

**DELTA
COUNTY
APPRAISAL
DISTRICT**

2023

**AGRICULTURAL
VALUES**

To: Delta County Appraisal District
Chief Appraiser

From: Eagle Property Tax Appraisal & Consulting, Inc.
Gary L. Zeitler - RPA, RTA, CCA

Re: 2023 Ag Calculations

Date: March 31, 2023

This spreadsheet includes details about local agricultural economic conditions and the methodology prescribed in the Texas Property Tax Code or the Texas Comptroller's Property Tax Assistance Division's Ag Appraisal Manual. Ag value calculations are based on a five year average excluding the immediate past year, therefore the 2023 calculation is based on years 2017 through 2021. All calculations are based on a "CASH LEASE BASIS" or a "SHARE LEASE BASIS". The information in both of these standards is based on normal and typical operating procedures and what the expense, income and net is to the land. The "CASH LEASE BASIS" uses the indicated dollar per acre amount for a specific use then totals all income then subtracts all expenses to arrive at the net income divided by the State set cap rate to calculate the ag value. The "SHARE LEASE BASIS" is calculated using actual production, income, and expense data from local producers based on a land owner leasing his land for crop production for a percentage return from the crop. The information necessary to calculate these values can come from the CAD Ag Advisory Committee, the local County Agent, the local FSA office, the local USDA office, the USDA National Agricultural Statistics Services, area service contractors and CAD Operator Surveys. The central element of Ag Values is that they represent what the land would sell for if sold "ONLY" for its capacity to produce an income

Sincerely,
Gary L. Zeitler - RPA, RTA, CCA
Eagle Property Tax Appraisal & Consulting, Inc.

DELTA COUNTY APPRAISAL DISTRICT
2023 LAND PRODUCTIVITY VALUATIONS

LAND CLASS	2023 Ag Value
NATIVE PASTURE	\$83
IMPROVED PASTURE	\$190
DRY CROP LAND	\$314

DELTA COUNTY APPRAISAL DISTRICT 2023 NET TO LAND SUMMARY

LAND	2017	2018	2019	2020	2021	Average Net
NATIVE PASTURE	\$8.55	\$8.51	\$8.29	\$8.13	\$8.18	\$8.33
IMPROVED PASTURE	\$17.07	\$17.04	\$21.29	\$19.87	\$19.73	\$19.00
DRY CROP LAND	\$31.33	\$31.93	\$32.03	\$30.97	\$30.93	\$31.44

LAND	Average Net	Ag Value	Ag Schedule
NATIVE PASTURE	\$8.33	\$83.31	\$83
IMPROVED PASTURE	\$19.00	\$189.97	\$190
DRY CROP LAND	\$31.44	\$314.35	\$314

The Texas Property Tax Code sets out in Chapter 23.53 the cap rate, to be used in calculating the annual productivity values, which was set in a timely manner for the 2023 year at ten percent (10.0%).

DELTA COUNTY APPRAISAL DISTRICT

2023 Native Pasture - Cash Lease Analysis

INCOME

YEAR	2017	2018	2019	2020	2021	Average
LEASE	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00

EXPENSES

YEAR	2017	2018	2019	2020	2021	Average
TAXES	\$1.56	\$1.54	\$1.69	\$1.78	\$1.67	\$1.65
FENCING	\$3.55	\$3.62	\$3.68	\$3.75	\$3.81	\$3.68
Management	\$1.05	\$1.05	\$1.05	\$1.05	\$1.05	\$1.05
BrushControl	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Well	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29
TOTAL	\$6.45	\$6.49	\$6.71	\$6.87	\$6.82	\$6.67

YEAR	2017	2018	2019	2020	2021	Average
Annual Inc	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Annual Exp	\$6.45	\$6.49	\$6.71	\$6.87	\$6.82	\$6.67
Net to Land	\$8.55	\$8.51	\$8.29	\$8.13	\$8.18	\$8.33

DELTA COUNTY APPRAISAL DISTRICT

2023 Improved Pasture - Cash Lease Analysis

INCOME

YEAR	2017	2018	2019	2020	2021	Average
LEASE	\$25.00	\$25.00	\$30.00	\$30.00	\$30.00	\$28.00
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$25.00	\$25.00	\$30.00	\$30.00	\$30.00	\$28.00

EXPENSES

YEAR	2017	2018	2019	2020	2021	Average
TAXES	\$2.35	\$2.30	\$2.64	\$4.00	\$4.07	\$3.07
FENCING	\$3.55	\$3.62	\$3.68	\$3.75	\$3.81	\$3.68
Management	\$1.75	\$1.75	\$2.10	\$2.10	\$2.10	\$1.96
Well	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29
TOTAL	\$7.93	\$7.96	\$8.71	\$10.13	\$10.27	\$9.00

