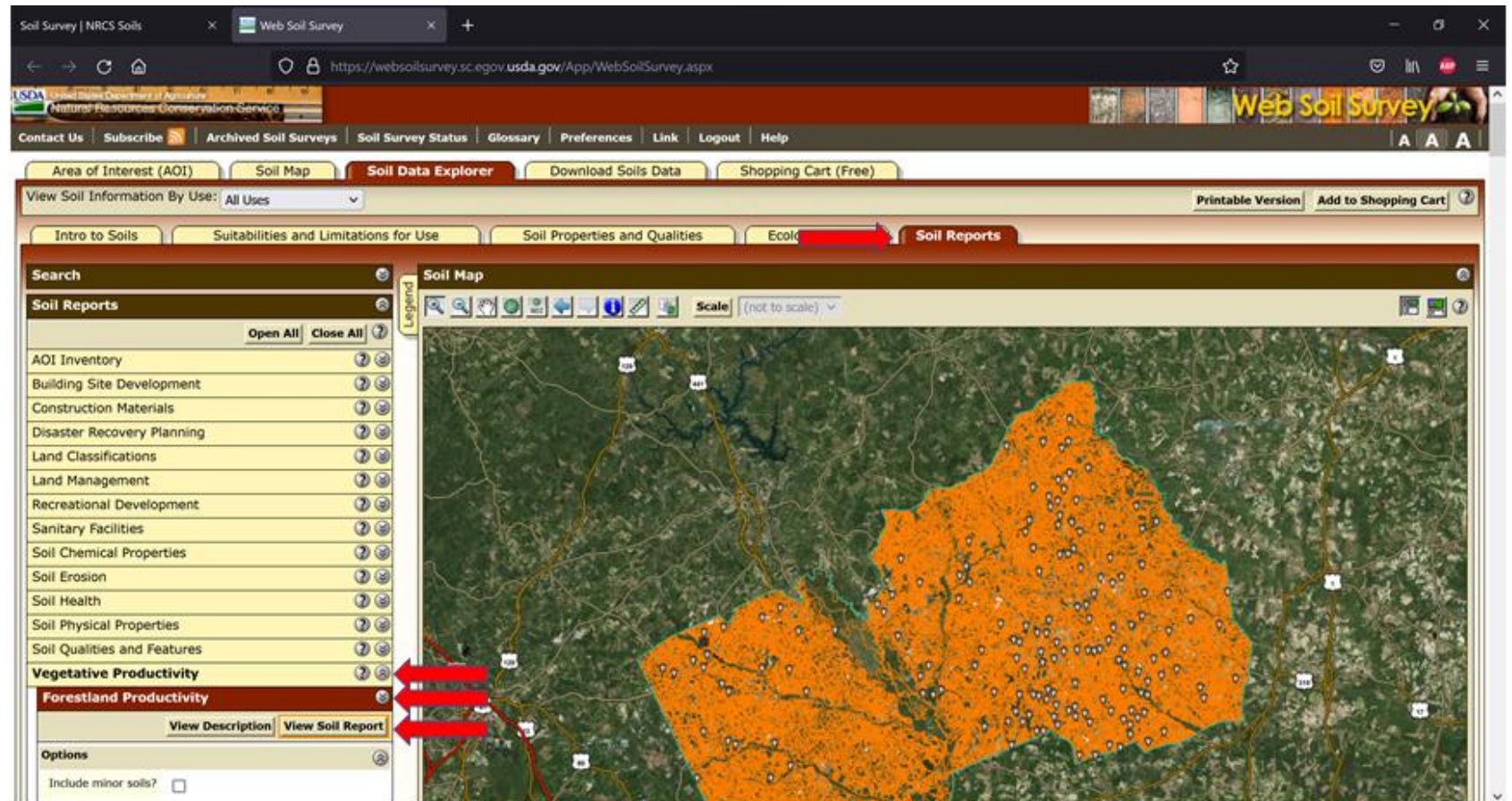
Once the Area of Interest is set, navigate to the “Soil Data Explorer” on the tabs at the top of the map



QUALIFIED TIMBERLAND PROPERTY (QTP)

Navigate to the “Soil Reports” tab

Use the left-hand navigation pane to expand “Vegetative Productivity” then “Forestland Productivity”, and click the “View Soil Report” button



QUALIFIED TIMBERLAND PROPERTY (QTP)

Scrolling below the map will show the Forestland Productivity. Each represented Map Unit Symbol, such as AaB or AaC, will display the common trees that can be produced with that soil type.

