



**Department of
Taxation and Finance**

ANNUAL REPORTS

[2012](#)

[2013](#)

[2014](#)

[2015](#)

[2016](#)

**AGRICULTURAL
ASSESSMENT VALUES**

**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Jerry Boone, Commissioner

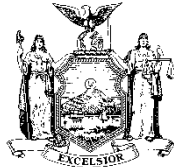
STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

January 2016

**2012 AGRICULTURAL
ASSESSMENT VALUES**



**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Thomas H. Mattox, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

January 2012

To help reduce printing costs, please notify Office of Real Property Tax Services at (518) 486-7027 if you wish to have your name removed from our mailing list, or if your address has changed.

DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

1. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).
2. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture¹ for all farming in New York State:

1. Farm real estate value is the total value of farmland and buildings, including improvements.
2. Farm structure value is the total value of farm buildings, including improvements.
3. Interest on mortgage debt is the total interest paid on farm real estate debt.
4. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.

¹ *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

5. Production expenses is the total cost of production.
6. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
7. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.
8. Number of acres harvested for all reported crops.
9. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2012, the years 2004-2011 are used. The base agricultural assessment value is limited to a 10% change from the prior year's base agricultural assessment value.

The terms used in this base agricultural assessment value calculation are defined below:

1. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
2. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
3. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
4. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
5. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.
6. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.

7. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows

Mineral Soil Group	Percent of Base Agricultural Assessment Value
1 <u> a </u>	100
b	89
2 <u> a </u>	89
b	79
3 <u> a </u>	79
b	68
4 <u> a </u>	68
b	58
5 <u> a </u>	58
b	47
6 <u> a </u>	47
b	37
7	37
8	26
9	16
10	5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productively measurement determined for each soil and related soil grope in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2004 through 2011 crop years.

Data Sources

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, *New York Agricultural Statistics 2011 –2012*(September 2012).

See web site

http://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2012/2012-bulletin.htm

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, September 1, 2004. See web site <http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx>

Economic Research Service, United States Department of Agriculture, Agricultural Resources - Agricultural Land Values, unpublished data provided December 30, 2004 for mortgage interest, land, and building real estate values.

APPENDIX

Calculation of 2012

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2012 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

Table-- Value added to the NY economy by the agricultural sector via the production of goods and services, 2003-2010

Item 1/	2003	2004	2005	2006	2007	2008	2009	2010
Thousand dollars								
Value of crop production (Total)	1,307,223	1,284,436	1,263,286	1,499,345	1,664,637	2,071,051	1,605,668	1,811,818
Food grains	19,923	17,988	15,367	22,286	27,721	52,926	34,625	35,758
Feed crops	176,077	196,622	178,626	212,799	267,268	389,784	351,409	336,309
Oil crops	35,427	41,181	42,518	55,575	82,726	107,500	107,089	133,550
Fruits and tree nuts	184,780	236,578	250,063	274,914	351,612	391,593	316,237	315,833
Vegetables	425,623	419,772	423,005	470,880	517,527	624,568	461,730	543,636
All other crops	378,126	373,946	402,426	430,885	419,417	437,510	408,738	436,738
Home consumption	3,302	2,933	2,378	2,557	1,816	2,307	2,586	2,653
Value of inventory adjustment 2/	83,965	-4,584	-51,097	29,449	-3,450	65,313	-76,746	7,341
Value of livestock production (Total)	1,824,363	2,246,502	2,240,812	1,956,816	2,718,357	2,687,607	2,031,769	2,580,444
Meat animals	132,735	144,994	189,952	163,501	119,177	165,836	133,862	191,496
Dairy products	1,559,555	1,950,144	1,913,724	1,609,742	2,377,987	2,380,800	1,685,312	2,206,494
Poultry and eggs	91,888	100,013	85,723	90,418	117,485	138,994	105,512	114,488
Miscellaneous livestock	65,220	53,710	60,210	61,449	76,160	73,477	70,991	71,085
Home consumption	5,231	5,113	4,915	4,917	4,694	5,238	4,748	5,280
Value of inventory adjustment 2/	-30,266	-7,472	-13,712	26,789	22,854	-76,738	31,344	-5,399
Revenues from services and forestry (Total)	384,502	432,933	394,105	395,173	428,830	443,075	500,328	608,851
Machine hire and customwork	56,897	51,577	45,350	33,451	34,470	30,038	56,691	95,735
Forest products sold	21,400	22,200	22,200	23,300	23,000	20,900	18,000	18,000
Other farm income	99,934	145,060	101,360	95,127	135,270	148,954	152,630	231,181
Gross imputed rental value of farm dwellings	206,271	214,096	225,195	243,295	236,090	243,183	272,607	263,035
Value of agricultural sector production (Sum of Above Totals)	3,516,088	3,963,871	3,886,203	3,851,334	4,811,824	5,201,733	4,137,765	5,001,113
less: Purchased inputs (Sum of Below Totals)	1,744,989	1,825,530	1,702,633	1,831,035	2,213,032	2,433,296	2,136,115	2,313,392
Farm origin (Total)	646,535	639,064	553,275	596,619	715,109	846,665	733,999	819,787
Feed purchased	462,231	471,115	392,414	426,093	502,403	626,486	525,847	619,168
Livestock and poultry purchased	10,593	9,678	17,771	22,757	27,515	18,560	12,507	13,935
Seed purchased	173,711	158,271	143,090	147,769	185,191	201,619	195,645	186,684
Manufactured inputs (Total)	401,034	442,144	475,020	521,033	612,460	676,035	600,306	600,101
Fertilizers and lime	103,609	110,774	127,120	140,261	149,313	195,438	158,158	174,012
Pesticides	90,796	95,301	90,584	93,545	111,817	105,690	119,475	104,158
Petroleum fuel and oils	122,115	150,958	172,369	197,828	241,822	267,243	214,364	223,901
Electricity	84,514	85,111	84,947	89,399	109,508	107,664	108,309	98,030
Other purchased inputs (Total)	697,420	744,322	674,338	713,383	885,463	910,596	801,810	893,504
Repair and maintenance of capital items	169,604	171,335	154,430	184,674	193,319	187,349	172,523	171,869
Machine hire and customwork	33,322	41,292	33,212	38,535	35,842	35,598	45,573	36,173
Marketing, storage, and transportation expenses	110,854	128,206	110,150	105,302	146,066	137,345	130,084	149,189
Contract labor	23,295	23,678	23,169	21,003	26,596	18,585	22,537	19,284
Miscellaneous expenses	360,345	379,811	353,377	363,669	483,640	531,729	431,093	516,989
plus: Net government transactions (See Below Adjustments)	-1,280	-86,501	-55,586	-87,848	-185,878	-199,160	-88,118	-171,938
+ Direct Government payments	162,288	82,076	143,240	127,875	62,892	69,113	149,065	65,968
- Motor vehicle registration and licensing fees	5,984	6,100	8,077	6,646	9,776	6,434	6,975	5,941
- Property taxes	157,584	162,477	190,749	209,077	238,994	261,839	236,208	231,965
Gross value added (Production Total less Input Total plus Transaction Total)	1,769,819	2,051,840	2,139,984	1,932,451	2,412,914	2,569,277	1,913,531	2,515,783
less: Capital consumption	411,080	432,823	458,622	473,974	487,081	523,978	549,920	558,742
Net value added (Gross Value Added less Capital Consumption)	1,358,739	1,619,017	1,681,362	1,458,477	1,925,833	2,045,299	1,363,611	1,957,041
less: Payments to stakeholders (Total of Below Values)	720,175	706,064	639,504	736,351	867,155	824,301	810,901	809,734
Employee compensation (total hired labor)	516,874	515,665	442,486	517,913	623,483	595,469	560,999	558,443
Net rent received by nonoperator landlords	49,053	40,723	19,110	16,781	30,948	14,166	39,588	51,780
Real estate and nonreal estate interest	154,248	149,676	177,908	201,657	212,724	214,666	210,314	199,511
Net farm income (Net Value Added less Payments to Stakeholders)	638,564	912,953	1,041,858	722,126	1,058,678	1,220,998	552,710	1,147,307
1/ Value of agricultural sector production is the gross value of the commodities and services produced within a year. Net value-added is the sector's contribution to the National economy and is the sum of the income from production earned by all factors-of-production, regardless of ownership. Net farm income is the farm operators' share of income from the sector's production activities. The concept presented is consistent with that employed by the Organization for Economic Cooperation and Development.								
2/ A positive value of inventory change represents current-year production not sold by December 31. A negative value is an offset to production from prior years included in current-year sales.								
Computed Economic Indicators								
	2003	2004	2005	2006	2007	2008	2009	2010
Realized Gross Farm Income	3,678,376	4,045,947	4,041,443	3,979,209	4,874,716	5,270,846	4,286,829	5,067,081
Total Production Expenses	3,039,812	3,132,994	2,999,585	3,257,083	3,816,038	4,049,848	3,734,119	3,919,774
Taxes on Farm Property	157,584	162,477	190,749	209,077	238,994	261,839	230,208	231,965
Interest on Mortgage Debt	67	65	73	84	87	92	92	90
Net Farm Income	638,564	912,953	1,041,858	722,126	1,058,678	1,220,998	552,710	1,147,307