YEAR	2017	2018	2019	2020	2021	Average
Annual Inc	\$25.00	\$25.00	\$30.00	\$30.00	\$30.00	\$28.00
Annual Exp	\$7.93	\$7.96	\$8.71	\$10.13	\$10.27	\$9.00
Net to Land	\$17.07	\$17.04	\$21.29	\$19.87	\$19.73	\$19.00

DELTA COUNTY APPRAISAL DISTRICT

2023 Dryland Crop - Cash Lease Analysis

INCOME

YEAR	2017	2018	2019	2020	2021	Average
LEASE	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00

EXPENSES

YEAR	2017	2018	2019	2020	2021	Average
TAXES	\$5.87	\$5.27	\$5.17	\$6.23	\$6.27	\$5.76
FENCING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management	\$2.80	\$2.80	\$2.80	\$2.80	\$2.80	\$2.80
Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$8.67	\$8.07	\$7.97	\$9.03	\$9.07	\$8.56

YEAR	2017	2018	2019	2020	2021	Average
Annual Inc	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Annual Exp	\$8.67	\$8.07	\$7.97	\$9.03	\$9.07	\$8.56
Net to Land	\$31.33	\$31.93	\$32.03	\$30.97	\$30.93	\$31.44

DELTA COUNTY APPRAISAL DISTRICT 2023 FENCING EXPENSE CALCULATION

Column "1" is the year

Column "2" equals Census acreage

Column "3" equals total square feet arrived at by multiplying total acreage by square feet in an AC

Column "4" equals the length of one side assuming the land is square arrived at by getting the square root of Column "3"

Column "5" equals total linear feet of fencing required to fence the perimeter with three shared sides and one cross fence

Column "6" equals construction cost per linear foot to fence

Column "7" equals total cost arrived at by multiplying total linear feet by construction cost

Column "8" equals cost per acre per year arrived at by dividing Column "7" by Column "2" divided by thirty-five year expected life

1	2	3	4	5	6	\$7	8
Year	Census Acre	Sq Feet	Feet one Side	Feet of Fence	Fence \$/ft	Total Cost	fence/ac/yr
2017	252.00	10,977,120	3,313.17	11,596.11	\$2.70	\$31,309	\$3.55
2018	252.00	10,977,120	3,313.17	11,596.11	\$2.75	\$31,889	\$3.62
2019	252.00	10,977,120	3,313.17	11,596.11	\$2.80	\$32,469	\$3.68
2020	252.00	10,977,120	3,313.17	11,596.11	\$2.85	\$33,049	\$3.75
2021	252.00	10,977,120	3,313.17	11,596.11	\$2.90	\$33,629	\$3.81

Fencing is 5 strand, heavy guage, high quality, American wire with 15' T-post spacing, 100' pull pole, water gaps and gates. There is almost always one days dozer work included in the cost

DELTA COUNTY APPRAISAL DISTRICT

2023 CALCULATION PAGE

AG VALUE HISTORY

CLASS	2017	2018	2019	2020	2021
NATIVE PASTURE	\$70.00	\$70.00	\$80.00	\$86.00	\$84.00
IMPROVED PASTURE	\$105.00	\$105.00	\$125.00	\$193.00	\$205.00
DRY CROP LAND	\$263.00	\$240.00	\$245.00	\$301.00	\$316.00

TAX RATE HISTORY	2017	2018	2019	2020	2021
COOPER ISD	\$1.470000	\$1.440000	\$1.278400	\$1.236100	\$1.160300
FANNINDEL ISD	\$1.260000	\$1.260000	\$1.148000	\$1.128100	\$1.121800
CHISUM ISD	\$1.236000	\$1.230000	\$1.150000	\$1.146400	\$1.143400
ISD AVG	\$1.322000	\$1.310000	\$1.192133	\$1.170200	\$1.141833
DELTA COUNTY	\$0.725638	\$0.706961	\$0.718368	\$0.702703	\$0.655951
DELTA COUNTY MUD	\$0.137375	\$0.134170	\$0.131664	\$0.130158	\$0.125531
EMERGENCY SERV DIST #1	\$0.048410	\$0.044093	\$0.070000	\$0.067936	\$0.061409
TOTAL TAX RATE	\$2.233423	\$2.195224	\$2.112165	\$2.070997	\$1.984724

TAXES PAID PER ACRE PER YEAR

TAXES PER ACRE	2017	2018	2019	2020	2021
NATIVE PASTURE	\$1.56	\$1.54	\$1.69	\$1.78	\$1.67
IMPROVED PASTURE	\$2.35	\$2.30	\$2.64	\$4.00	\$4.07
DRY CROP LAND	\$5.87	\$5.27	\$5.17	\$6.23	\$6.27