

**ZAVALA
COUNTY
APPRAISAL
DISTRICT**

2021

**AGRICULTURAL
VALUES**

To: Zavala County Appraisal District
Chief Appraiser

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

Re: 2021 Ag Calculations

Date: APRIL 27, 2021

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 2021 calculation is based on years 2015 through 2019. 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

2021 APPRAISAL YEAR

LAND CLASS:	ACRES	Ag Value
NATIVE PASTURE-C2	508,192.0220	\$89
NATIVE PASTURE BRUSHY-C4		
IMPROVED PASTURE-CI	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		
ORCHARDS-O	2,815.9940	\$348
OTHER/WILDLIFE MANAGEMENT	191,618.7310	\$89
ACREAGE TOTAL	800,075.8130	

ZAVALA CAD AGRICULTURAL VALUATION ANALYSIS 2021 NET TO LAND SUMMARY

LAND	2015	2016	2017	2018	2019	AVG NET
NATIVE	\$6.66	\$9.25	\$8.99	\$9.02	\$9.01	\$8.59
IMPROVED	\$8.08	\$2.42	\$2.66	\$2.72	\$3.10	\$3.80
DRY	\$14.23	\$13.91	\$4.84	\$4.91	\$5.37	\$8.65
IRRIGATED	\$31.95	\$31.18	\$29.90	\$29.15	\$28.73	\$30.18

LAND	AVG NET	AG VALUE	AG SCHEDULE
NATIVE	\$8.59	\$85.88	\$86
IMPROVED	\$3.80	\$37.98	\$38
DRY	\$8.65	\$86.51	\$87
IRRIGATED	\$30.18	\$301.83	\$302

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 2021 year at ten percent (10.0%).

ZAVALA CAD

2021

Native Pasture - Cash Lease Analysis

INCOME

YEAR	2015	2016	2017	2018	2019	AVERAGE
LEASE	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
HUNTING	\$9.00	\$12.00	\$12.00	\$12.00	\$12.00	\$11.40
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$12.50	\$15.50	\$15.50	\$15.50	\$15.50	\$14.90

EXPENSES

YEAR	2015	2016	2017	2018	2019	AVERAGE
TAXES	\$1.75	\$1.78	\$1.92	\$1.86	\$1.83	\$1.83
FENCING	\$1.31	\$1.39	\$1.45	\$1.45	\$1.47	\$1.41
MANAGEMENT	\$0.88	\$1.09	\$1.09	\$1.09	\$1.09	\$1.04
BRUSH CONTROL	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
LICENSE	\$0.10	\$0.15	\$0.15	\$0.15	\$0.15	\$0.14
INSURANCE	\$0.30	\$0.35	\$0.40	\$0.43	\$0.45	\$0.39
TOTAL	\$5.84	\$6.25	\$6.51	\$6.48	\$6.49	\$6.31

	2015	2016	2017	2018	2019	AVERAGE
ANNUAL INCOME	\$12.50	\$15.50	\$15.50	\$15.50	\$15.50	\$14.90
ANNUAL EXPENSES	\$5.84	\$6.25	\$6.51	\$6.48	\$6.49	\$6.31
NET TO LAND	\$6.66	\$9.25	\$8.99	\$9.02	\$9.01	\$8.59

ZAVALA CAD

2021

Improved Pasture - Cash Lease Analysis

INCOME

YEAR	2015	2016	2017	2018	2019	AVERAGE
LEASE	\$13.00	\$7.00	\$7.00	\$7.00	\$7.00	\$8.20
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	\$13.00	\$7.00	\$7.00	\$7.00	\$7.00	\$8.20

EXPENSES

YEAR	2015	2016	2017	2018	2019	AVERAGE
TAXES	\$2.20	\$2.20	\$1.90	\$1.84	\$1.44	\$1.91
FENCING	\$1.31	\$1.39	\$1.45	\$1.45	\$1.47	\$1.41
MANAGEMENT	\$0.91	\$0.49	\$0.49	\$0.49	\$0.49	\$0.57
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
TOTAL	\$4.92	\$4.58	\$4.34	\$4.28	\$3.90	\$4.40

	2015	2016	2017	2018	2019	AVERAGE
ANNUAL INCOME	\$13.00	\$7.00	\$7.00	\$7.00	\$7.00	\$8.20
ANNUAL EXPENSES	\$4.92	\$4.58	\$4.34	\$4.28	\$3.90	\$4.40
NET TO LAND	\$8.08	\$2.42	\$2.66	\$2.72	\$3.10	\$3.80