Map unit symbol and soil name	Common trees	Site Index	Base Age	Site Index Curve Number	Volume Growth Rate (CMAI)
		<i>ft</i>	<i>yrs</i>		<i>cu ft/ac/yr</i>
AaB—Ailey loamy coarse sand, 2 to 5 percent slopes					
Ailey	longleaf pine	60	50 TA	USDA 1929 (580)	57.00
AaC—Ailey loamy coarse sand, 5 to 8 percent slopes					
Ailey	longleaf pine	60	50 TA	USDA 1929 (580)	57.00

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

Illustration: Location Assignment for 1,000 acres located in Ware County

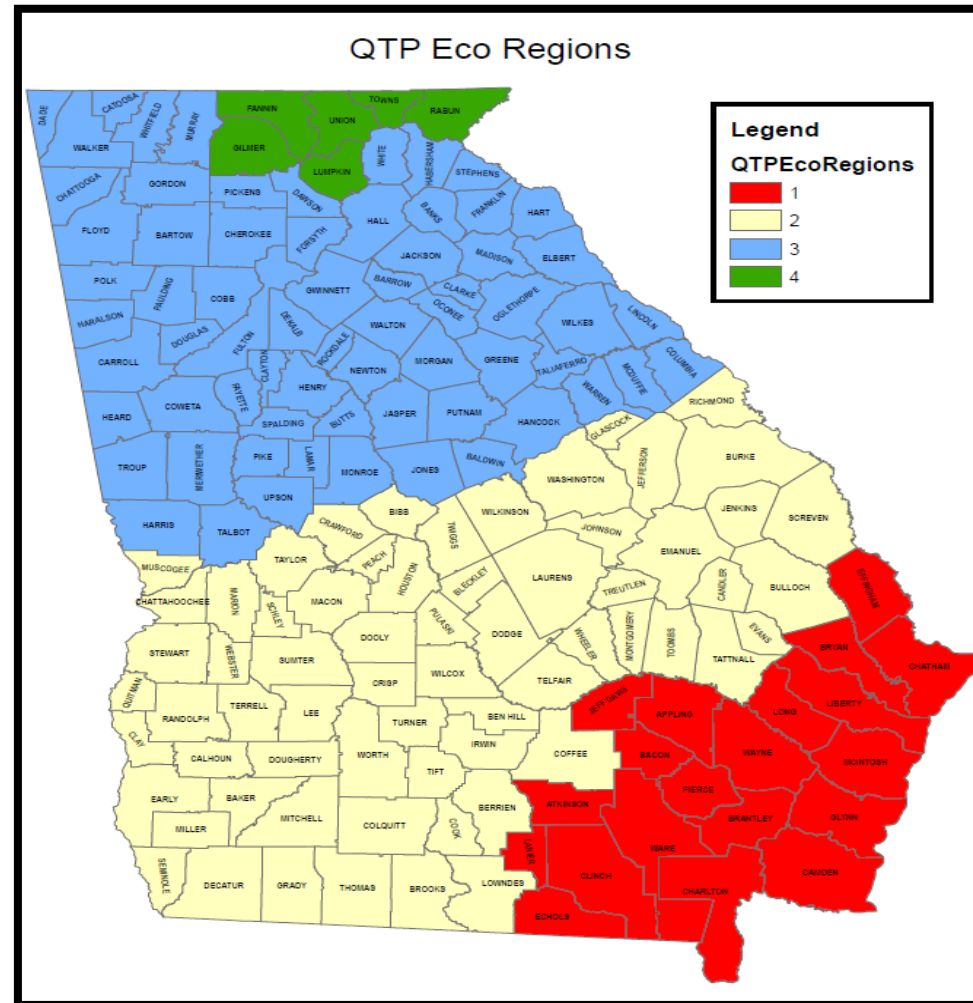
Ecoregion = #1

CUVA District = #9

County Number	County Name	Ecological Region (1-4)	Conservation Use Value Area (1-9)
146	WALKER	3	1
147	WALTON	3	2
148	WARE	1	9
149	WARREN	3	6
150	WASHINGTON	2	5
151	WAYNE	1	9

