

ANNUAL REPORTS

ASSESSMENT VALUES

AGRICULTURAL

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



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Thomas H. Mattox, Commissioner

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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.

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

1	Mineral Soil Group	Percent of Base Agricultural Assessment Value
1	a	100
	b	89
2	_a	89
	b	79
3	<u>a</u>	79
	b	68
4	a	68
	b	58
5	a	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
Δ	Two times Mineral Soil Group 1a
B	•
	65
<u> </u>	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 Stated 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, <u>New York Agricultural Statistics 2011 –2012</u>(September 2012).

See web site

http://www.nass.usda.gov/Statistics by State/New York/Publications/Annual Statistical Bulletin/2012/20 12-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

	ON DATA															
	2003	VALUE	2004 ACRES	VALUE	2005	VALUE	2006	VALUE	2007	VALUE	2008	VALUE	2009	VALUE	2010	VALUE
FIELD CROPS	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)
Wheat	120.0	\$15,455	100.0	\$14,840	95.0	\$17,134	95.0	\$23,354	85.0	\$31,175	122.0	\$49,959	105.0	\$32,078	100.0	\$40,5
Oats	70.0	7,982	50.0	5,850	75.0	6,642	67.0	8,280	60.0	9,361	64.0	12,038	60.0	9,702	58.0	7,9
Rye Barley	8.0 13.0	688 1,359	8.0 10.0	774 1,087	10.0 15.0	600 1,323	10.0 12.0	580 1,181	6.0 11.0	360 1,488	N/A 9.0	N/A 2.233	N/A 10.0	N/A 1.855	N/A 10.0	N/A 1.70
Soybeans	138.0	37,674	172.0	36,223	188.0	41,059	198.0	56,379	203.0	88,670	226.0	85,767	254.0	97,752	279.0	147,3
Com for grain Com for silage	440.0 550.0	150,137 252,175	500.0 470.0	144,570 207,740	460.0 520.0	130,622 227,188	480.0 460.0	211,766 227,700	550.0 505.0	355,520 271,286	640.0 445.0	396,288 352,440	595.0 470.0	314,934 290,178	590.0 455.0	460,20 311,21
Hay, all	1,850.0	417,760	1,270.0	325,324	1,650.0	284,235	1,520.0	316,755	1,360.0	330,552	1,320.0	362,961	1,360.0	310,154	1,380.0	260,7
Potatoes	21.7	63,473	19.2	42,768	20.1	64,280	19.0	68,400	18.3	61,543	17.8	94,554	N/A	N/A	N/A	N/A
Dry beans	ACRES	10,080 VALUE	ACRES	8,537 VALUE	ACRES	6,655 VALUE	18.0 ACRES	6,760 VALUE	ACRES	10,218 VALUE	ACRES	20,088 VALUE	15.6 ACRES	8,878 VALUE	ACRES	7,8°
VEG/FRUITS	,	\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)	/	\$(000)		\$(000)
Beets, processing	2,200	2,204 \$38,351	3,900 9,500	2,824 \$37,952	2,100 8,700	2,964 \$59,132	2,100 9,300	2,108 \$57,823	2,400	1,824 \$84,818	N/A	N/A	N\A 9,200	N/A \$54,502	N/A	N/A
Cabbage, fresh Cabbage processing	9,800 N/A	\$36,351 N/A	2,000	4,040	2,100	3,857	3,000	3,981	11,200 2,600	4,460	9,900 N/A	\$101,261 N\A	9,200 N/A	\$54,502 N/A	10,100 N/A	\$74,44 N/A
Carrots, fresh and proc.	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
Cauliflower, fresh	640	1,665	630	590	470	1,739	350	1,764	320	1,296	400	1,782	400	2,366	460	3,4
Cucumbers, fresh	4,400	11,422	4,200	22,025	3,600	12,226	3,300	21,757	4,100	19,688	3,600	16,146	3,200	16,051	2,800	18,46
Green peas, processing	14,800	9,817	18,000	11,747	19,900	11,414	17,400	13,361	NA	N/A	N/A	N/A	N/A	NA	N/A	NA
Lettuce, fresh	NA	N/A	NA	N/A	N/A	N/A	N/A	N/A	NA	NVA	N/A	N/A	N/A	N/A	N/A	N/A
Onions, fresh Snap beans, fresh	11,700 9,000	43,278 24,480	11,100 7,100	46,101 13,119	11,700 7,300	41,283 20,736	9,400 8,200	40,391 38,294	10,500 7,800	38,628 39,243	10,100 6,600	58,918 40,536	10,300 6,700	67,592 23,584	9,800 6,700	53,70 39,20
	21,900	13,777	20,400	12,953	21,200	12,802	19,900	15,064	N/A	39,243 N/A	20,400	21,539	19,400	14,864	22,100	21,5
Snap beans, processing Sweet corn, fresh	29,000	68,702	23,100	49,434	23,200	49,810	21,900	61,758	22,500	59,400	22,900	73,865	21,500	58,265	22,800	71,1
Sweet corn, processing	14,400	8,523	19,000	8,563	17,600	9,339	17,200	8,908	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tomatoes, fresh	2,300	25,953	2,400	22,860	2,000	21,456	2,000	30,760	2,400	32,486	2,700	43,092	2,500	32,725	2,800	28,49
Bell Peppers	900	10,764	800	8,390	900	10,886	1,000	9,522	1,100	9,656	1,000	13,936	1,000	12,325	1,100	9,90
Eggplant	440	3,822	360	2,587	420	3,720	410	4,357	480	5,670	470	6,192	410	6,061	370	4,0
Endive/Escarole	270	1,849	190	733	300	1,770	290	2,096	260	1,291	240	2,785	290	4,235	290	1,9
Pumkins	5,300	9,943	6,300	25,389	5,300	21,942	5,500	18,833	6,400	22,694	5,900	38,444	6,000	21,750	6,800	35,0
Spinach	400	1,539	370	924	370	449	310	340	250	550	320	1,320	280	926	310	9
Squash	3,600	22,273	3,900	36,059	3,500	23,717	3,000	23,562	3,500	23,146	3,800	32,528	4,500	23,004	4,600	36,77
Apples	45,000	\$154,030	45,000	\$193,560	45,000	\$167,900	45,000	\$250,905	42,000	\$288,260	42,000	\$255,170	42,000	\$208,865	42,000	\$226,81
Peaches	1,700	4,218	1,700	4,232	1,700	2,828	1,700	4,489	1,700	3,995	1,600	4,796	1,600	5,406	1,600	7,02
Tart cherries	2,000	2,262	2,000	4,381	2,000	3,243	1,800	2,725	1,600	3,871	1,600	3,879	1,600	2,459	1,500	1,36
Pears Sweet cherries	1,400 700	5,513 1,046	1,400 700	5,370 1,245	1,400 700	4,088 1,267	1,400 700	6,685 1,973	1,200 700	5,120 3,518	1,200 700	4,742 3,241	1,200 700	4,854 2.295	1,200 700	4,25 2,25
Grapes	33,000	38,253	34,000	32,124	34,000	38,535	36,000	39,946	37,000	53,843	37,000	58,354	37,000	48,336	37,000	68,40
Strawberries, fresh and proc.	1,500	7,750	1,500	10,400	1,500	8,060	1,500	7,480	1,400	7,590	1,400	7,425	1,400	9,020	1,400	6,89
Blueberries Red Raspberries	800 450	2,578 5,760	800 450	2,315 3,702	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	4,107 3.928	900 500	4,558 4,052	900 500	4,52 3,74
Total Acres Harvested Total Value Of Production	3,452,300	\$1,476,555	2,843,500	\$1,351,332	3,274,360	\$1,320,264	3,093,010	\$1,597,630	2,977,610	\$1,880,316	3,035,830	\$2,174,314	3,042,180	\$1,693,626	3,064,730	\$1,962,00
