

**ZAVALA
COUNTY
APPRAISAL
DISTRICT**

2020

**AGRICULTURAL
VALUES**

To: Zavala County Appraisal District
Chief Appraiser

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

Re: 2020 Ag Calculations

Date: APRIL 15, 2020

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 2020 calculation is based on years 2014 through 2018. 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 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.

ZAVALA CAD LAND PRODUCTIVITY VALUATIONS 2020 APPRAISAL YEAR

LAND CLASS:	ACRES	Ag Value
NATIVE PASTURE-C2	508,192.0220	\$89
NATIVE PASTURE BRUSHY-C4		\$89
IMPROVED PASTURE-C1	34,999.7770	\$54
DRY CROP LAND-F3	18,245.9440	\$98
IRRIGATED-SHALLOW CROP LAND-F1	44,203.3450	\$348
IRRIGATED-DEEP CROP LAND-F2		\$348
ORCHARDS-O	2,815.9940	\$348
OTHER/WILDLIFE MANAGEMENT	191,618.7310	\$89
ACREAGE TOTAL	800,075.8130	

ZAVALA CAD

AGRICULTURAL VALUATION ANALYSIS

2020 NET TO LAND SUMMARY

LAND	2014	2015	2016	2017	2018	AVG NET
NATIVE	\$7.67	\$7.40	\$9.99	\$9.73	\$9.79	\$8.92
IMPROVED	\$9.42	\$9.18	\$2.58	\$2.82	\$2.88	\$5.38
DRY	\$15.83	\$14.61	\$6.01	\$6.28	\$6.36	\$9.82
IRRIGATED	\$38.08	\$37.40	\$32.98	\$32.70	\$32.95	\$34.82

LAND	AVG NET	AG VALUE	AG SCHEDULE
NATIVE	\$8.92	\$89.17	\$89
IMPROVED	\$5.38	\$53.77	\$54
DRY	\$9.82	\$98.16	\$98
IRRIGATED	\$34.82	\$348.23	\$348

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 2020 year at ten percent (10.0%).

ZAVALA CAD

2020

Native Pasture - Cash Lease Analysis

INCOME

YEAR	2014	2015	2016	2017	2018	AVERAGE
LEASE	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
HUNTING	\$9.00	\$9.00	\$12.00	\$12.00	\$12.00	\$10.80
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$12.50	\$12.50	\$15.50	\$15.50	\$15.50	\$14.30

EXPENSES

YEAR	2014	2015	2016	2017	2018	AVERAGE
TAXES	\$1.57	\$1.75	\$1.78	\$1.92	\$1.86	\$1.78
FENCING	\$1.23	\$1.31	\$1.39	\$1.45	\$1.45	\$1.37
MANAGEMENT	\$0.88	\$0.88	\$1.09	\$1.09	\$1.09	\$1.00
BRUSH CONTROL	\$0.42	\$0.42	\$0.42	\$0.42	\$0.42	\$0.42
WATER	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34
LICENSE	\$0.10	\$0.10	\$0.15	\$0.15	\$0.15	\$0.13
INSURANCE	\$0.30	\$0.30	\$0.35	\$0.40	\$0.40	\$0.35
TOTAL	\$4.83	\$5.10	\$5.51	\$5.77	\$5.71	\$5.38

	2014	2015	2016	2017	2018	AVERAGE
ANNUAL INCOME	\$12.50	\$12.50	\$15.50	\$15.50	\$15.50	\$14.30
ANNUAL EXPENSES	\$4.83	\$5.10	\$5.51	\$5.77	\$5.71	\$5.38
NET TO LAND	\$7.67	\$7.40	\$9.99	\$9.73	\$9.79	\$8.92

ZAVALA CAD

2020

Improved Pasture - Cash Lease Analysis

INCOME

YEAR	2014	2015	2016	2017	2018	AVERAGE
LEASE	\$14.00	\$14.00	\$7.00	\$7.00	\$7.00	\$9.80
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	\$14.00	\$14.00	\$7.00	\$7.00	\$7.00	\$9.80

EXPENSES

YEAR	2014	2015	2016	2017	2018	AVERAGE
TAXES	\$2.04	\$2.20	\$2.20	\$1.90	\$1.84	\$2.04
FENCING	\$1.23	\$1.31	\$1.39	\$1.45	\$1.45	\$1.37
MANAGEMENT	\$0.98	\$0.98	\$0.49	\$0.49	\$0.49	\$0.69
WATER	\$0.33	\$0.33	\$0.34	\$0.34	\$0.34	\$0.34
TOTAL	\$4.58	\$4.82	\$4.42	\$4.18	\$4.12	\$4.42

	2014	2015	2016	2017	2018	AVERAGE
ANNUAL INCOME	\$14.00	\$14.00	\$7.00	\$7.00	\$7.00	\$9.80
ANNUAL EXPENSES	\$4.58	\$4.82	\$4.42	\$4.18	\$4.12	\$4.42
NET TO LAND	\$9.42	\$9.18	\$2.58	\$2.82	\$2.88	\$5.38

ZAVALA CAD

2020

Dryland Crop - Cash Lease Analysis

INCOME

YEAR	2014	2015	2016	2017	2018	AVERAGE
LEASE	\$20.00	\$19.00	\$10.00	\$10.00	\$10.00	\$13.80
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	\$20.00	\$19.00	\$10.00	\$10.00	\$10.00	\$13.80