Memorandum



STATE OF NEW YORK
DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

TO: Interested Parties
FROM: Frank Dirolf
SUBJECT: 2012 Agricultural Assessment Values Per Acre
DATE: January 2012

On the next page is the schedule of 2005 Agricultural Assessment Values per acre. The State Board of Real Property Services certifies these factors to assessors following Article 25AA of the Agriculture and Markets Law. Use these values for computing agricultural assessments for city and town assessment rolls completed in 2012, and for village assessment rolls completed in 2013.

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

For those wishing to receive the complete report on Agricultural Assessment Values, contact the regional office nearest you listed below. Please direct general questions about the Agricultural Assessment Program here, also.

Real Property Services Regional Offices ORPS Website: www.orps.state.ny.us

Northern Region 16 Sheridan Avenue
☎(518) 486-4403 Albany, NY 12210

Central Region Deys Centennial Plaza
☎(315) 471-2347 401 So. Salina St., 5th floor
Syracuse, NY 13202

Southern Region 263 Route 17K, Suite 2001
☎(845) 567-2648 Newburgh, NY 12550

Western Region Genesee County Building #2
☎(585) 343-6329 3837 West Main Road
Batavia, NY 14020

Long Island 560 Broadhollow Road
☎(631) 777-1785 Melville, NY 11747

Saranac Lake 43 Broadway
☎(518) 891-1780 Saranac Lake, NY 12983

**Established January 2012
Agricultural Assessment Values Per Acre
for Computing Agricultural Assessments
for City and Town Assessment Rolls Completed in 2012
and for Village Assessment Rolls Completed in 2013**

Mineral Soil Group		Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	a	\$908	A	\$1,816
	b	808		
2	a	808	B	1180
	b	717	C	999
3	a	717	D	636
	b	617	Aquaculture \$908	
4	a	617	Farm Woodland \$336	
	b	527		
5	a	527		
	b	427		
6	a	427		
	b	336		
7		336		
8		236		
9		145		
10		45		

0

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or Special Equalization Rate for each assessing unit. The **only** purpose for these factors is to compute the agriculture exemption. They are **not** indicative of market values for those types of land. The assessor is **not** to use these factors when determining the assessed value for normal assessing purposes. Refer to [Article 25-AA](#) of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

**2013 AGRICULTURAL
ASSESSMENT VALUES**



**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Thomas H. Mattox, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

January 2013

To help reduce printing costs, please notify Office of Real Property Tax Services at (518) 486-7027 if you wish to have your name removed from our mailing list, or if your address has changed.

DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

3. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).
4. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture² for all farming in New York State:

10. Farm real estate value is the total value of farmland and buildings, including improvements.
11. Farm structure value is the total value of farm buildings, including improvements.
12. Interest on mortgage debt is the total interest paid on farm real estate debt.
13. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.

² *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

14. Production expenses is the total cost of production.
15. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
16. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.
17. Number of acres harvested for all reported crops.
18. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2013, the years 2004-2011 are used. The base agricultural assessment value is limited to a 10% change from the prior year's base agricultural assessment value.

The terms used in this base agricultural assessment value calculation are defined below:

8. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
9. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
10. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
11. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
12. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.
13. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.

14. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows

Mineral Soil Group		Percent of Base Agricultural Assessment Value
1	a	100
	b	89
2	a	89
	b	79
3	a	79
	b	68
4	a	68
	b	58
5	a	58
	b	47
6	a	47
	b	37
7		37
8		26
9		16
10		5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productivity measurement determined for each soil and related soil group in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2004 through 2011 crop years.

Data Sources

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, *New York Agricultural Statistics 2012 –2013*(January 2013).

See web site

http://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2013/2013-bulletin.htm

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, September 1, 2004. See web site <http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx>

Economic Research Service, United States Department of Agriculture, Agricultural Resources - Agricultural Land Values, unpublished data provided December 30, 2004 for mortgage interest, land, and building real estate values.

APPENDIX

Calculation of 2013

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2013 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

Memorandum



STATE OF NEW YORK
DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

TO: Interested Parties
FROM: Frank Dirolf
SUBJECT: 2013 Agricultural Assessment Values Per Acre
DATE: January 2013

On the next page is the schedule of 2005 Agricultural Assessment Values per acre. The State Board of Real Property Services certifies these factors to assessors following Article 25AA of the Agriculture and Markets Law. Use these values for computing agricultural assessments for city and town assessment rolls completed in 2013, and for village assessment rolls completed in 2014.

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

For those wishing to receive the complete report on Agricultural Assessment Values, contact the regional office nearest you listed below. Please direct general questions about the Agricultural Assessment Program here, also.

Real Property Services Regional Offices

ORPS Website: www.orps.state.ny.us

Northern Region 16 Sheridan Avenue
☎(518) 486-4403 Albany, NY 12210

Central Region Deys Centennial Plaza
☎(315) 471-2347 401 So. Salina St., 5th floor
Syracuse, NY 13202

Southern Region 263 Route 17K, Suite 2001
☎(845) 567-2648 Newburgh, NY 12550

Western Region Genesee County Building #2
☎(585) 343-6329 3837 West Main Road
Batavia, NY 14020

Long Island 560 Broadhollow Road
☎(631) 777-1785 Melville, NY 11747

Saranac Lake 43 Broadway
☎(518) 891-1780 Saranac Lake, NY 12983

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE

Agricultural Assessment Values Per Acre
For Computing Agricultural Assessments
For City and Town Assessment Rolls Completed in 2013
And For Village Assessment Rolls Completed in 2014

	Mineral Soil Group	Value Per Acre		Organic Soil Group (muck)	Value Per Acre
1	a	\$999		A	\$1,998
	b	889		B	1,299
2	a	889		C	1,099
	b	789		D	699
3	a	789			
	b	679			
4	a	679			
	b	579		Aquaculture	\$999
5	a	579			
	b	470		Farm Woodland	\$370
6	a	470			
	b	370			
7		370			
8		260			
9		160			
10		50			

I, Thomas H. Mattox, Commissioner of Taxation and Finance, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 3, 2013 for the city and town rolls completed in 2013 and for the village assessment rolls completed in 2014.

Thomas H. Mattox
Commissioner of Taxation and Finance

**2014 AGRICULTURAL
ASSESSMENT VALUES**



**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Thomas H. Mattox, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

February 2014

To help reduce printing costs, please notify Office of Real Property Tax Services at (518) 486-7027 if you wish to have your name removed from our mailing list, or if your address has changed.

DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

5. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).
6. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture³ for all farming in New York State:

19. Farm real estate value is the total value of farmland and buildings, including improvements.
20. Farm structure value is the total value of farm buildings, including improvements.
21. Interest on mortgage debt is the total interest paid on farm real estate debt.
22. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.

³ *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

23. Production expenses is the total cost of production.
24. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
25. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.
26. Number of acres harvested for all reported crops.
27. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2014, the years 2005-2012 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

The terms used in this base agricultural assessment value calculation are defined below:

15. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
16. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
17. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
18. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
19. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.
20. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.

21. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows

Mineral Soil Group		Percent of Base Agricultural Assessment Value
1	a	100
	b	89
2	a	89
	b	79
3	a	79
	b	68
4	a	68
	b	58
5	a	58
	b	47
6	a	47
	b	37
7		37
8		26
9		16
10		5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productively measurement determined for each soil and related soil grope in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2005 through 2012 crop years.

Data Sources

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, *New York Agricultural Statistics 2013 –2014*(January 2014).

See web site

http://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2014/2014-bulletin.htm

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, September 1, 2004. See web site <http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx>

Economic Research Service, United States Department of Agriculture, Agricultural Resources - Agricultural Land Values, unpublished data provided December 30, 2004 for mortgage interest, land, and building real estate values.

APPENDIX

Calculation of 2014

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2014 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

Memorandum



STATE OF NEW YORK
DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

TO: Interested Parties
FROM: Robert Wright
SUBJECT: 2015 Agricultural Assessment Values Per Acre
DATE: February 2015

On the next page is the schedule of 2015 Agricultural Assessment Values per acre. The State Board of Real Property Services certifies these factors to assessors following Article 25AA of the Agriculture and Markets Law. Use these values for computing agricultural assessments for city and town assessment rolls completed in 2015, and for village assessment rolls completed in 2016.