Value of Production Per Acre	\$428	\$1,470,000	\$475	\$1,001,00Z	\$403	ψ1,320,20 1	\$517	ψ1,337,030	\$631	\$1,000,510	\$716	92,174,514	\$557	\$1,033,020	\$640	ψ1,302,00
CALCULATED VALU	IES															
(in millions) Adjusted Production Expenses Total Production Expenses	3040		3133		3000		3257		3816		4050		3734		3920	
Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property			3133 162 65		3000 191 73		3257 209 84		3816 239 87		4050 262 92		3734 230 92		3920 232 90	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt	3040 158 67		162 65		191 73		209 84		239 87		262 92		230 92		232 90	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp.	3040 158		162		191		209		239		262		230		232	
(in millions) Adjusted Production Expenses Total Production Expenses -Taws on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp. Management Charge	3040 158 67 2815		162 65 2906		191 73 2736		209 84 2964		239 87 3490		262 92 3696		230 92 3412		232 90 3598	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp.	3040 158 67		162 65		191 73		209 84		239 87		262 92		230 92		232 90	
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Item 1/									
		2003	2004	2005	2006	2007	2008	2009	2010
			Thousand do	ollars					
	Air- (T-A-I)	1,307,223	1,284,436	1,263,286	1,499,345	1,664,637	2,071,051	1,605,668	1,8
Food grains	ction (Total)	1,307,223	17,264,436	15.367	22.286	27.721	52,926	34.625	1,0
Feed crops		176,077	196.622	178.626	212,799	267,268	389.784	351,409	3
Oil crops		35,427	41.181	42,518	55,575	82,726	107,050	107,089	1
Fruits and tree nuts		184,780	236,578	250,063	274,914	351,612	391,593	316,237	3
Vegetables	5	425.623	419.772	423.005	470.880	517.527	624.568	461.730	F
All other crops		378,126	373,946	402,426	430,885	419,417	437,510	408,738	4
Home consumption	1	3,302	2,933	2,378	2,557	1,816	2,307	2,586	
Value of inventory a		83,965	-4,584	-51,097	29,449	-3,450	65,313	-76,746	
Value of livestock pro	oduction (Total)	1,824,363	2,246,502	2,240,812	1,956,816	2,718,357	2,687,607	2,031,769	2,5
Meat animals		132,735	144,994	189,952	163,501	119,177	165,836	133,862	
Dairy products		1,559,555	1,950,144	1,913,724	1,609,742	2,377,987	2,380,800	1,685,312	2,2
Poultry and eggs		91,888	100,013	85,723	90,418	117,485	138,994	105,512	1
Miscellaneous lives		65,220	53,710	60,210	61,449	76,160	73,477	70,991	
Home consumption		5,231 -30,266	5,113	4,915	4,917	4,694	5,238	4,748	
Value of inventory a	adjustment 2/	-30,266	-7,472	-13,712	26,789	22,854	-76,738	31,344	
Revenues from service	ces and forestry (Total)	384,502	432,933	394,105	395,173	428,830	443,075	500,328	
Machine hire and c		56,897	51,577	45,350	33,451	34,470	30,038	56,691	
Forest products so		21,400	22,200	22,200	23,300	23,000	20,900	18,400	
Other farm income		99,934	145,060	101,360	95,127	135,270	148,954	152,630	
Gross imputed rent	tal value of farm dwellings	206,271	214,096	225,195	243,295	236,090	243,183	272,607	
/alue of agricultural	sector production (Sum of Above Totals)	3,516,088	3,963,871	3,898,203	3,851,334	4,811,824	5,201,733	4,137,765	5,
	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.:
		, ,	, ,,,,,				, ,	1 11	
Farm origin (Total) Feed purchased		646,535 462,231	639,064 471,115	553,275 392,414	596,619 426,093	715,109 502,403	846,665 626,486	733,999 525,847	
		462,231 10.593						12.507	
Livestock and pou Seed purchased	ultry purchased	10,593 173,711	9,678 158,271	17,771 143,090	22,757 147,769	27,515 185,191	18,560 201,619	12,507 195,645	
Seeu puicnaseu		173,711	130,271	143,090	147,709	100,191	201,019	195,045	
Manufactured input	ts (Total)	401,034	442,144	475,020	521,033	612,460	676,035	600,306	
Fertilizers and lim	ne	103,609	110,774	127,120	140,261	149,313	195,438	158,158	
Pesticides		90,796	95,301	90,584	93,545	111,817	105,690	119,475	
Petroleum fuel an	id oils	122,115	150,958	172,369	197,828	241,822	267,243	214,364	- :
Electricity		84,514	85,111	84,947	89,399	109,508	107,664	108,309	
Other purchased in	nputs (Total)	697,420	744,322	674,338	713,383	885,463	910,596	801,810	
	enance of capital items	169,604	171,335	154,430	184,874	193,319	187,349	172,523	
Machine hire and		33,322	41,292	33,212	38,535	35,842	35,588	45,573	
	e, and transportation expenses	110,854	128,206	110,150	105,302	146,066	137,345	130,084	
Contract labor		23,295	23,678	23,169	21,003	26,596	18,585	22,537	
Miscellaneous ex	penses	360,345	379,811	353,377	363,669	483,640	531,729	431,093	
Net government trans	sactions (See Below Adjustments)	-1,280	-86,501	-55,586	-87,848	-185,878	-199,160	-88,118	
Direct Government	payments	162,288	82,076	143,240	127,875	62,892	69,113	149,065	
	tration and licensing fees	5,984	6,100	8,077	6,646	9,776	6,434	6,975	
Property taxes	tration and licensing lees	157.584	162.477	190.749	209.077	238.994	261,839	230.208	
1 Topony taxoo		107,004	102,111	100,7 40	200,011	200,001	201,000	200,200	
Gross value added (I	Production Total less Input Total plus	1,769,819	2,051,840	2,139,984	1,932,451	2,412,914	2,569,277	1,913,531	2,
ransaction Total) Capital consumption	on	411,080	432,823	458,622	473,974	487,081	523,978	549,920	
Net value added (Gr	ross Value Added less Capital	1,358,739	1,619,017	1,681,362	1,458,477	1,925,833	2,045,299	1,363,611	1,
Consumption)									
Payments to stake	cholders (Total of Below Values)	720,175	706,064	639,504	736,351	867,155	824,301	810,901	
	nsation (total hired labor)	516,874	515,665	442,486	517,913	623,483	595,469	560,999	
	by nonoperator landlords	49,053	40,723	19,110	16,781	30,948	14,166	39,588	
Net rent received				477.000	204 057				
Net rent received Real estate and n	nonreal estate interest et Value Added less Payments	154,248	149,676 912,953	1,041,858	201,657	212,724 1.058.678	214,666	210,314 552,710	1,