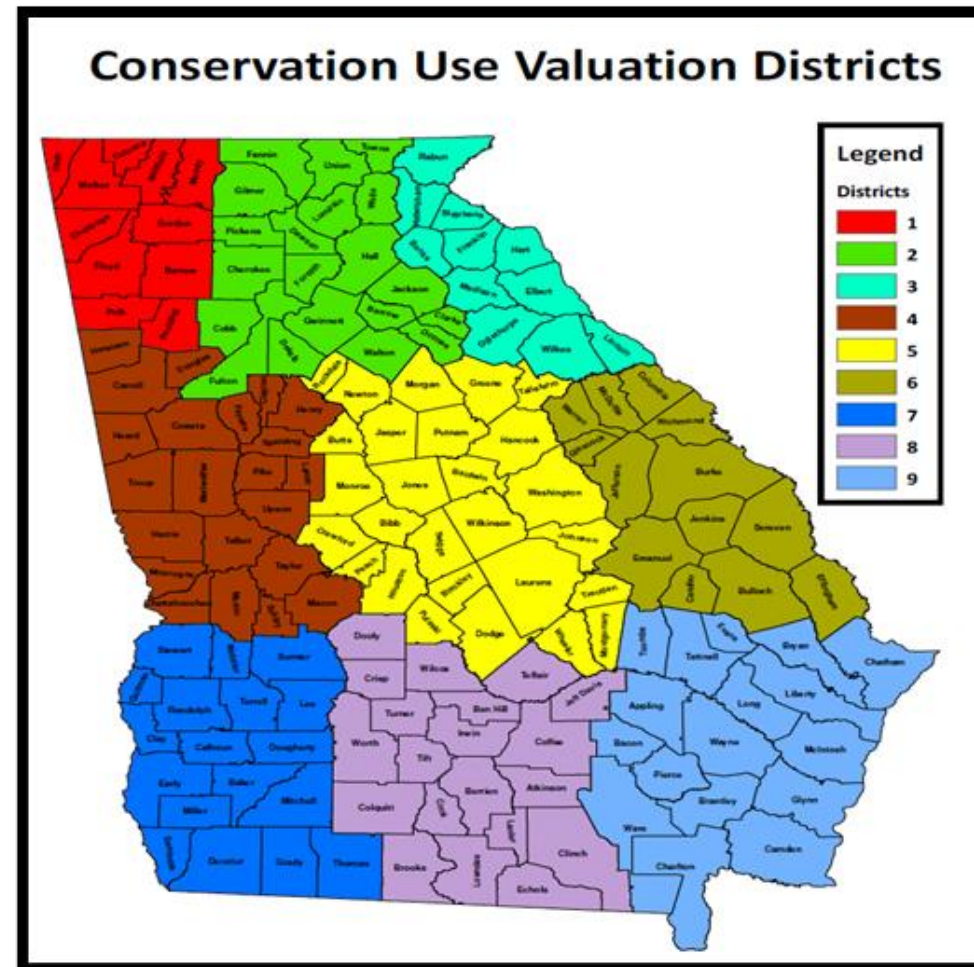
QUALIFIED TIMBERLAND PROPERTY (QTP)

1. Lower Coastal Plain
2. Upper Coastal Plain
3. Piedmont and Ridge-Valley
4. Blue Ridge Mountains



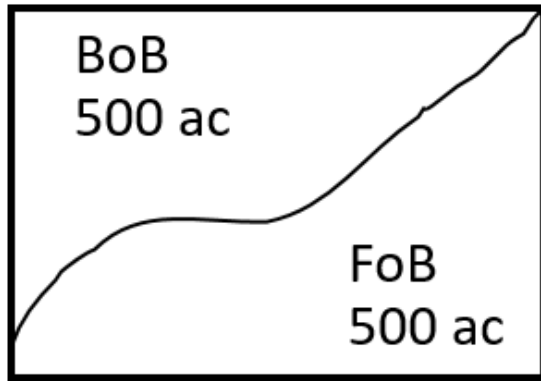
QUALIFIED TIMBERLAND PROPERTY (QTP)

1. Northwest
2. North Central
3. Northeast
4. West Central
5. Central
6. East Central
7. Southwest
8. South Central
9. Southeast



QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE



Ware County (#148)
500 acres (BoB – Bonifay loamy sand) with productivity rating ‘2’
500 acres (FoB – Foxworth sand) with productivity rating ‘6’