EXPENSES

YEAR	2014	2015	2016	2017	2018	AVERAGE
TAXES	\$2.77	\$3.06	\$3.29	\$3.02	\$2.94	\$3.02
FENCING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MANAGEMENT	\$1.40	\$1.33	\$0.70	\$0.70	\$0.70	\$0.97
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$4.17	\$4.39	\$3.99	\$3.72	\$3.64	\$3.98

	2014	2015	2016	2017	2018	AVERAGE
ANNUAL INCOME	\$20.00	\$19.00	\$10.00	\$10.00	\$10.00	\$13.80
ANNUAL EXPENSES	\$4.17	\$4.39	\$3.99	\$3.72	\$3.64	\$3.98
NET TO LAND	\$15.83	\$14.61	\$6.01	\$6.28	\$6.36	\$9.82

ZAVALA CAD

2020

Irrigated Crop - Cash Lease Analysis

INCOME

YEAR	2014	2015	2016	2017	2018	AVERAGE
LEASE	\$55.00	\$55.00	\$50.00	\$50.00	\$50.00	\$52.00
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	\$55.00	\$55.00	\$50.00	\$50.00	\$50.00	\$52.00

EXPENSES

YEAR	2014	2015	2016	2017	2018	AVERAGE
TAXES	\$7.87	\$8.55	\$8.32	\$8.60	\$8.35	\$8.34
FENCING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MANAGEMENT	\$3.85	\$3.85	\$3.50	\$3.50	\$3.50	\$3.64
WATER	\$5.20	\$5.20	\$5.20	\$5.20	\$5.20	\$5.20
TOTAL	\$16.92	\$17.60	\$17.02	\$17.30	\$17.05	\$17.18

	2014	2015	2016	2017	2018	AVERAGE
ANNUAL INCOME	\$55.00	\$55.00	\$50.00	\$50.00	\$50.00	\$52.00
ANNUAL EXPENSES	\$16.92	\$17.60	\$17.02	\$17.30	\$17.05	\$17.18
NET TO LAND	\$38.08	\$37.40	\$32.98	\$32.70	\$32.95	\$34.82

ZAVALA CAD 2020 FENCING 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 acre.
- 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 two cross fences.
- 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 Ac	Sq Feet	FT one Side	Feet/f Fence	Fence cost/ft	Total Cost	&/Ac/Yr
2014	2,418.00	105,328,080	10,262.95	46,183.26	\$2.25	\$103,912.34	\$1.23
2015	2,418.00	105,328,080	10,262.95	46,183.26	\$2.40	\$110,839.83	\$1.31
2016	2,414.00	105,153,840	10,254.45	46,145.05	\$2.55	\$117,669.87	\$1.39
2017	2,595.00	113,038,200	10,631.94	47,843.74	\$2.75	\$131,570.29	\$1.45
2018	2,595.00	113,038,200	10,631.94	47,843.74	\$2.75	\$131,570.29	\$1.45

2017 USDA AVERAGE FARM SIZE 2,595
 2012 USDA AVERAGE FARM SIZE 2,414

Fencing is 5 strand, heavy gauge, high quality, American wire with 15' T-post spacing, 100' pull pole, water gaps and gates.

There is almost always one day's dozer work included in the cost

ZAVALA CAD TAX INFORMATION

2020 TAX INFORMATION

ENTITY	2014	2015	2016	2017	2018
ZAVALA COUNTY	0.630000	0.720000	0.720000	0.720000	0.720000
SWTJC	0.130000	0.160000	0.160000	0.165200	0.165200
SWD	0.005730	0.006200	0.006200	0.004000	0.004000
COUNTY TOTAL	0.765730	0.886200	0.886200	0.889200	0.889200
CRYSTAL CITY ISD	1.536100	1.613100	1.613100	1.683100	1.532826
LA PRYOR ISD	1.233200	1.288000	1.288000	1.288000	1.288000
ISD AVERAGE	1.384650	1.450550	1.450550	1.485550	1.410413
TOTAL TAX RATE	2.150380	2.336750	2.336750	2.374750	2.299613

AG VALUE TABLE

LAND	2014	2015	2016	2017	2018
NATIVE PASTURE	\$73.00	\$75.00	\$76.00	\$81.00	\$81.00
IMPROVED PASTURE	\$95.00	\$94.00	\$94.00	\$80.00	\$80.00
DRY CROP LAND	\$129.00	\$131.00	\$141.00	\$127.00	\$128.00
IRRIGATED CROP LAND	\$366.00	\$366.00	\$356.00	\$362.00	\$363.00

ACTUAL TAX TABLE

LAND	2014	2015	2016	2017	2018
NATIVE PASTURE	\$1.57	\$1.75	\$1.78	\$1.92	\$1.86
IMPROVED PASTURE	\$2.04	\$2.20	\$2.20	\$1.90	\$1.84
DRY CROP LAND	\$2.77	\$3.06	\$3.29	\$3.02	\$2.94
IRRIGATED CROP LAND	\$7.87	\$8.55	\$8.32	\$8.60	\$8.35