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

For those wishing to receive more information on Agricultural Assessment Values or general questions about the Agricultural Assessment Program, please refer to our website: <http://www.tax.ny.gov/research/property/assess/valuation/agindex.htm>

Refer to [Article 25-AA](#) of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

Agricultural Assessment Values Per Acre
 For Computing Agricultural Assessments
 For City and Town Assessment Rolls Completed in 2014
 And For Village Assessment Rolls Completed in 2015

	Mineral Soil Group	Value Per Acre		Organic Soil Group (muck)	Value Per Acre
1	a	\$1,019		A	\$2,038
	b	907		B	1,325
2	a	907		C	1,121
	b	805		D	713
3	a	805			
	b	693			
4	a	693			
	b	591		Aquaculture	\$1,019
5	a	591			
	b	479		Farm Woodland	\$377
6	a	479			
	b	377			
7		377			
8		265			
9		163			
10		51			

I, Patricia Holland, Director of Equalization and Valuation Services, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established February 5, 2014 for the city and town rolls completed in 2014 and for the village assessment rolls completed in 2015.



Patricia Holland
 Director of Equalization and Valuation Services

**2015 AGRICULTURAL
ASSESSMENT VALUES**



**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Kenneth Adams, Acting Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

January 2015

DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

7. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).
8. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture⁴ for all farming in New York State:

28. Farm real estate value is the total value of farmland and buildings, including improvements.
29. Farm structure value is the total value of farm buildings, including improvements.
30. Interest on mortgage debt is the total interest paid on farm real estate debt.
31. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.

⁴ *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

32. Production expenses is the total cost of production.
33. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
34. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.
35. Number of acres harvested for all reported crops.
36. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2015, the years 2006-2013 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

The terms used in this base agricultural assessment value calculation are defined below:

22. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
23. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
24. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
25. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
26. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.
27. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.

28. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows

Mineral Soil Group	Percent of Base Agricultural Assessment Value
1 a	100
b	89
2 a	89
b	79
3 a	79
b	68
4 a	68
b	58
5 a	58
b	47
6 a	47
b	37
7	37
8	26
9	16
10	5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productively measurement determined for each soil and related soil grope in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2006 through 2013 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics 2013–2014* (January 2015).

See web site

http://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2014/2014-bulletin.htm

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, January 2015.

<http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx>

APPENDIX

Calculation of 2015

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2015 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

Value added to the NY economy by the agricultural sector via the production of goods and services, 2000-2009

Item 1/	2006	2007	2008	2009	2010	2011	2012	2013
New York								
Thousand dollars								
Value of crop production (Total)	1,499,345	1,664,637	2,073,994	1,721,470	2,061,253	2,118,080	2,309,452	2,341,228
Food grains	22,286	27,721	53,053	35,170	39,942	39,320	44,901	53,192
Feed crops	212,799	267,268	391,693	355,523	421,549	592,718	664,462	604,899
Oil crops	55,575	82,726	108,180	109,461	131,011	152,726	178,472	181,041
Fruits and tree nuts	274,914	351,612	389,327	329,032	325,878	353,129	329,506	349,889
Vegetables	470,880	517,527	626,611	509,617	566,406	493,921	574,055	522,936
All other crops	430,885	419,417	437,510	420,911	586,226	579,956	551,241	561,031
Home consumption	2,557	1,816	2,307	2,133	2,653	1,953	2,763	4,177
Value of inventory adjustment 2/	29,449	-3,450	65,313	-40,377	-12,413	-95,643	-35,948	64,064
Value of livestock production (Total)	1,956,816	2,718,357	2,687,607	2,046,894	2,616,951	3,219,830	3,140,572	3,401,595
Meat animals	163,501	119,177	165,836	138,397	187,670	275,444	343,667	311,391
Dairy products	1,609,742	2,377,987	2,390,800	1,685,312	2,206,494	2,740,494	2,552,652	2,847,584
Poultry and eggs	90,418	117,485	138,994	105,512	96,644	110,855	123,495	137,042
Miscellaneous livestock	61,449	76,160	73,477	81,128	83,129	99,079	109,188	108,557
Home consumption	4,917	4,694	5,238	5,201	5,280	4,742	3,720	8,083
Value of inventory adjustment 2/	26,789	22,854	-76,738	31,344	37,734	-10,774	7,850	-11,062
Revenues from services and forestry (Total)	395,173	429,498	446,134	505,805	529,882	487,133	614,700	700,666
Machine hire and customwork	33,451	34,470	30,038	56,691	95,735	53,583	35,414	46,519
Forest products sold	23,300	23,000	20,900	18,400	20,990	20,020	19,064	19,060
Other farm income	95,127	135,938	152,013	158,051	150,544	140,187	235,357	266,128
Gross imputed rental value of farm dwellings	243,295	236,090	243,183	272,663	262,613	273,343	324,865	368,960
Value of agricultural sector production (Sum of Above Totals)	3,851,334	4,812,492	5,207,735	4,274,169	5,208,086	5,825,044	6,064,724	6,443,489
Purchased inputs (Sum of Below Totals)	1,831,035	2,214,003	2,429,067	2,136,770	2,282,819	2,477,146	3,112,380	3,237,361
Farm origin (Total)	596,619	715,109	846,201	735,417	817,081	911,443	1,078,517	1,112,961
Feed purchased	426,093	502,403	626,022	527,276	616,428	699,295	765,776	816,395
Livestock and poultry purchased	22,757	27,515	18,560	12,496	13,969	16,503	80,181	55,060
Seed purchased	147,769	185,191	201,619	195,645	186,684	195,645	232,560	241,505
Manufactured inputs (Total)	521,033	612,460	676,035	594,092	606,745	675,563	790,766	843,902
Fertilizers and lime	140,261	149,313	195,438	151,494	181,341	196,601	246,847	259,252
Pesticides	93,545	111,817	105,690	119,475	104,158	122,539	137,050	138,523
Petroleum fuel and oils	197,828	241,822	267,243	214,814	223,518	259,661	321,396	354,291
Electricity	89,399	109,508	107,664	108,309	97,728	96,722	85,473	91,836
Other purchased inputs (Total)	713,383	886,434	906,831	807,261	858,993	890,140	1,243,098	1,280,498
Repair and maintenance of capital items	184,874	193,356	188,083	173,317	172,512	206,277	385,288	437,605
Machine hire and customwork	38,535	35,842	35,588	45,573	36,218	41,552	29,164	30,817
Marketing, storage, and transportation expenses	105,302	146,056	136,975	138,682	154,236	162,726	183,782	148,792
Contract labor	21,003	26,596	18,585	23,335	18,452	18,993	20,178	43,311
Miscellaneous expenses	363,669	484,584	527,600	426,354	477,575	460,592	624,687	619,983
Net government transactions (See Below Adjustments)	-87,848	-185,878	-199,160	-88,168	-171,952	-217,734	-146,843	-164,753
Direct Government payments	127,875	62,892	69,113	149,015	65,961	57,385	104,277	74,631
Motor vehicle registration and licensing fees	6,646	9,776	6,434	6,975	5,948	6,250	6,973	6,809
Property taxes	209,077	238,994	261,839	230,208	231,965	268,869	244,147	232,575
Gross value added (Production Total less Input Total plus Transaction Total)	1,932,451	2,412,611	2,579,508	2,049,231	2,753,315	3,130,164	2,805,500	3,041,376
Capital consumption	473,974	487,082	524,012	549,492	559,310	585,663	450,376	490,746
Net value added (Gross Value Added less Capital Consumption)	1,458,477	1,925,529	2,055,496	1,499,739	2,194,005	2,544,501	2,355,124	2,550,630
Payments to stakeholders (Total of Below Values)	736,351	873,472	830,124	827,621	811,365	715,404	946,205	972,033
Employee compensation (total hired labor)	517,913	629,797	601,301	578,926	527,937	454,693	684,964	705,819
Net rent received by nonoperator landlords	16,781	30,951	14,157	40,781	51,848	45,102	34,957	34,456
Real estate and nonreal estate interest	201,657	212,724	214,666	207,914	231,580	215,609	226,284	231,758
Net farm income (Net Value Added less Payments to Stakeholders)	722,126	1,052,057	1,225,372	672,118	1,382,640	1,829,097	1,408,918	1,578,597
Value of agricultural sector production is the gross value of the commodities and services produced within a year. Net value-added is the sector's contribution to the National economy and is the sum of the income from production earned by all factors-of-production, regardless of ownership. Net farm income is the farm operators' share of income from the sector's production activities. The concept presented is consistent with that employed by the Organization for Economic Cooperation and Development. A positive value of inventory change represents current-year production not sold by December 31. A negative value is an offset to production from prior years included in current-year sales.								
Computed Economic Indicators	2006	2007	2008	2009	2010	2011	2012	2013
Realized Gross Farm Income	3,979,209	4,875,384	5,276,848	4,423,184	5,274,047	5,882,429	6,169,001	6,518,120
Total Production Expenses	3,257,083	3,823,327	4,051,476	3,751,066	3,891,407	4,053,332	4,760,081	4,939,524
Taxes on Farm Property	209,077	238,994	261,839	230,208	231,965	268,869	244,147	232,575
Interest on Mortgage Debt	73	84	87	92	106	107	130	133
Net Farm Income	722,126	1,052,057	1,225,372	672,118	1,382,640	1,829,097	1,408,918	1,578,597