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 <u>only</u> purpose for these factors is to compute the agricultural exemption. They are <u>not</u> indicative of market values for those types of land. The assessor is <u>not</u> 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 Φ(518) 486-4403	16 Sheridan Avenue Albany, NY 12210	Central Region Φ(315) 471-2347	Deys Centennial Plaza 401 So. Salina St., 5 th floor Syracuse, NY 13202
Southern Region Φ(845) 567-2648	263 Route 17K, Suite 2001 Newburgh, NY 12550	Western Region Φ(585) 343-6329	Genesee County Building #2 3837 West Main Road Batavia, NY 14020
Long Island Φ(631) 777-1785	560 Broadhollow Road Melville, NY 11747	Saranac Lake Φ(518) 891-1780	43 Broadway 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				
1	b	808	A	\$1,816		
	a	808	В		1180	
2	b	717	С		999	
	_		D	636		
3	a	717	Aquaculture		\$908	
	b	617	_			
4	a	617	Farm Woodla	nd	\$336	
4	b	527				
5	a	527				
3	b	427				
6	a	427				
Ü	b	336				
7		336				
8		236				
9		145				

45

10

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



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.

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

S	Mineral oil 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
В	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 Stated 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, <u>New York</u> Agricultural Statistics 2012 –2013(January 2013).

See web site

http://www.nass.usda.gov/Statistics by State/New York/Publications/Annual Statistical Bulletin/2013/20 13-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

CROP PRODUCTIO	ON DATA															
	2004		2005		2006		2007		2008		2009		2010		2011	
	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE
FIELD CROPS	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)
Wheat Oats	100.0 50.0	\$14,840 5,850	95.0 75.0	\$17,134 6,642	95.0 67.0	\$23,354 8,280	85.0 60.0		122.0 64.0	\$47,346 12,968	105.0 60.0	\$33,033 8,870	100.0 58.0	\$42,478 9,365	93.0 34.0	\$36,97 7,65
Rye	8.0	774	10.0	600	10.0	580	6.0	360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barley Soybeans	10.0 172.0	1,087 36,223	15.0 188.0	1,323 41,059	12.0 198.0	1,181 56,379	11.0 203.0		9.0 226.0	2,223 107,079	10.0 254.0	1,855 99,390	10.0 279.0	2,008 152,669	9.0 277.0	1,96 136,97
Corn for grain	500.0	144,570	460.0	130,622	480.0	211,766	550.0		640.0	398,131	595.0	320,515	590.0	557,550	620.0	540,11
Corn for silage	470.0	207,740	520.0	227,188	460.0	227,700	505.0		445.0	352,440	470.0	290,178	455.0	311,220	470.0	427,88
Hay, all	1,270.0	325,324	1,650.0	284,235	1,520.0	316,755	1,360.0		1,320.0	367,398 92,275	1,360.0	298,485	1,380.0	272,868	1,340.0	312,98
Potatoes Dry beans	19.2	42,768 8.537	20.1	64,280 6.655	19.0 18.0	68,400 6,760	18.3 16.5	61,543 10,218	16.8	18,144	16.5 15.6	63,360 6.755	16.0 14.9	69,120 8.657	N/A 11.8	N/A 7.87
	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE
VEG/FRUITS		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)
Beets, processing	3,900	2,824	2,100	2,964	2,100	2,108	2,400		NA	N/A	NA	N/A	NA	N/A	NA	NA
Cabbage, fresh	9,500	\$37,952	8,700	\$59,132	9,300	\$57,833	11,200		9,500	\$79,110	9,000	\$55,833	10,400	\$87,980	10,700	\$86,64
Cabbage processing Cauliflower, fresh	2,000 630	4,040 590	2,100 470	3,857 1,739	3,000 350	3,981 1,764	2,600 320		N/A 400	N/A 1,782	N/A 400	N/A 2,366	N/A 460	N/A 3,417	N/A 430	N/A 2,40
Cucumbers, fresh	4,200	22,025	3,600	12,226	3,300	21,757	4,100		3,600	16,146	3,200	16,051	2,800	18,469	2,900	18,56
Green peas, processing	18,000	11,747	19,900	11,414	17,400	13,361	N/A	N/A	N/A	N/A	NA	N/A	N/A	N/A	NA	N/A
Onions, fresh	11,100	46,101	11,700	41,283	12,100	40,391	10,500		10,100	58,918	10,300	67,592	9,800	53,702	6,200	33,05
Snap beans, fresh	7,100	13,119	7,300	20,736	8,200	38,294	7,800		6,600	40,536	6,700	23,584	6,700	39,208	5,300	31,04
Snap beans, processing	20,400	12,953	21,200	12,802	19,900	15,064	NA	N/A	20,400	21,539	19,400	14,864	22,100	21,587	13,600	15,20
Sweet corn, fresh	23,100	49,434	23,200	49,810	21,900	61,758	22,500		22,900	73,865	21,500	58,265	22,800	71,136	19,600	53,62
Sweet corn, processing Comatoes, fresh	19,000 2,400	8,563 22,860	17,600 2.000	9,339 21,456	17,200 2.000	8,908 30,760	N/A 2,400	N/A 32.486	N/A 2.700	N/A 43.092	NA 2.500	N/A 32.725	N/A 2.800	N/A 28.498	N/A 2,700	N/A 36.63
omatoes, fresh Bell Peppers	2,400 800	22,860 8.390	2,000	10,886	1,000	9,522	1,100	32,486 9.656	1,000	43,092 13,936	1,000	12,325	1,100	28,498 9,900	2,700 N/A	36,63 NA
ggplant	360	2,587	420	3,720	410	4.357	480		470	6.192	410	6,061	370	4.027	NA	N/A
Indive/Escarole	190	733	300	1,770	290	2,096	260		240	2,785	290	4,235	290	1,984	NA	N/A
Pumkins	6,300	25,389	5,300	21,942	5,500	18,833	6,400		5,900	38,444	6,000	21,750	6,800	35,088	6,300	23,63
pinach	370	924	370	449	310	340	250		320	1,320	280	926	310	973	N/A	NA
Squash	3,900	36,059	3,500	23,717	3,000	23,562	3,500	23,146	3,800	32,528	4,500	23,004	4,600	36,777	4,400	42,88
Apples	45,000	\$193,560	45,000	\$167,900	45,000	\$250,905	42,000	\$288,260	42,000	\$260,980	42,000	\$210,720	42,000	\$225,855	42,000	\$251.47
Peaches	1,700	4,232	1,700	2,828	1,700	4,489	1,700		1,600	4,796	1,600	5,406	1,600	7,023	1,600	8,35
Tart cherries	2,000	4,381	2,000	3,243	1,800	2,725	1,600	3,871	1,600	3,879	1,600	2,459	1,500	1,360	1,500	1,42
Pears Sweet cherries	1,400 700	5,370 1,245	1,400 700	4,088 1,267	1,400 700	6,685 1,973	1,200 700	5,120 3,518	1,200 700	4,742 3,241	1,200 700	4,854 2,295	1,200 700	4,932 2,255	1,200 700	6,95 2.10
Grapes	34,000	32,124	34,000	38,535	36,000	39,946	37,000	53,303	37,000	57,493	37,000	47,748	37,000	68,316	37,000	67,86
Strawberries, fresh and proc. Blueberries	1,500	10,400	1,500	8,060	1,500	7,480	1,500		1,400	7,425 4,107	1,400	9,020 4,558	1,400	6,895	1,400	8,46
ed Raspberries	800 450	2,315 3,702	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	3,928	900 500	4,052	900 500	4,521 3,746	900 N/A	3,95 N/A
tel Acces Hereneted	0.040.500		0.074.000		0.005.740		0.077.740		0.005.400		2.050.400		2 224 222		0.040.000	
tal Acres Harvested tal Value Of Production liue of Production Per Acre	2,843,500 \$475	\$1,351,332	3,274,360 \$403	\$1,320,264	3,095,710 \$516	\$1,597,640	2,977,710 \$631	\$1,879,776	3,035,430 \$718	\$2,178,788	3,058,480 \$573	\$1,753,134	3,081,030 \$702	\$2,163,584	3,013,230 \$719	\$2,166,70
ALCULATED VALU	IFS															
(in millions) diusted Production Expenses								_						_		
Total Production Expenses	3133		3000		3257		3823		4051		3751		3864		3999	
Taxes on Farm Property	162		191		209		239		262		230		232		269	
nterest on Mortgage Debt	67		65		73		84		87		92		92		92	
djusted Total Production Exp.	2904		2744		2975		3500		3703		3428		3540		3637	
lanagement Charge 1% of Gross Farm Income	40		40		40		49		53		44		51		58	
7% of Production Expenses	203		192		208		245		259		240		248		255	
otal Management Charge	244		233		248		294		312		284		298		312	
ortgage Debt Attributable																
Land Iterest on Mortgage Debt	67		65		73		84		87		92		92		92	
Land % of Tot Real Est Value	63%		63%		63%		63%		63%		63%		63%		63%	
ebt Attributable to Land	42		41		46		53		55		58		58		58	
			71		0		- 55		55		30		30		30	
	913		1042		722		1052		1225		672		1187		1776	
	913		233		248		1052 294		312		284		1187 298		312	
let Farm Income	244		191		209		239		262		230		232		269	
let Farm Income fanagement Charge Property Taxes	162				46		53		55		58		58		58	
et Farm Income lanagement Charge Property Taxes Mortgage Debt Attributable			41													
et Farm Income lanagement Charge Property Taxes Mortgage Debt Attributable Land	162 42						1050		1230		676		1179		1791	
et Farm Income lanagement Charge Property Taxes fortgage Debt Attributable Land djusted Net Farm Income	162		1041		729		1000				676		1179		1791	
et Farm Income lanagement Charge roperty Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit	162 42				729		1050		1230				11/9			
let Farm Income Inangement Charge Troperty Taxes Hortgage Debt Attributable Land Idjusted Net Farm Income Net Profit Adjusted Net Farm Income	162 42 874		1041		729		1050								5770	
et Farm Income lanagement Charge roperly Taxes fortrgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income salized Gross Farm Income	874 874 4046		1041 1041 4041		729 3979		1050 4875		5277		4423		5051		5775	
et Farm Income anagement Charge roperly Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income salizad Gross Farm Income	162 42 874		1041		729		1050								5775 31%	
et Farm hoome Anagement Charge **Popenty Tawas dortrages Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm hoome 4, Net Profit =	874 874 4046 22%		1041 1041 4041		729 3979		1050 4875		5277		4423		5051			
let Farm Income Anagement Charge Property Tawas Morttage Debt Attributable Land dijusted Net Farm Income Net Profit digissed Net Farm Income tealized Gross Farm Income % Net Profit = INERAL SOILS BASE VALUE	874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23%		31%	
let Farm Income Amagement Charge Property Taxes Wortragee Debt Attributable Land djusted Net Farm Income Net Profit Adjusted Harm Income Wet Profit INET ATTRIBUTED WHET PROFIT INETAL SOILS BASE VALUI C.Capitalization Rate of 10%	874 874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23% 10%		31% 10%	
let Farm Income Anagament Charge Property Tawas Morttage Debt Attributable Land dijusted Net Farm Income Net Profit tealized Gross Farm Income Kelzied Gross Farm Income Kent Profit = INRERAL SOLS BASE VALUI Capitalization Rate of 10% Capitalization Rate of 10%	874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23%		31%	
udjusted Net Farm Income let Farm broome let Farm broome let Farm broome Annagement Charge Propenty Tasse Mortgage Debt Attributable be Land dijusted Net Farm Income , Net Profit Adjusted Net Farm Income kealized Gross Farm broome % Net Profit = lineRAL SOILS BASE VALUI LC Capitalization Rate of 10% Armail Percent Net Profit LV Jables of Production Ferrit LV Jables of Production Ferrit LV Jables of Production For Profit of the Logitalization Rate of Production Ferrit LV Jables OF PRODUCTIO	874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26%		729 3979 18%		1050 4875 22% 10% 22%		5277 23% 10% 23%		15% 10% 15%		5051 23% 10% 23%		31% 10% 31%	
et Farm hoome Inanaement Charge Property Tawes Indrugage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm hoome 6, Net Profit = INERAL SOLLS BASE VALUI Capitalization Rate of 10% Capitalization Rate of 10%	874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26%		729 3979 18%		1050 4875 22% 10% 22%		5277 23% 10% 23%		15% 10% 15%		5051 23% 10% 23%		31% 10% 31%	
nt Farm boome anagement Charge ropenty Tawas fortragage Debt Attributable Land dijusted Net Farm Income Net Profit digisted Het Farm Income salazed Gross Farm Income is Net Profit NETRAL SOILS BASE VALUI Capitalization Rate of 10% Annual Percent Net Profit Value of Production Per Acre apitalized Value of Producti	162 42 874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26% 403		729 3979 18% 10% 18% 516		1050 4875 22% 10% 22% 631		5277 23% 10% 23% 718		15% 15% 10% 15% 573		10% 23% 702		31% 10% 31% 719	
st Farm knome anagement Charge roperty Tawas fortrage Debt Attributable Land jlysted Net Farm Income Net Profit digisted Net Farm Income salzaed Gross Farm Income s, Net Profit = NETRAL SOILS BASE VALUI Capitalization Rate of 10% Annual Percent Net Profit value of Production Per Acre apitalized Value of Production Per Acre apitalized Value of Production	162 42 874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26% 403		729 3979 18% 10% 18% 516		1050 4875 22% 10% 22% 631		5277 23% 10% 23% 718		15% 15% 10% 15% 573		10% 23% 702		31% 10% 31% 719	