Soil	SI	SM	EL	SMA	ELA	ASI	SICLASS			
AbA	90	S	S	1.00	1.00	90	1	Seedling Mortality Factors		
BoB	85	S	S	1.00	1.00	85	2			
CnB	82	S	S	1.00	1.00	82	3			
CnD	82	S	S	1.00	1.00	82	3			
CPA	95	V	V	0.80	0.70	53	8	Equip Limitation Factors		
DDA	70	V	V	0.80	0.70	39	8			
FaA	90	S	S	1.00	1.00	90	1			
FbB	90	S	S	1.00	1.00	90	1			
FoB	80	S	M	1.00	0.90	72	6			
FuB	85	S	S	1.00	1.00	85	2			
KJA	103	V	S	0.80	1.00	82	3	Adj Site Index (SI) Class		
KOA	94	V	M	0.80	0.90	68	7			
LaC	74	S	M	1.00	0.90	67	7			
LdA	84	S	S	1.00	1.00	84	3			
LeA	75	V	M	0.80	0.90	54	8			
LoA	70	V	M	0.80	0.90	50	8			
LYA	0	V	M	0.80	0.90	0	9			
MaA	70	M	M	0.95	0.90	60	8			
McA	80	V	S	0.80	1.00	64	7			
MdA	70	V	V	0.80	0.70	39	8			
MoA	70	V	V	0.80	0.70	39	8			

Example: Soil classification with productivity ratings by county:

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

- **Tables of Per Acre Values**
- Determining the fair market value of qualified timberland property requires application of two separate tables of value: (1) Commercial Timberland Table of Values, and (2) Forest Land Conservation Use Table of Values.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

- **2022 Commercial Timberland Table of Per Acre Values**
- The following Table of Per Acre Values represents a weighted reconciliation of the Market (50%) and Income (50%) approaches developed to produce bare land 'fair market' values of land used for commercial timber production in Georgia.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

2022 COMMERCIAL TIMBERLAND TABLE OF PER ACRE VALUES										
		SOIL PRODUCTIVITY RATING								
		1	2	3	4	5	6	7	8	9
E C O R E R E G I O N S	1	1,152	1,043	839	770	713	653	529	449	388
	2	953	852	680	613	558	520	425	360	338
	3	870	801	734	671	616	583	523	485	396
	4	962	904	853	801	743	686	616	580	551

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

Example:

Ware County is located in Ecoregion #1 and the subject property contains 500 acres rated at soil productivity #2 and 500 acres rated at soil productivity #6.

500 ac x \$1043 = \$521,500

500 ac x \$653 = \$326,500

Total Value = \$848,000 Commercial Timberland Value

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

- **2022 Forest Land Conservation Use Table of Values**
- The following Table of Per Acre Values also represents a reconciliation of the Income (65%) and Market (35%) approaches developed to produce bare land 'current use' values of property used primarily for the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products from or on the land including land conservation and ecological forest management in which commercial production of wood and wood fiber products may be undertaken primarily for conservation and restoration purposes rather than financial gain.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

“Projected” 2022 FOREST LAND CONSERVATION USE TABLE OF PER ACRE VALUES										
		SOIL PRODUCTIVITY RATING								
		1	2	3	4	5	6	7	8	9
C U V A D I S T R I C T S	1	958	859	781	716	656	608	570	522	477
	2	1,297	1,174	1,059	959	883	829	782	718	651
	3	1,271	1,106	998	959	883	808	680	552	462
	4	935	837	759	696	606	564	490	424	344
	5	796	737	678	620	559	504	441	381	316
	6	788	723	660	602	537	476	412	347	283
	7	840	767	699	627	553	483	412	338	267
	8	918	831	745	660	574	490	404	319	260
	9	929	837	759	676	587	506	419	335	260

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

Example:

Ware County is in CUVA District #9, and the subject property contains 500 acres rated at soil productivity #2 and 500 acres rated at soil productivity #6.

500 ac x \$837 = \$418,500

500 ac x \$506 = \$253,000

Total Value = \$671,500 Forest Land Conservation Use

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

- **Final Value and Comparison**

- Pursuant to the Georgia Constitutional amendment and supporting statutes, the fair market value of qualified timberland property shall be at least 175% of such property's forest land conservation use value. This requires a final comparison to determine whether the value produced by the Commercial Timberland Table of Values is at least 175% of the value produced by the Forest Land Conservation Use Table of Values.

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

Example:

The final QTP-FMV of the previously illustrated 1,000-acre tract in Ware County is \$1,175,125. The value produced by the 2022 Commercial Timberland Table of Values is less than 175% of the property's 2022 Forest Land Conservation Use Value.