Memorandum



STATE OF NEW YORK
DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

TO: Interested Parties
FROM: Robert Wright
SUBJECT: 2015 Agricultural Assessment Values Per Acre
DATE: January 2015

On the next page is the schedule of 2015 Agricultural Assessment Values per acre. The State Board of Real Property Services certifies these factors to assessors following Article 25AA of the Agriculture and Markets Law. Use these values for computing agricultural assessments for city and town assessment rolls completed in 2015, and for village assessment rolls completed in 2016.

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

For those wishing to receive more information on Agricultural Assessment Values or general questions about the Agricultural Assessment Program, please refer to our website:
<http://www.tax.ny.gov/research/property/assess/valuation/agindex.htm>


Refer to [Article 25-AA](#) of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

Agricultural Assessment Values Per Acre
 For Computing Agricultural Assessments
 For City and Town Assessment Rolls Completed in 2015
 And For Village Assessment Rolls Completed in 2016

	Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	a	\$1,039	A	\$2,078
	b	925	B	1,351
2	a	925	C	1,143
	b	821	D	727
3	a	821		
	b	707		
4	a	707		
	b	603	Aquaculture	\$1,039
5	a	603		
	b	488	Farm Woodland	\$384
6	a	488		
	b	384		
7		384		
8		270		
9		166		
10		52		

I, Patricia Holland, Director of Equalization and Valuation Services, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established February 13, 2015 for the city and town rolls completed in 2015 and for the village assessment rolls completed in 2016.



Patricia Holland
 Director of Equalization and Valuation Services



**Department of
Taxation and Finance**

**2016 AGRICULTURAL
ASSESSMENT VALUES**

**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Jerry Boone, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

W.A. Harriman Campus
Building 9, Room 161
Albany, NY 12227

January 2016

DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

9. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).

10. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture⁵ for all farming in New York State:

37. Farm real estate value is the total value of farmland and buildings, including improvements.

38. Farm structure value is the total value of farm buildings, including improvements.

39. Interest on mortgage debt is the total interest paid on farm real estate debt.

⁵ *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

40. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.
41. Production expenses is the total cost of production.
42. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
43. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.
44. Number of acres harvested for all reported crops.
45. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2016, the years 2006-2013 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

The terms used in this base agricultural assessment value calculation are defined below:

29. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
30. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
31. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
32. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
33. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.

34. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.
35. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows

Mineral Soil Group	Percent of Base Agricultural Assessment Value
1 a	100
b	89
2 a	89
b	79
3 a	79
b	68
4 a	68
b	58
5 a	58
b	47
6 a	47
b	37
7	37
8	26
9	16
10	5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productivity measurement determined for each soil and related soil group in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2007 through 2014 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics 2014–2015* (January 2016).