	Item 1/								
		2004	2005	2006	2007	2008	2009	2010	2011
			Thousand do	ollars					
10		4 004 400	4 000 000	4 400 045	4 00 4 007	0.070.004	4 704 470	4 000 000	4.00
	ue of crop production (Total) ood grains	1,284,436 17,988	1,263,286 15,367	1,499,345 22,286	1,664,637 27,721	2,073,994 53,053	1,721,470 35,170	1,860,690 35,173	1,997
	eed crops	196.622	178,626	212,799	267,268	391,693	355,523	333,524	509
	il crops	41,181	42,518	55,575	82,726	108,180	109,461	135,329	154
	ruits and tree nuts	236,578	250,063	274,914	351,612	389,327	329,032	327,812	342
	egetables	419.772	423,005	470.880	517,527	626,611	509.617	585,102	55
	Il other crops	373,946	402,426	430,885	419,417	437,510	420,911	421,155	45
	ome consumption	2,933	2,378	2,557	1,816	2,307	2,133	2,653	40
	alue of inventory adjustment 2/	-4,584	-51,097	29,449	-3,450	65,313	-40,377	19,942	-5
	and of interiory adjustment 2	1,001	01,007	20,110	0,100	00,010	10,011	10,012	
	ue of livestock production (Total)	2,246,502	2,240,812	1,956,816	2,718,357	2,687,607	2,046,894	2,577,258	3,22
	eat animals	144,994	189,952	163,501	119,177	165,836	138,397	191,496	27
	airy products	1,950,144	1,913,724	1,609,742	2,377,987	2,380,800	1,685,312	2,206,494	2,73
	oultry and eggs	100,013	85,723	90,418	117,485	138,994	105,512	110,683	12
M	iscellaneous livestock	53,710	60,210	61,449	76,160	73,477	81,128	68,885	7
H	ome consumption	5,113	4,915	4,917	4,694	5,238	5,201	5,280	
V	alue of inventory adjustment 2/	-7,472	-13,712	26,789	22,854	-76,738	31,344	-5,580	
P~	venues from services and forestry (Total)	432.933	394,105	395,173	429.498	446,134	505,805	547,128	49
	achine hire and customwork	432,933 51,577	45.350	395,173	34,470	30,038	56,691	95.735	4
	prest products sold	22,200	22,200	23,300	23,000	20,900	18,400	18,900	
	ther farm income	145,060	101,360	95.127	135,938	152,013	158,051	169,880	1:
G	ross imputed rental value of farm dwellings	214,096	225,195	243,295	236,090	243,183	272,663	262,613	2
Val	ue of agricultural sector production (Sum of Above Totals)	3,963,871	3,898,203	3,851,334	4,812,492	5,207,735	4,274,169	4,985,076	5,7
Pu	chased inputs (Sum of Below Totals)	1,825,530	1,702,633	1,831,035	2,214,003	2,429,067	2,136,770	2,285,026	2,4
	duia (Tatal)	639.064	553,275	F00 040	745 400	846.201	735.417	047.004	
	arm origin (Total) Feed purchased	471,115	392,414	596,619 426,093	715,109 502,403	626,022	527,276	817,081 616,428	8
	Livestock and poultry purchased	9,678	17,771	22,757	27,515	18,560	12,496	13,969	
	Seed purchased	158,271	143,090	147,769	185,191	201,619	195,645	186,684	-
	,		.,	,	,	. ,	,.	,	
	anufactured inputs (Total)	442,144	475,020	521,033	612,460	676,035	594,092	606,745	6
	Fertilizers and lime	110,774	127,120	140,261	149,313	195,438	151,494	181,341	1
	Pesticides	95,301	90,584	93,545	111,817	105,690	119,475	104,158	1
	Petroleum fuel and oils	150,958	172,369	197,828	241,822	267,243	214,814	223,518	2
	Electricity	85,111	84,947	89,399	109,508	107,664	108,309	97,728	
0	ther purchased inputs (Total)	744,322	674,338	713,383	886,434	906,831	807,261	861,200	8
	Repair and maintenance of capital items	171,335	154,430	184,874	193,356	188,083	173,317	172,458	2
	Machine hire and customwork	41,292	33,212	38,535	35,842	35,588	45,573	36,218	
	Marketing, storage, and transportation expenses	128,206	110,150	105,302	146,056	136,975	138,682	154,236	1
	Contract labor	23,678	23,169	21.003	26,596	18,585	23,335	18,452	
	Miscellaneous expenses	379,811	353,377	363,669	484,584	527,600	426,354	479,836	
		00.504	55 500	07.040	105.070	100 100	20.400	474.050	
ivei	government transactions (See Below Adjustments)	-86,501	-55,586	-87,848	-185,878	-199,160	-88,168	-171,952	-2
+ D	irect Government payments	82,076	143,240	127,875	62,892	69,113	149,015	65,961	
	otor vehicle registration and licensing fees	6,100	8,077	6,646	9,776	6,434	6,975	5,948	
- P	roperty taxes	162,477	190,749	209,077	238,994	261,839	230,208	231,965	2
Gro	oss value added (Production Total less Input Total plus	2,051,840	2,139,984	1,932,451	2,412,611	2,579,508	2,049,231	2,528,098	3,0
Tra	nsaction Total)								
С	apital consumption	432,823	458,622	473,974	487,082	524,012	549,492	559,616	
	value added (Gross Value Added less Capital	1,619,017	1,681,362	1,458,477	1,925,529	2,055,496	1,499,739	1,968,482	2,4
	nsumption) ayments to stakeholders (Total of Below Values)	706,064	639,504	736,351	873,472	830,124	827,621	781,149	6
	Employee compensation (total hired labor)	515,665	442,486	517,913	629,797	601,301	578,926	527,937	- 2
	Net rent received by nonoperator landlords	40,723	19,110	16.781	30,951	14,157	40.781	51,892	
	Real estate and nonreal estate interest	149,676	177,908	201,657	212,724	214,666	207,914	201,320	1
Ne	farm income (Net Value Added less Payments	912,953	1,041,858	722,126	1,052,057	1,225,372	672,118	1,187,333	1,3
to S	Stakeholders)					,		,,	,
/ Val	ue of agricultural sector production is the gross value of the con	nmodities and services p	produced within a ye	ar.					
	value-added is the sector's contribution to the National econom								
	duction earned by all factors-of-production, regardless of owners								
	erators' share of income from the sector's production activities.								
cor	sistent with that employed by the Organization for Economic C								
	ositive value of inventory change represents current-year product								

