

REAL

COUNTY

APPRAISAL

DISTRICT

2022

AGRICULTURAL

VALUES

To: REAL County Appraisal District  
Chief Appraiser

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

Re: 2022 Ag Calculations

Date: April 8, 2022

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 2022 calculation is based on years 2016 through 2020. 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.

# REAL COUNTY APPRAISAL DISTRICT

## 2022 LAND PRODUCTIVITY VALUATIONS

LAND CLASS	ACRES	2021 AG VALUE
NATIVE PASTURE	254,582.143	\$76
IMPROVED PASTURE	19,788.526	\$82
DRY LAND CROP	4,572.081	\$149
IRRIGATED CROP LAND	1,809.727	\$218
WILDLIFE MANAGEMENT	280,752.477	\$76

# REAL COUNTY APPRAISAL DISTRICT

## 2022 NET TO LAND SUMMARY

LAND	2016	2017	2018	2019	2020	AVG NET
NATIVE PASTURE	\$4.85	\$7.76	\$7.65	\$8.62	\$9.03	\$7.58
IMPROVED PASTURE	\$8.26	\$8.25	\$8.22	\$8.23	\$8.13	\$8.22
DRY CROP LAND	\$14.87	\$14.88	\$14.86	\$14.98	\$14.87	\$14.89
IRRIGATED CROP LAND	\$22.25	\$22.32	\$21.77	\$21.66	\$20.78	\$21.75

LAND	AVG NTL	AG VALUE	AG SCHED
NATIVE	\$7.58	\$75.81	\$76
IMPROVED	\$8.22	\$82.17	\$82
DRY CROP	\$14.89	\$148.91	\$149
IRRIGATED	\$21.75	\$217.54	\$218

***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 2022 year at ten percent (10.0%).***

# 2022 REAL COUNTY APPRAISAL DISTRICT NATIVE PASTURE - Cash Lease Analysis

## NATIVE PASTURE INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
LEASE RATE	\$5.00	\$5.00	\$5.00	\$5.00	\$5.50	\$5.10
HUNTING INCOME	\$5.00	\$8.00	\$8.00	\$9.00	\$9.00	\$7.80
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$10.00	\$13.00	\$13.00	\$14.00	\$14.50	\$12.90

## NATIVE PASTURE EXPENSES

YEAR	2016	2017	2018	2019	2020	AVERAGE
BRUSH	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70
FENCING	\$1.46	\$1.41	\$1.41	\$1.43	\$1.43	\$1.43
MANAGEMENT	\$0.70	\$0.91	\$0.91	\$0.98	\$1.02	\$0.90
TAXES	\$1.14	\$1.07	\$1.18	\$1.12	\$1.17	\$1.14
WATER	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75
LIABILITY INS	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25
LEASE LICENSE	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15
PREDATOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.20	\$0.04
TOTAL EXPENSE	\$5.15	\$5.24	\$5.35	\$5.38	\$5.47	\$5.32

## NATIVE PASTURE NET INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
TOTAL INCOME	\$10.00	\$13.00	\$13.00	\$14.00	\$14.50	\$12.90
TOTAL EXPENSES	\$5.15	\$5.24	\$5.35	\$5.38	\$5.47	\$5.32
NET INCOME	\$4.85	\$7.76	\$7.65	\$8.62	\$9.03	\$7.58

# 2022 REAL COUNTY APPRAISAL DISTRICT IMPROVED PASTURE - Cash Lease Analysis

## IMPROVED PASTURE INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
LEASE RATE	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
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 INCOME	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50

## IMPROVED PASTURE EXPENSES

YEAR	2016	2017	2018	2019	2020	AVERAGE
FENCING	\$1.46	\$1.41	\$1.41	\$1.43	\$1.43	\$1.43
MANAGEMENT	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88	\$0.88
TAXES	\$1.41	\$1.42	\$1.39	\$1.31	\$1.36	\$1.38
WATER	\$0.50	\$0.55	\$0.60	\$0.65	\$0.70	\$0.60
TOTAL EXPENSE	\$4.24	\$4.25	\$4.28	\$4.27	\$4.37	\$4.28

## IMPROVED PASTURE NET INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
TOTAL INCOME	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
TOTAL EXPENSES	\$4.24	\$4.25	\$4.28	\$4.27	\$4.37	\$4.28
NET INCOME	\$8.26	\$8.25	\$8.22	\$8.23	\$8.13	\$8.22

# 2022 REAL COUNTY APPRAISAL DISTRICT DRYLAND CROP - Cash Lease Analysis

## DRY CROP LAND INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
LEASE RATE	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
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 INCOME	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00

## DRY CROP LAND EXPENSES

YEAR	2016	2017	2018	2019	2020	AVERAGE
FENCING	\$1.46	\$1.41	\$1.41	\$1.43	\$1.43	\$1.43
MANAGEMENT	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40	\$1.40
TAXES	\$2.27	\$2.31	\$2.33	\$2.19	\$2.30	\$2.28
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	\$5.13	\$5.12	\$5.14	\$5.02	\$5.13	\$5.11

## DRY CROP LAND NET INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
TOTAL INCOME	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
TOTAL EXPENSES	\$5.13	\$5.12	\$5.14	\$5.02	\$5.13	\$5.11
NET INCOME	\$14.87	\$14.88	\$14.86	\$14.98	\$14.87	\$14.89

# 2022 REAL COUNTY APPRAISAL DISTRICT IRRIGATED CROP - Cash Lease Analysis

## IRRIGATED CROP LAND INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
LEASE RATE	\$35.00	\$35.00	\$35.00	\$35.00	\$35.50	\$35.10
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 INCOME	\$35.00	\$35.00	\$35.00	\$35.00	\$35.50	\$35.10