See web site

http://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2015/2014-2015%20NY%20Annual%20Bulletin.pdf

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, January 2016.

<http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx>

APPENDIX

Calculation of 2016

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2016 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

CROP PRODUCTION DATA

	2007		2008		2009		2010		2011		2012		2013		2014	
	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)	ACRES (000)	VALUE (\$'000)
FIELD CROPS																
Wheat	85.0	\$31,175	122.0	\$47,346	105.0	\$33,033	95.0	\$40,354	93.0	\$36,470	85.0	\$44,714	115.0	\$51,612	95.0	\$32,918
Oats	60.0	9,361	64.0	12,968	60.0	8,870	60.0	9,688	30.0	6,105	50.0	12,058	46.0	11,095	40.0	8,820
Rye	6.0	360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barley	11.0	1,488	9.0	2,223	10.0	1,855	10.0	2,008	9.0	2,318	8.0	2,006	8.0	1,918	8.0	1,391
Soybeans	203.0	88,670	226.0	107,079	254.0	99,390	279.0	152,669	277.0	146,505	312.0	195,187	278.0	170,803	327.0	144,207
Corn for grain	550.0	355,520	640.0	398,131	595.0	320,515	590.0	311,220	620.0	568,974	680.0	617,794	690.0	427,276	680.0	392,496
Corn for silage	505.0	271,286	445.0	352,440	470.0	290,178	455.0	311,220	470.0	427,888	475.0	532,143	500.0	495,550	450.0	402,570
Hay, all	1,360.0	330,552	1,320.0	367,398	1,360.0	298,485	1,330.0	264,628	1,280.0	296,328	1,340.0	375,714	1,430.0	494,810	1,370.0	458,034
Potatoes	18.3	61,543	17.8	92,275	16.5	63,360	16.5	71,280	16.7	65,130	18.0	69,768	17.1	66,451	15.8	54,858
Dry beans	16.5	10,218	16.8	18,144	15.6	6,755	14.9	8,657	11.8	7,953	9.5	9,318	8.8	7,792	N/A	N/A
	ACRES	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)	ACRES (\$'000)	VALUE (\$'000)
VEGETABLES																
Beets, processing	2,400	1,824	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cabbage, fresh	11,200	\$84,818	9,500	\$79,110	9,000	\$55,833	10,400	\$87,980	9,700	\$73,559	8,800	\$84,730	8,800	\$71,432	8,300	\$72,376
Cabbage processing	3,000	3,981	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cauliflower, fresh	320	1,296	400	1,782	400	2,366	460	3,417	430	2,401	470	4,290	430	3,169	470	2,623
Cucumbers, fresh	4,100	19,688	3,600	16,146	3,200	16,051	2,800	18,469	2,300	14,720	1,700	15,137	1,700	9,163	1,700	10,091
Green peas, processing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Onions, fresh	10,500	38,628	10,100	58,918	10,300	67,592	9,800	53,702	6,200	26,695	8,000	35,034	6,500	31,600	8,000	33,798
Snap beans, fresh	7,800	39,243	6,600	40,536	6,700	23,584	9,000	52,668	10,000	58,621	10,500	66,251	10,200	50,378	9,800	52,137
Snap beans, processing	N/A	N/A	20,400	21,539	19,400	14,864	22,100	21,587	13,600	15,204	19,000	18,762	18,900	16,434	20,420	27,575
Sweet corn, fresh	22,500	59,400	22,900	73,865	21,500	58,265	19,500	60,840	18,500	50,630	18,000	59,796	22,600	78,060	18,100	42,399
Sweet corn, processing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tomatoes, fresh	2,400	32,486	2,700	43,092	2,500	32,725	2,800	28,498	2,700	36,634	2,800	47,174	2,700	32,380	2,600	23,962
Bell Peppers	1,100	9,656	1,000	13,936	1,000	12,325	1,100	9,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Engiplant	480	5,670	470	6,192	410	6,061	370	4,027	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Endive/Escarole	280	1,291	240	2,785	290	4,235	280	1,984	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pumpkins	6,400	22,694	5,900	38,444	6,000	21,750	6,800	35,088	6,300	23,631	6,300	35,879	6,000	30,144	5,200	20,493
Spinach	250	550	320	1,320	280	926	310	973	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Squash	3,500	23,146	3,800	32,528	4,500	23,004	4,600	36,777	5,000	48,735	5,400	49,453	4,500	37,984	4,300	31,371
Apples	42,000	\$288,260	42,000	\$260,980	42,000	\$210,720	42,000	\$221,620	42,000	\$244,000	40,000	\$249,790	40,000	\$237,233	40,000	\$240,355
Peaches	1,700	3,995	1,600	4,796	1,600	5,406	1,600	7,023	1,600	8,352	1,600	4,022	1,600	5,748	1,600	12,640
Tart cherries	1,600	3,871	1,600	3,879	1,600	2,459	1,600	1,360	1,500	1,426	1,500	4,295	1,600	4,295	1,600	3,042
Pears	1,200	5,120	1,200	4,742	1,200	4,854	1,200	4,932	1,200	6,956	1,000	2,350	1,000	5,144	1,000	3,472
Sweet cherries	700	3,518	700	3,241	700	2,295	700	2,255	700	2,106	600	1,073	700	3,168	700	2,008
Grapes	37,000	53,303	37,000	57,493	37,000	47,748	37,000	68,068	37,000	70,056	35,000	52,183	37,000	74,773	37,000	69,350
Strawberries, fresh and proc.	1,400	7,590	1,400	9,020	1,400	6,895	1,400	8,895	1,400	8,460	1,400	6,880	1,400	7,729	1,000	7,520
Blueberries	900	3,373	900	4,107	900	4,558	900	4,515	900	3,960	1,000	3,883	900	2,129	700	2,800
Red Raspberries	500	5,723	500	3,928	500	4,052	500	3,746	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Acres Harvested	2,978,010		3,035,430		3,058,480		3,027,530		2,968,530		3,140,570		3,259,430		3,148,290	
Total Value Of Production	\$1,879,297		\$2,178,788		\$1,753,134		\$2,150,661		\$2,253,817		\$2,598,243		\$2,428,270		\$2,153,306	
Value of Production Per Acre	\$631		\$718		\$573		\$710		\$759		\$827		\$745		\$684	