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 <u>only</u> purpose for these factors is to compute the agricultural exemption. They are <u>not</u> indicative of market values for those types of land. The assessor is <u>not</u> 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 Φ(518) 486-4403	16 Sheridan Avenue Albany, NY 12210	Central Region Φ(315) 471-2347	Deys Centennial Plaza 401 So. Salina St., 5 th floor Syracuse, NY 13202
Southern Region $\Phi(845)$ 567-2648	263 Route 17K, Suite 2001 Newburgh, NY 12550	Western Region Φ(585) 343-6329	Genesee County Building #2 3837 West Main Road Batavia, NY 14020
Long Island Φ(631) 777-1785	560 Broadhollow Road Melville, NY 11747	Saranac Lake Φ(518) 891-1780	43 Broadway 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	Value	Organic Soil	Value
S	oil Group	Per Acre	Group (muck)	Per Acre
1	а	\$999	A	\$1,998
	b	889	В	1,299
2	а	889	С	1,099
	b	789	D	699
3	a	789		
	b	679		
4	_a	679		
Ľ	b	579	Aquaculture	\$999
5	а	579		
	b	470	Farm Woodland	\$370
6	а	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



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.

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 oil 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
A	
В	65
С	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 Stated 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, <u>New York Agricultural Statistics 2013 –2014</u>(January 2014).

See web site

http://www.nass.usda.gov/Statistics by State/New York/Publications/Annual Statistical Bulletin/2014/20 14-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