ZAVALA CAD

2021

Dryland Crop - Cash Lease Analysis

INCOME

YEAR	2015	2016	2017	2018	2019	AVERAGE
LEASE	\$20.00	\$20.00	\$10.00	\$10.00	\$10.00	\$14.00
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	\$20.00	\$20.00	\$10.00	\$10.00	\$10.00	\$14.00

EXPENSES

YEAR	2015	2016	2017	2018	2019	AVERAGE
TAXES	\$3.06	\$3.29	\$3.02	\$2.94	\$2.46	\$2.95
FENCING	\$1.31	\$1.39	\$1.45	\$1.45	\$1.47	\$1.41
MANAGEMENT	\$1.40	\$1.40	\$0.70	\$0.70	\$0.70	\$0.98
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$5.77	\$6.09	\$5.16	\$5.09	\$4.63	\$5.35

	2015	2016	2017	2018	2019	AVERAGE
ANNUAL INCOME	\$20.00	\$20.00	\$10.00	\$10.00	\$10.00	\$14.00
ANNUAL EXPENSES	\$5.77	\$6.09	\$5.16	\$5.09	\$4.63	\$5.35
NET TO LAND	\$14.23	\$13.91	\$4.84	\$4.91	\$5.37	\$8.65

ZAVALA CAD

2021

Irrigated Crop - Cash Lease Analysis

INCOME

YEAR	2015	2016	2017	2018	2019	AVERAGE
LEASE	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
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	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00

EXPENSES

YEAR	2015	2016	2017	2018	2019	AVERAGE
TAXES	\$8.55	\$8.32	\$8.60	\$8.35	\$7.77	\$8.32
FENCING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MANAGEMENT	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
WATER	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$8.00
TOTAL	\$18.05	\$18.82	\$20.10	\$20.85	\$21.27	\$19.82

	2015	2016	2017	2018	2019	AVERAGE
ANNUAL INCOME	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
ANNUAL EXPENSES	\$18.05	\$18.82	\$20.10	\$20.85	\$21.27	\$19.82
NET TO LAND	\$31.95	\$31.18	\$29.90	\$29.15	\$28.73	\$30.18

ZAVALA CAD 2021 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
2015	2,418.00	105,328,080	10,262.95	46,183.26	\$2.40	\$110,839.83	\$1.31
2016	2,418.00	105,328,080	10,262.95	46,183.26	\$2.55	\$117,767.32	\$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
2019	2,595.00	113,038,200	10,631.94	47,843.74	\$2.80	\$133,962.47	\$1.47

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 dozer work included in the cost

ZAVALA CAD TAX INFORMATION

2021 TAX INFORMATION

<i>ENTITY</i>	2015	2016	2017	2018	2019
ZAVALA COUNTY	0.720000	0.720000	0.720000	0.720000	0.720000
SWTJC	0.160000	0.160000	0.165200	0.165200	0.165200
SWD	0.006200	0.006200	0.004000	0.004000	0.004000
COUNTY TOTAL	0.886200	0.886200	0.889200	0.889200	0.889200
CRYSTAL CITY ISD	1.613100	1.613100	1.683100	1.532826	1.386700
LA PRYOR ISD	1.288000	1.288000	1.288000	1.288000	1.186350
ISD AVERAGE	1.450550	1.450550	1.485550	1.410413	1.286525
TOTAL TAX RATE	2.336750	2.336750	2.374750	2.299613	2.175725

AG VALUE TABLE

<i>LAND</i>	2015	2016	2017	2018	2019
NATIVE PASTURE	\$75.00	\$76.00	\$81.00	\$81.00	\$84.00
IMPROVED PASTURE	\$94.00	\$94.00	\$80.00	\$80.00	\$66.00
DRY CROP LAND	\$131.00	\$141.00	\$127.00	\$128.00	\$113.00
IRRIGATED CROP LAND	\$366.00	\$356.00	\$362.00	\$363.00	\$357.00

ACTUAL TAX TABLE

<i>LAND</i>	2015	2016	2017	2018	2019
NATIVE PASTURE	\$1.75	\$1.78	\$1.92	\$1.86	\$1.83
IMPROVED PASTURE	\$2.20	\$2.20	\$1.90	\$1.84	\$1.44
DRY CROP LAND	\$3.06	\$3.29	\$3.02	\$2.94	\$2.46
IRRIGATED CROP LAND	\$8.55	\$8.32	\$8.60	\$8.35	\$7.77