CALCULATED VALUES

(in millions)																	
Adjusted Production Expenses																	
Total Production Expenses	3823	4051	3751	3816	3938	4823	4900	5361									
-Taxes on Farm Property	239	262	230	244	284	251	238	289									
-Interest on Mortgage Debt	84	87	92	106	107	130	113	118									
Adjusted Total Production Exp.	3500	3703	3428	3466	3547	4442	4549	4954									
Management Charge																	
1% of Gross Farm Income	49	53	44	52	60	62	67	71									
+ 7% of Production Expenses	245	259	240	243	248	311	318	347									
Total Management Charge	294	312	284	295	308	373	385	417									
Mortgage Debt Attributable to Land																	
Interest on Mortgage Debt x Land % of Tot Real Est Value	84	87	92	106	107	130	113	118									
	63%	63%	63%	63%	63%	63%	63%	63%									
Debt Attributable to Land	53	55	58	67	68	82	71	74									
Adjusted Net Farm Income	1052	1225	672	1497	2071	1484	1852	1718									
Net Farm Income	294	312	284	295	308	373	385	417									
-Management Charge	239	262	230	244	284	251	238	289									
+Property Taxes	53	55	58	67	68	82	71	74									
+Mortgage Debt Attributable to Land																	
Adjusted Net Farm Income	1050	1230	676	1512	2115	1445	1776	1663									
% Net Profit																	
Adjusted Net Farm Income	1050	1230	676	1512	2115	1445	1776	1663									
Realized Gross Farm Income	4875	5277	4423	5247	5952	6203	6677	7051									
% Net Profit =	22%	23%	15%	29%	36%	23%	27%	24%									
MINERAL SOILS BASE VALUE																	
A.Capitalization Rate of 10%	10%	10%	10%	10%	10%	10%	10%	10%									
B.Annual Percent Net Profit	22%	23%	15%	29%	36%	23%	27%	24%									
C.Value of Production Per Acre	631	718	573	710	759	827	745	684									
Capitalized Value of Production Per Acre (B x C / A) =	1,360	1,673	877	2,048	2,698	1,927	1,981	1,614									
8 Year Avg of Capitalized Value of Production Per Acre																	
		1772															
Previous Year Capitalized Value of Production Per Acre																	
					1039												
Base Value Per Acr with 2 % Rule																	
						1060											

CALCULATED VALUES

Table-Value added to the NY economy by the agricultural sector via the production of goods and services, 2007-2014