CROP PRODUCTIO			0000		***				_							
	2005		2006		2007		2008		2009		2010		2011		2012	
	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 Oats	95.0 75.0	\$17,134 6,642	95.0 67.0	\$23,354 8,280	85.0 60.0		122.0 64.0	\$47,346 12,968	105.0 60.0	\$33,033 8,870	100.0 58.0	\$42,478 9,365	93.0 34.0	\$37,133 6,919	85.0 50.0	\$44, 12,
Rye Barlev	10.0 15.0	600 1.323	10.0 12.0	580 1.181	6.0 11.0	360	N/A 9.0	N/A 2,223	N/A 10.0	N/A 1.855	N/A 10.0	N/A 2.008	N/A 9.0	N/A 2.318	N/A 8.0	N/A
Soybeans	188.0	41,059	198.0	56,379	203.0		226.0	107,079	254.0	99,390	279.0	152,669	277.0	146,505	312.0	2, 195,
Corn for grain	460.0	130,622	480.0	211,766	550.0	355,520	640.0	398,131	595.0	320,515	590.0	557,550	620.0	568,974	680.0	687,
Com for silage Hay, all	520.0 1,650.0	227,188 284,235	460.0 1,520.0	227,700 316,755	505.0 1,360.0		445.0 1,320.0	352,440 367,398	470.0 1,360.0	290,178 298,485	455.0 1,380.0	311,220 272,868	470.0 1,340.0	427,888 308,184	475.0 1,560.0	532, 385,
Potatoes	20.1	64,280	19.0	68,400	18.3	61,543	17.8	92,275	16.5	63,360	16.0	69,120	16.2	63,585 7,953	16.5	64,4
Dry beans	ACRES	6,655 VALUE	18.0 ACRES	6,760 VALUE	16.5 ACRES	VALUE	ACRES	18,144 VALUE	15.6 ACRES	6,755 VALUE	ACRES	8,657 VALUE	ACRES	VALUE	9.5 ACRES	VALUE
VEG/FRUITS		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000
VEG/FROITS																
Beets, processing	2,100	2,964	2,100	2,108	2,400		NA	N/A	NA	NA	NA	NA	NA	N/A	N/A	NA
Cabbage, fresh Cabbage processing	8,700 2,000	\$59,132 4,040	9,300 2,100	\$57,833 3,857	11,200 3,000		9,500 N/A	\$79,110 N/A	9,000 N\A	\$55,833 N/A	10,400 N/A	\$87,890 N\A	10,700 N/A	\$81,875 N\A	10,800 N/A	\$105, N/A
Cauliflower, fresh	470	1,739	350	1,764	320	1,296	400	1,782	400	2,366	460	3,417	430	2,401	470	4,
Cucumbers, fresh	3,600	12,226	3,300	21,757	4,100		3,600	16,146	3,200	16,051	2,800	18,469	2,900	18,560	2,900	25,8
Green peas, processing	19,900	11,414 41,283	17,400	13,361	N/A	N/A	N/A	N/A								
Onions, fresh Snap beans, fresh	11,700 7,300	20,736	9,400 8,200	40,391 38,294	10,500 7,800		10,100 6.600	58,918 40,536	10,300 6,700	67,592 23,584	9,800 6,700	53,702 39,208	6,200 5,300	26,695 31,040	10,100 5.300	46, 33,
Snap beans, processing	21,200	12,802	19,900	15,064	N/A	N/A	20,400	21,539	19,400		22,100	21,587	13,600	15,204	19,000	18,
Sweet corn, fresh	23,200	49,810	21,900	61,758	22,500		22,900	73,865	21,500	58,265	22,800	71,136	19,600	53,626	20,600	68,4
Sweet corn, processing Tomatoes, fresh	17,600 2,000	9,339 21,456	17,200 2,000	8,908 30,760	N/A 2,400	N/A 32,486	N/A 2,700	N/A 43,092	N\A 2,500	N/A 32,725	N/A 2,800	N/A 28,498	N/A 2,700	N/A 36,634	N\A 2,800	N/A 47,
Bell Peppers	900	10,886	1,000	9,522	1,100		1,000	13,936	1,000	12,325	1,100	9,900	2,700 N/A	36,634 N/A	2,800 N/A	N/A
Eggplant	420	3,720	410	4,357	480	5,670	470	6,192	410	6,061	370	4,027	NA	N/A	NA	NA
Endive/Escarole	300	1,770	290	2,096	260		240	2,785	290	4,235	290	1,984	NA	N/A	N/A	NA
Pumkins Spinach	5,300	21,942 449	5,500	18,833	6,400		5,900	38,444	6,000		6,800	35,088	6,300	23,631	5,800	33,
Spinach Squash	370 3,500	23,717	310 3,000	340 23,562	250 3,500		320 3,800	1,320 32,528	280 4,500	926 23,004	310 4,600	973 36,777	N/A 4,400	N/A 42,887	N/A 4,500	N/A 41,
Apples	45,000	\$167,900	45,000	\$250,905	42,000		42,000	\$260,980	42,000		42,000	\$221,620	42,000	\$244,000	42,000	\$249,
Peaches Tart cherries	1,700 2,000	2,828 3,243	1,700 1,800	4,489 2,725	1,700 1,600	3,995 3,871	1,600 1,600	4,796 3,879	1,600 1,600	5,406 2,459	1,600 1,500	7,023 1,360	1,600 1,500	8,352 1,426	1,600 1,500	4,i 2,i
Pears	1,400	4,088	1,400	6,685	1,200		1,200	4,742	1,200	4,854	1,200	4,932 2,255	1,200	6,956	1,200	2,3
Sweet cherries Grapes	700 34,000	1,267 38,535	700 36,000	1,973 39,946	700 37,000		700 37,000	3,241 57,493	700 37,000	2,295 47,748	700 37,000	68,068	700 37,000	2,106 70,056	700 37,000	1,0 52,2
Strawberries, fresh and proc.	1,500	8,060	1,500	7,480	1,400	7,590	1,400	7,425	1,400	9,020	1,400	6,895	1,400	8,460	1,400	6,8
Blueberries Red Raspberries	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	4,107 3,928	900 500	4,558 4,052	900 500	4,521 3,746	900 N/A	3,957 N/A	900 N/A	3,8 N/A
Total Acres Harvested	3,274,260		3,092,110		2,978,010		3,035,430		3,058,480		3,081,030		3,029,430		3,364,570	
Total Value Of Production Value of Production Per Acre	\$403	\$1,320,447	\$517	\$1,597,516	\$631	\$1,879,297	\$718	\$2,178,788	\$573	\$1,753,134	\$701	\$2,159,011	\$742	\$2,247,325	\$797	\$2,680,3
value of Froduction Fer Acre	\$403		\$317		\$031		\$710		\$313		\$701		\$142		şisi	
CALCULATED VALU	ES															
(in millions) Adjusted Production Expenses																
Total Production Expenses	3000		3257		3823		4051		3751		3891		4053		4573	
-Taxes on Farm Property	191 65		209 73		239 84		262 87		230 92		232 106		269 107		241 107	
-Interest on Mortgage Debt	65		//3		84		87		92		106		107		107	
Adjusted Total Production Exp.	2744		2975		3500		3703		3428		3554		3677		4225	
Management Charge																
1% of Gross Farm Income	40		40		49		53		44		50		58		59	
+ 7% of Production Expenses	192		208		245		259		240		249		257		296	
Total Management Charge	233		248		294		312		284		299		315		354	
Mortgage Debt Attributable																
to Land																
Interest on Mortgage Debt x Land % of Tot Real Est Value	65 63%		73 63%		84 63%		87 63%		92 63%		106 63%		107 63%		107 63%	
Debt Attributable to Land	41		46		53		55		58		67		68		67	
Adjusted Net Farm Income Net Farm Income	1042		722		1052		1225		672		1124		1708		1296	
-Management Charge	233		248		294		312		284		299		315		354	
+Property Taxes +Mortgage Debt Attributable	191 41		209 46		239 53		262 55		230 58		232 67		269 68		241 67	
to Land																
Adjusted Net Farm Income	1041		729		1050		1230		676		1123		1730		1250	
% Net Profit Adjusted Net Farm Income	1041		729		1050		1230		676		1123		1730		1250	
4																
Realized Gross Farm Income	4041		3979		4875		5277		4423		5015		5762		5869	
% Net Profit =	26%		18%		22%		23%		15%		22%		30%		21%	
MINERAL SOILS BASE VALUE																
	10%		10%		10%		10%		10%		10%		10%		10%	
A.Capitalization Rate of 10%	26%		18%		22%		23%		15%		22%		30%		21%	
B.Annual Percent Net Profit	403		517		631		718		573		701		742		797	
B.Annual Percent Net Profit C.Value of Production Per Acre			947		1000		4.070				4 574		0.00=		4.000	
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio			947		1,360		1,673		877		1,570		2,227		1,696	
B.Annual Percent Net Profit C.Value of Production Per Acre	on 1,039															
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
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B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Production																
B.Armual Percent Net Profit C. Value of Production Per Acre Capitalized Value of Productio Per Acre (B x C / A) =	1,039	of Capitalized		Previo	us Year Capi	italized	999		Base Val	ue Per Acre	1019					