Forest Land Conservation Use Value = \$671,500

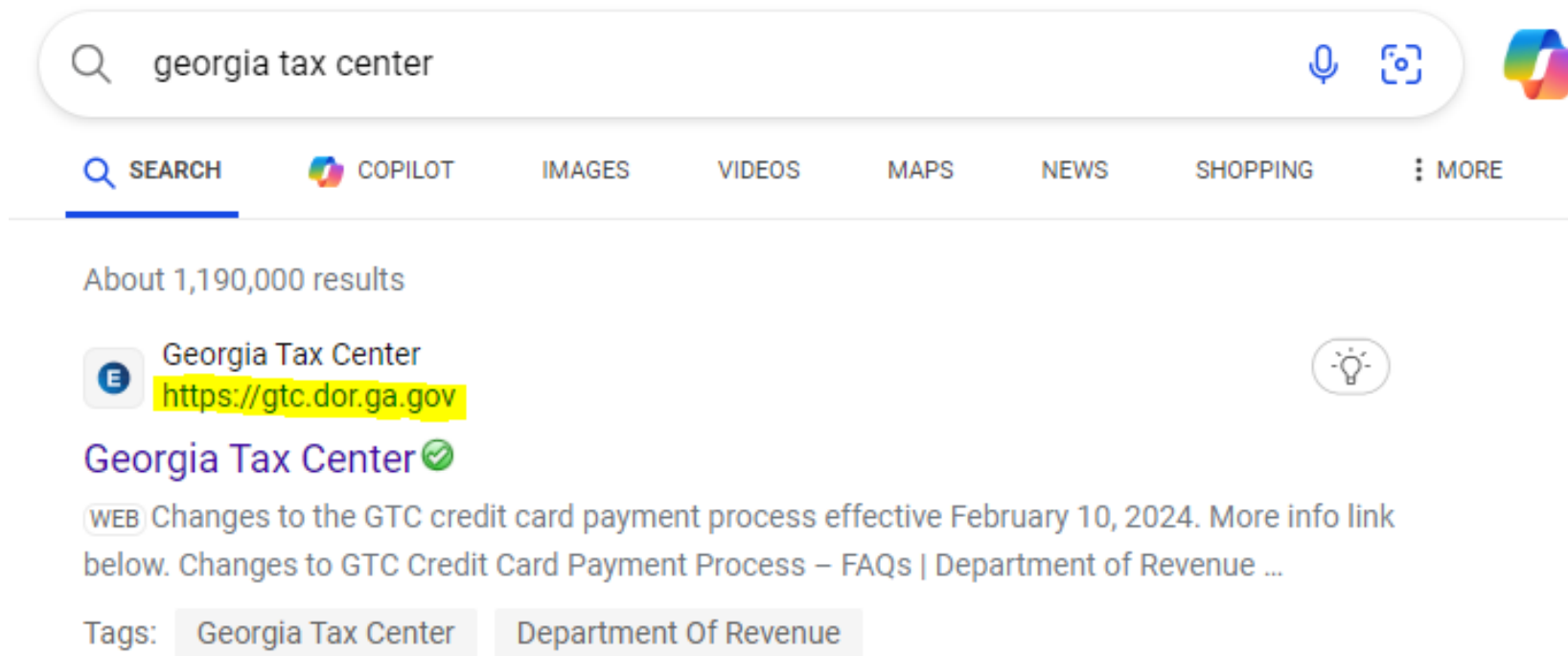
Forest Land Conservation Use Value x 1.75% = \$1,175,125

Commercial Timberland Value = \$848,000

Qualified Timberland Property Fair Market Value = \$1,175,125


QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE



QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE



Tools

Search distributions or access the Qualified Timberland Property calculator.

- > [TVA Distribution](#)
- > [Railroad Equipment Distribution](#)
- > [QTP Estimation Calculator](#)

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

georgia tax center e-Services



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Qualified Timberland Property (QTP) Estimation Calculator

Enter in your County Map and Parcel # in the search below to estimate your property value in the Qualified Timberland Property (QTP) program based on the soil productivity classes.

County Map and Parcel # *

Required

County *

Required












Search

QUALIFIED TIMBERLAND PROPERTY (QTP)

CALCULATING THE QTP FAIR MARKET VALUE

County	HARRIS
County Map and Parcel #	050 001
Ecological Region	QTP3
Total Property Acres	120.00

	Soil Class	Soil Symbol	Soil Symbol	Soil Productivity	Acres	Commercial Timberland	FLPA Value
	W9			649.0000	0.05	32.45	18.20
	W6			842.0000	32.81	27,626.02	19,587.57
	W2			1173.0000	40.95	48,034.35	36,322.65
	W7			755.0000	46.19	34,873.45	23,972.61
							
4 Rows					120.00	110,566.27	79,901.03

Total Commercial Timberland Value	110,566.27
Total FLPA Value	79,901.03
175% of FLPA Value	139,826.80
Estimated QTP Fair Market Value	139,826



QUESTIONS?