Item 1/	2007	2008	2009	2010	2011	2012	2013	2014
New York								
Value of crop production (Total)	1,664,637	2,073,994	1,721,470	1,998,707	2,049,735	2,231,537	2,274,080	2,020,787
Food grains	27,721	53,053	35,170	37,937	35,424	42,752	45,120	42,867
Feed crops	267,268	391,693	355,523	402,464	524,953	614,708	574,691	558,082
Oil crops	82,726	108,180	109,461	125,644	124,767	171,933	187,921	151,036
Fruits and tree nuts	351,612	389,327	329,032	316,668	345,316	323,035	340,219	341,187
Vegetables	517,527	626,611	509,617	485,811	445,819	508,404	447,429	396,752
All other crops	419,417	437,510	420,911	665,741	653,370	629,211	646,134	611,100
Home consumption	1,816	2,307	2,133	4,278	3,330	4,130	4,197	19,446
Value of inventory adjustment 2/	-3,450	65,313	-40,377	-39,837	-83,245	-62,636	27,378	-99,683
Value of livestock production (Total)	2,718,357	2,687,607	2,046,894	2,636,851	3,307,048	3,206,972	3,526,952	4,283,671
Meat animals	119,177	165,836	138,397	187,670	275,444	343,667	296,697	435,210
Dairy products	2,377,987	2,380,800	1,685,312	2,206,494	2,740,484	2,562,652	2,846,312	3,477,514
Poultry and eggs	117,485	138,994	105,512	126,482	149,347	176,219	175,636	206,447
Miscellaneous livestock	76,160	73,477	81,128	112,295	125,874	137,536	131,797	139,318
Home consumption	4,694	5,238	5,201	9,334	8,379	8,053	17,678	22,769
Value of inventory adjustment 2/	22,854	-76,738	31,344	-5,424	7,520	-11,156	58,433	2,413
Revenues from services and forestry (Total)	429,498	446,134	505,805	611,295	595,188	764,778	876,732	746,703
Machine hire and customwork	34,470	30,038	56,691	95,761	53,590	45,654	59,970	132,927
Forest products sold	23,000	20,900	18,400	14,582	17,096	17,213	30,337	24,174
Other farm income	135,938	152,013	158,051	255,097	260,053	455,800	506,910	313,305
Gross imputed rental value of farm dwellings	236,090	243,183	272,663	245,855	264,448	246,110	279,515	276,297
Value of agricultural sector production (Sum of Above Totals)	4,812,492	5,207,735	4,274,169	5,246,853	5,951,971	6,203,287	6,677,363	7,051,162
less: Purchased inputs (Sum of Below Totals)	2,214,003	2,429,067	2,136,770	2,478,162	2,652,022	3,131,130	3,204,755	3,446,396
Farm origin (Total)	715,109	846,201	735,417	851,885	916,741	1,081,374	1,127,402	1,202,964
Feed purchased	502,403	626,022	527,276	621,062	669,030	765,776	830,672	860,724
Livestock and poultry purchased	27,515	18,580	12,486	44,140	52,067	83,038	55,225	82,184
Seed purchased	185,191	201,619	195,645	186,684	195,645	232,560	241,505	260,055
Manufactured inputs (Total)	612,460	676,035	594,092	605,467	679,451	790,712	842,693	865,452
Fertilizers and lime	149,313	195,438	151,494	179,200	197,002	246,847	258,011	269,399
Pesticides	111,817	105,690	119,475	104,158	122,539	137,050	138,523	149,188
Petroleum fuel and oils	241,822	267,343	214,814	234,059	272,739	321,396	354,291	359,211
Electricity	109,508	107,664	108,309	88,049	87,172	85,419	91,867	87,654
Other purchased inputs (Total)	886,434	906,831	807,261	1,020,810	1,055,830	1,259,044	1,234,660	1,377,980
Repair and maintenance of capital items	193,366	188,083	173,317	297,919	366,122	385,186	437,818	409,973
Machine hire and customwork	35,842	35,588	45,573	57,504	65,598	58,274	61,776	74,189
Marketing, storage, and transportation expenses	146,056	136,975	138,682	108,522	113,880	138,327	104,527	191,392
Contract labor	26,596	18,585	23,335	18,831	18,836	20,088	42,982	27,955
Miscellaneous expenses	484,584	527,600	426,354	538,034	491,394	657,169	587,557	674,471
plus: Net government transactions (See Below Adjustments)	-185,878	-199,160	-88,168	-177,741	-226,624	-147,068	-163,008	-261,248
+ Direct Government payments	62,892	69,113	149,015	65,961	57,385	104,277	74,631	27,479
- Motor vehicle registration and licensing fees	9,776	6,434	6,975	5,983	6,304	6,973	6,850	7,027
- Property taxes	238,994	261,839	230,208	243,702	284,009	251,346	237,639	288,726
Gross value added (Production Total less Input Total plus Transaction Total)	2,412,611	2,579,508	2,049,231	2,590,949	3,073,324	2,925,087	3,309,601	3,343,518
less: Capital consumption	487,082	524,012	549,492	273,489	289,479	471,826	497,777	633,151
Net value added (Gross Value Added less Capital Consumption)	1,925,529	2,055,496	1,499,739	2,317,461	2,783,845	2,453,261	2,811,824	2,710,368
less: Payments to stakeholders (Total of Below Values)	873,472	830,124	827,621	820,266	712,402	968,826	959,623	992,781
Employee compensation (total hired labor)	629,797	601,301	578,926	543,505	464,095	685,138	700,319	729,078
Net rent received by nonoperator landlords	30,951	14,157	40,781	39,083	28,284	49,655	57,063	52,258
Real estate and nonreal estate interest	212,724	214,666	207,914	231,580	215,609	226,284	193,336	203,290
Net rent paid to operator landlords				6,099	4,414	7,749	8,905	8,155
Net farm income (Net Value Added less Payments to Stakeholders)	1,052,057	1,225,372	672,118	1,497,194	2,071,443	1,484,436	1,852,201	1,717,587
1/ Value of agricultural sector production is the gross value of the commodities and services produced within a year. Net value-added is the sector's contribution to the National economy and is the sum of the income from production earned by all factors-of-production, regardless of ownership. Net farm income is the farm operators' share of income from the sector's production activities. The concept presented is consistent with that employed by the Organization for Economic Cooperation and Development.								
2/ A positive value of inventory change represents current-year production not sold by December 31. A negative value is an offset to production from prior years included in current-year sales.								
Computed Economic Indicators	2007	2008	2009	2010	2011	2012	2013	2014
Realized Gross Farm Income	4,875,384	5,276,848	4,423,184	5,312,814	6,009,366	6,307,564	6,751,994	7,078,641
Total Production Expenses	3,823,327	4,051,476	3,751,066	3,821,602	3,944,216	4,830,101	4,906,644	5,368,081
Taxes on Farm Property	238,994	261,839	230,208	243,702	284,009	251,346	237,639	288,726
Interest on Mortgage Debt	84	87	92	106	107	130	133	133
Net Farm Income	1,052,057	1,225,372	672,118	1,497,194	2,071,443	1,484,436	1,852,201	1,717,587



Memorandum

TO: Interested Parties
FROM: Robert Wright
SUBJECT: 2016 Agricultural Assessment Values Per Acre
DATE: January 2016

On the next page is the schedule of 2016 Agricultural Assessment Values per acre. The State Board of Real Property Services certifies these factors to assessors following Article 25AA of the Agriculture and Markets Law. Use these values for computing agricultural assessments for city and town assessment rolls completed in 2016, and for village assessment rolls completed in 2017.

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

*The **only** purpose for these factors is to compute the agricultural exemption. They are **not** indicative of market values for those types of land. The assessor is **not** to use these factors when determining the assessed value for normal assessing purposes.*

For those wishing to receive more information on Agricultural Assessment Values or general questions about the Agricultural Assessment Program, please refer to our website:
<http://www.tax.ny.gov/research/property/assess/valuation/agindex.htm>

Refer to [Article 25-AA](#) of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES


Agricultural Assessment Values Per Acre
 For Computing Agricultural Assessments
 For City and Town Assessment Rolls Completed in 2016
 And For Village Assessment Rolls Completed in 2017

	Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	a	\$1,060	A	\$2,120
	b	943	B	1,378
2	a	943	C	1,166
	b	837	D	\$742
3	a	837		
	b	721		
4	a	721		
	b	615		
5	a	615		
	b	498		
6	a	498		
	b	392		
7		392		
8		276		
9		170		
10		53		

Aquaculture	\$1,060
--------------------	----------------

Farm Woodland	\$392
----------------------	--------------

I, Robert L Wright, Real Property Analyst 2, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 5, 2016 for the city and town rolls completed in 2016 and for the village assessment rolls completed in 2017.



 Robert L Wright
 Real Property Analyst 2