Item 1/		2005	2006	2007	2008	2009	2010	2011	2012
			Thousand do	ollars					
Value of crop production (Total)		1,263,286	1,499,345	1,664,637	2,073,994	1,721,470	1,861,342	1,996,702	2,12
Food grains		15,367	22,286	27,721	53,053	35,170	35,173	40,163	3
Feed crops		178,626	212,799	267,268	391,693	355,523	333,524	503,115	56
Oil crops		42,518	55,575	82,726	108,180	109,461	135,329	155,672	17
Fruits and tree nuts		250,063	274,914	351,612	389,327	329,032	325,518	351,853	31
Vegetables		423,005	470,880	517,527	626,611	509,617	594,309	537,308	62
All other crops		402,426	430,885	419,417	437,510	420,911	421,155	456,324	46
Home consumption		2,378	2.557	1.816	2.307	2.133	2.653	1,953	
Value of inventory adjustment 2/		-51,097	29,449	-3,450	65,313	-40,377	13,681	-49,686	-
Value of livestock production (Total)		2,240,812	1,956,816	2,718,357	2,687,607	2,046,894	2,559,837	3,222,422	3,0
Meat animals		189.952	163,501	119,177	165.836	138.397	187,486	273,576	3
Dairy products		1.913.724	1,609,742	2.377.987	2.380.800	1.685.312	2.206.494	2.740.484	2.5
Poultry and eggs		85,723	90,418	117,485	138,994	105,512	93.262	125,386	2,3
Miscellaneous livestock		60,210	61,449	76,160	73,477	81,128	72,895	70,620	
Home consumption Value of inventory adjustment 2/		4,915 -13,712	4,917 26,789	4,694 22,854	5,238 -76,738	5,201 31,344	5,280 -5,580	4,742 7,614	
value of inventory adjustment 2/		-13,712	20,769	22,854	-70,738	31,344	-5,580	7,014	
Revenues from services and forestry	(Total)	394,105	395,173	429,498	446,134	505,805	527,792	485,213	5
Machine hire and customwork		45,350	33,451	34,470	30,038	56,691	95,735	53,583	
Forest products sold		22,200	23,300	23,000	20,900	18,400	n/a	n/a	n/a
Other farm income		101,360	95,127	135,938	152,013	158,051	150,544	140,187	2
Gross imputed rental value of farm	dwellings	225,195	243,295	236,090	243,183	272,663	262,613	273,343	2
Value of agricultural sector production	n (Sum of Ahove Totals)	3,898,203	3,851,334	4,812,492	5,207,735	4,274,169	4,948,971	5,704,337	5,7
Purchased inputs (Sum of Below To		1,702,633	1,831,035	2,214,003	2,429,067	2,136,770	2,282,819	2,477,146	2,7
Farm origin (Total)		553,275	596,619	715,109	846,201	735,417	817,081	911,443	1,0
Feed purchased		392,414	426,093	502,403	626,022	527,276	616,428	699,295	8
Livestock and poultry purchased		17,771	22,757	27,515	18.560	12,496	13,969	16,503	
Seed purchased		143,090	147,769	185,191	201,619	195,645	186,684	195,645	2
Manufactured inputs (Total)		475,020	521,033	612,460	676,035	594,092	606,745	675,563	7
Fertilizers and lime		127,120	140,261	149,313	195,438	151,494	181,341	196,601	2
Pesticides		90.584	93,545	111,817	105,690	119,475	104.158	122,539	1
Petroleum fuel and oils		172,369	197,828	241,822	267,243	214,814	223,518	259,661	2
Electricity		84,947	89,399	109,508	107,664	108,309	97,728	96,762	- 7
Other purchased inputs (Total)		674,338	713,383	886,434	906,831	807,261	858,993	890,140	9
Repair and maintenance of capital	itomo	154,430	184,874	193,356	188,083	173,317	172.512	206,277	1
	items								
Machine hire and customwork		33,212	38,535	35,842	35,588	45,573	36,218	41,552	
Marketing, storage, and transports	ition expenses	110,150	105,302	146,056	136,975	138,682	154,236	162,726	1
Contract labor		23,169	21,003	26,596	18,585	23,335	18,452	18,993	
Miscellaneous expenses		353,377	363,669	484,584	527,600	426,354	477,575	460,592	4
Net government transactions (See B	elow Adjustments)	-55,586	-87,848	-185,878	-199,160	-88,168	-171,952	-217,696	-1
Direct Government payments		143,240	127,875	62,892	69,113	149,015	65,961	57,385	1
Motor vehicle registration and licens	ing fees	8,077	6,646	9,776	6,434	6,975	5,948	6,250	
Property taxes		190,749	209,077	238,994	261,839	230,208	231,965	268,869	2
Gross value added (Production Total	less Input Total plus	2,139,984	1,932,451	2,412,611	2,579,508	2,049,231	2,494,200	3,009,457	2,8
Transaction Total) Capital consumption		458,622	473,974	487,082	524,012	549,492	559,310	585,663	6
Net value added (Gross Value Adde	d long Capital	1,681,362	1,458,477	1,925,529	2,055,496	1,499,739	1,934,890	2,423,794	2,2
Consumption)	<u> </u>								
Payments to stakeholders (Total of Employee compensation (total hir		639,504 442,486	736,351 517,913	873,472 629,797	830,124 601,301	827,621 578,926	811,365 527,937	715,404 454,693	9
									6
Net rent received by nonoperator I Real estate and nonreal estate int	andiords erest	19,110 177,908	16,781 201,657	30,951 212,724	14,157 214,666	40,781 207,914	51,848 231,580	45,102 215,609	2
Net farm income (Net Value Added le		1,041,858	722,126	1,052,057	1,225,372	672,118	1,123,525	1,708,390	1,2
to Stakeholders)					1,223,372	072,110	1,123,323	1,700,390	1,2
Value of agricultural sector production Net value-added is the sector's contri				ar.					
production earned by all factors-of-pr									
	ector's production activities.								

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 <u>only</u> purpose for these factors is to compute the agricultural exemption. They are <u>not</u> indicative of market values for those types of land. The assessor is <u>not</u> 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

_				T
	Mineral	Value	Organic Soil	Value
S	oil Group	Per Acre	Group (muck)	Per Acre
1	a	\$1,019	Α	\$2,038
Ŀ	b	907	В	1,325
2	а	907	С	1,121
	b	805	D	713
3	а	805		
	b	693		
4	а	693		
Ľ	b	591	Aquaculture	\$1,019
5	а	591		
	b	479	Farm Woodland	\$377
6	а	479		
L	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.