## IRRIGATED CROP LAND EXPENSES

YEAR	2016	2017	2018	2019	2020	AVERAGE
FENCING	\$1.46	\$1.41	\$1.41	\$1.43	\$1.43	\$1.43
MANAGEMENT	\$2.45	\$2.45	\$2.45	\$2.45	\$2.49	\$2.46
TAXES	\$2.85	\$2.57	\$2.87	\$2.71	\$3.80	\$2.96
WATER	\$6.00	\$6.25	\$6.50	\$6.75	\$7.00	\$6.50
TOTAL EXPENSE	\$12.75	\$12.68	\$13.23	\$13.34	\$14.72	\$13.35

## IRRIGATED CROP LAND NET INCOME

YEAR	2016	2017	2018	2019	2020	AVERAGE
TOTAL INCOME	\$35.00	\$35.00	\$35.00	\$35.00	\$35.50	\$35.10
TOTAL EXPENSES	\$12.75	\$12.68	\$13.23	\$13.34	\$14.72	\$13.35
NET INCOME	\$22.25	\$22.32	\$21.77	\$21.66	\$20.78	\$21.75



# 2022 REAL COUNTY APPRAISAL DISTRICT FENCING EXPENSE CALCULATIONS

ASSUMPTIONS USED TO CALCULATE FENCE EXPENSES

COLUMN #1 - ORIGINATIOIN YEAR OF EXPENSES

COLUMN #2 - 2017 USDA CENSUS AVERAGE ACRES 1601

2012 USDA CENSUS AVERAGE ACRES 1330

COLUMN #3 - TOTAL SQUARE FEET IN AVERAGE ACRE TRACT

COLUMN #4 - LENGTH OF A SINGLE SIDE ASSUMING TRACT IS SQUARE

COLUMN #5 - TOTAL FEET OF EXPENSED FENCE ASSUMING ONE CROSS FENCE AND THREE SIDES OF THE PERIMETER ARE COST SHARED

COLUMN #6 - TYPICAL COST OF FENCE PER FOOT ASSUMING FIVE STRAND BARB WIRE, WITH T-POSTS EVERY FIFTEEN FEET, PIPE PULL POSTS EVERY SEVENTH POST, GOOD CORNERS, GATES AND WATER GAPS

COLUMN #7 - TOTAL CONSTRUCTION COST OF THIS FENCE THIS YEAR

COLUMN #8 - COST OF THIS FENCE PER ACRE PER YEAR ASSUMING A THIRTY-FIVE YEAR LIFE EXPECTANCY

1	2	3	4	5	6	7	8
Year	Avg AC	Sq Feet	One Side	Total Feet	\$/Ft Cost	Total Cost	\$/Ac/Yr
2016	1330	57,934,800	7,611.5	26,640.2	\$2.55	\$67,932.56	\$1.46
2017	1601	69,739,560	8,351.0	29,228.6	\$2.70	\$78,917.15	\$1.41
2018	1601	69,739,560	8,351.0	29,228.6	\$2.70	\$78,917.15	\$1.41
2019	1601	69,739,560	8,351.0	29,228.6	\$2.75	\$80,378.58	\$1.43
2020	1601	69,739,560	8,351.0	29,228.6	\$2.75	\$80,378.58	\$1.43

\* It is the practice of the USDA to pay on projects after the fence is a minimum of twenty years old and/or in need of repair, therefore the Ag Advisory Board recommended using a thirty-five year life span for fencing.

# REAL COUNTY APPRAISAL DISTRICT

## 2022 TAX CALCULATION PAGE

### AG VALUE HISTORY

CLASS	2016	2017	2018	2019	2020
NATIVE PASTURE	\$66.00	\$61.00	\$68.00	\$69.00	\$73.00
IMPROVED PASTURE	\$81.00	\$81.00	\$80.00	\$81.00	\$85.00
DRY CROP LAND	\$131.00	\$132.00	\$134.00	\$135.00	\$143.00
IRRIGATED CROP LAND	\$164.00	\$147.00	\$165.00	\$167.00	\$237.00

TAX RATE HISTORY	2016	2017	2018	2019	2020
LEAKEY ISD	\$1.205000	\$1.200000	\$1.200000	\$1.130000	\$1.126400
NUECES CANYON CISD	\$1.170000	\$1.170000	\$1.170000	\$1.068300	\$1.053100
UTOPIA ISD	\$1.040000	\$1.040000	\$1.040000	\$0.970000	\$0.965300
UVALDE ISD	\$1.320000	\$1.320000	\$1.272300	\$1.221400	\$1.196800
ISD AVG	\$1.182500	\$1.182500	\$1.170575	\$1.097425	\$1.085400
REAL COUNTY	\$0.528800	\$0.544700	\$0.545700	\$0.500000	\$0.500000
REAL - EDWARDS CWID	\$0.023500	\$0.023500	\$0.023500	\$0.023500	\$0.020000
TOTAL TAX RT	\$1.734800	\$1.750700	\$1.739775	\$1.620925	\$1.605400

### TAXES PAID PER ACRE PER YEAR

TAXES PER ACRE	2016	2017	2018	2019	2020
NATIVE PASTURE	\$1.14	\$1.07	\$1.18	\$1.12	\$1.17
IMPROVED PASTURE	\$1.41	\$1.42	\$1.39	\$1.31	\$1.36
DRY CROP LAND	\$2.27	\$2.31	\$2.33	\$2.19	\$2.30
IRRIGATED CROP LAND	\$2.85	\$2.57	\$2.87	\$2.71	\$3.80