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
2	b	79
3	a	79
7	b	68
4	a	68
*	b	58
5	a	58
3	b	47
6	a	47
U	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
n n	
В	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 Stated 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/2014/20 14-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 of Production Per Acre \$517	Total Value Of Production 3,092,110	Neu Naspoeilles 400	Dod Dasabarrias 450	rries, fresh and proc. 1.	ω	nerries		erries		2	Squasin 3,000		Spinach 310	G	Endive/Escarole 290				assing		essing	fresh	Onions, fresh 9,400	Green peas, processing 17,400	3	Cauliflower, fresh 350	Cabbage processing 2,100	Cabbage, fresh 9,300	Beets, processing 2,100	* FOIL NOTIO	VEG/ERIJITS		ACR	Dry heans 18.0	1,0		rain	ans 1	Ve	Cats 67.0	at	רוברט כאכרט	FIELD CROPS	ACRES	2006	CNOT FRODUCTION DATA
Ψ1,001,010	\$1 507 516	4,737	4 707	7,480	39,946	1,9/3	6,685	2,725	4,489	\$250,905	23,562	00 F00	340	18 833	2.096	4 357	9.522	30.760	8,908	61.758	15,064	38,294	40,391	13,361	21,757	1,764	3,857	\$57,833	2,108			\$(000)	VALUE	6 760	316,755	227,700	211,766	56,379	1.181	580	\$23,354		\$(000)	VALUE		
\$631	2,978,010	000	500	1,400			_			42,000	3,500	0.500	250				1.100	2.400	N/A	22.500	NA .	7,800	10,500	N/A	4,100	320	3,000	11,200	2,400			,	ACRES	16.5	1,360.0	505.0	550.0	203.0	11.0	6.0	85.0		(000)	ACRES	2007	
÷ , 0 , 0 , 10 , 10 , 10 , 10 , 10 , 10	\$1 879 297	0,723	5,772	7,590	53,303	3,518	5,120	3,871	3,995	\$288,260	23,146		550,44	33,50	1 291	5,670	9.656	32.486	N/A	59.400	¥,	39,243	38,628	NA	19,688	1,296	3,981	\$84,818	1,824			\$(000)	VALUE	10 218	330,552	271,286	355,520	88,670		360	\$31,175		\$(000)	VALUE		
\$718	3,035,430	000	n 900	1,400	37,000	700	1,200	1,600	1,600	42,000	3,800	320	300	000 3	240	470	1,000	2.700	N/A	22.900	20,400	6,600	10,100	NA	3,600	400	NA	9,500	NA				ACRES	16.8	1,320.0	445.0	640.0	226.0	9.0	N/A 64.0	122.0		(000)	ACRES	2008	
φ <u>r</u> , 1, 0,, 00	\$2 178 788	3,320	3,102	7,425	57,493	3,241	4,742	3,879	4,796	\$260,980	32,528	1,320	1 320	28 444	2 785	6 192	13.936	43.092	NIA .	73.865	21,539	40,536	58,918	NA	16,146	1,782	NA	\$79,110	NA			\$(000)	VALUE	18 144	367,398	352,440	398,131	107,079	2.223	N/A	\$47,346		\$(000)	VALUE		
\$573	3,058,480	000	500	1,400	37,000	00/	1,200	1,600	1,600	42,000	4,500		280	900 3	000	410	1.000	2.500	N/A	21.500	19,400	6,700	10,300	NVA	3,200	400	NA	9,000	N/A				ACRES	15.6	1,360.0	470.0	595.0	254.0	10.0	N/A	105.0		(000)	ACRES	2009	
÷ , , , , ,	\$1 753 13 <i>4</i>	4,032	4,550	9,020	47,748	2,295	4,854	2,459	5,406	\$210,720	23,004	026	900	24 750	4 235	6.061	12.325	32.725	N/A io	58.265	14,864	23,584	67,592	NA	16,051	2,366	NA	\$55,833	N A			\$(000)	VALUE	6 755	298,485	290,178	320,515	99,390	1.855	N/A 8,8/0	\$33,033		\$(000)	VALUE		
\$701	3,081,030	000	n 000	1,400	37,000	700	1,200	1,500	1,600	42,000	4,600	. 000	340	008 9	290	370	1.100	2.800	N/A	22.800	22,100	6,700	9,800	NA	2,800	460	N N	10,400	NA				ACRES	14.9	1,380.0	455.0	590.0	279.0	10.0	NA SO	100.0		(000)	ACRES	2010	
¥F, 100, 101	\$2 150 101	3,740	3 7 7 6	6,895	68,068	2,255	4,932	1,360	7,023	\$221,620	36,777	97.0	073	350 35	1 984	4 027	9.900	28.498	NA .	71.136	21,587	39,208	53,702	NA	18,469	3,417	N N	\$87,980	N A			\$(000)	VALUE	8 657	272,868	311,220	557,550	152,669	2.008	N/A 365	\$42,478		\$(000)	VALUE ,		
\$742	3,029,430	7	N/A	1,400	37,000	00/	1,200	1,500	1,600	42,000	4,400	3	N 0,000	6 200	NA S	NA S	NA J	2.700	N/A	19.600	13,600	5,300	6,200	N/A	2,900	430	N N	10,700	NA				ACRES	11.8	1,340.0	470.0	620.0	277.0	9.0	N/A 34.0	93.0		(000)	ACRES	2011	
₩r,r-1,000	\$2 247 325	3	NI/A	3,460	70,056	2,106	6,956	1,426	8,352	\$244,000	42,887		NNA -	22.621	N S	Z .	Z	36.634	N/A CO	53.626	15,204	31,040	26,695	NA	18,560	2,401	NA A	\$81,875	NA			\$(000)	VALUE	7 953	308,184	427,888	568,974	146,505	2.318	N/A 0,919	\$37,133		\$(000)	VALUE		
\$779	3,360,370	YAN	,,,,,,	1,400	35,000		_		1,600	40,000	4,500	3	NIA C,CCC	2 200	N S	Z ;	NA ,	2.800	N/A	20,600	19,000	5,300	10,100	NA	2,900	470	NA	10,800	N/A				ACRES	9.5	1,560.0	475.0	680.0	312.0	8.0	N/A OU.O	85.0		(000)	ACRES	2012	
ψt,0 , 100	\$2 617 468	2	NIA 0,000	6,880	52,183	1,0/3	2,350	2,844	4,022	\$249,790	41,211	2	NIVA CO.	33 034	N/A	N/A	N A	47.174	N/A	68.433	18,762	33,465	46,036	N	25,822	4,290	N	\$105,982	N A			\$(000)	VALUE	9.318	393,003	532,143	617,794	195,187	2.049	N/A	\$44,714		\$(000)	VALUE		
\$736	3,258,030	2	200	1,400	37,000	/00	1,000	1,600	1,600	40,000	4,500	5	NA G	6 000	Z 3	Z :	N J	2.700	NA I	22,600	18,900	6,200	6,500	¥	3,100	430	¥	9,500	¥				ACRES	8.8	1,430.0	500.0	690.0	278.0	8.0	NA 46.0	115.0		(000)	ACRES	2013	
ΨΕ,ΟΟΟ,ΟΟΟ	\$2 306 500	N	NNA	7,729	74,773	3,168	5,144	4,295	5,748	\$237,233	37,984	3	No.	20 144	N S	N :	NA I	32.380	NA O	78.060	16,434	35,112	31,600	NA	16,709	3,169	NA A	\$84,218	¥			\$(000)	VALUE	8 061	471,050	495,550	414,207	166,800	2.122	NA O	\$50,048		\$(000)	VALUE		

		1039	Base Value Per Ac	1019	Previous Year Capitalized	1569	8 Year Avg of Capitalized	0
1,724	1,756	2,356	1,857	877	1,673	1,360	947	Capitalized Value of Production Per Acre (B x C / A) =
10% 23% 736	10% 23% 779	10% 32% 742	10% 27% 701	10% 15% 573	10% 23% 718	10% 22% 631	10% 18% 517	A.Capitalization Rate of 10% B.Annual Percent Net Profit C.Value of Production Per Acre
								MINERAL SOILS BASE VALUE
23%	23%	32%	27%	15%	23%	22%	18%	% Net Profit =
6443	6065	5825	5208	4423	5277	4875	3979	Realized Gross Farm Income
1510	1367	1850	1380	676	1230	1050	729	% Net Profit Adjusted Net Farm Income
1510	1367	1850	1380	676	1230	1050	729	Adjusted Net Farm Income
								to Land
84	82	89	67	58	55	53	46	+Mortgage Debt Attributable
385	368	316	301	284	37.2	294	248	-Management Charge
1579	1409	1829	1383	672	1225	1052	722	Net Farm Income Net Farm Income
84	82	68	67	58	55	53	46	Debt Attributable to Land
63%	63%	63%	63%	63%	63%	63%	63%	x Land % of Tot Real Est Value
<u> </u>	200	<u> </u>		3		2	75	Mortgage Debt Attributable to Land
385	368	316	301	284	312	294	248	Total Management Charge
320	307	257	249	240	259	245	208	+ 7% of Production Expenses
64	61	58	52	44	53	49	40	Management Charge 1% of Gross Farm Income
4574	4386	3677	3554	3428	3703	3500	2975	Adjusted Total Production Exp.
133	130	107	106	92	87	84	73	-Interest on Mortgage Debt
233	244	269	232	230	262	239	209	-Taxes on Farm Property
4940	4760	4053	3891	3751	4051	3823	3257	Total Production Expenses
								(in millions)
					_		S	CALCULATED VALUES

2,073,994 53,053 391,693 108,180 389,327 626,611 437,510 2,307 155,836 2,380,800 138,994 73,477 5,238 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083 35,588	2009 1,721,470 35,170 355,523 109,461 329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494 119,475	2010 2,061,253 39,942 421,549 131,011 325,878 566,406 586,226 2,653 -12,413 2,616,951 187,670 2,206,494 95,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	2011 2,118,080 39,320 592,718 152,726 353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503 195,645	2,309,452 44,901 664,462 178,472 329,506 574,055 551,241 2,763 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	2,341,2 53,1 604,6 181,1 349,9 522,6 64,6 3,401,6 3,401,6 137,7 108,8 8,6 46,6 46,6 46,6 46,4 46,4 46,4 46
53,053 391,693 108,180 389,327 626,611 437,510 2,307 165,313 2,687,607 165,836 2,380,800 138,994 73,477 5,238 76,738 20,900 152,013 243,183 2,090 666,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 107,664 108,083	35,170 355,523 109,461 329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 556,691 18,400 155,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	39,942 421,549 131,011 325,878 566,406 588,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,280,86 2,282,819 817,081 817,081 616,428 13,969 186,684	39,320 592,718 152,726 353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774	44,901 664,462 178,472 329,506 574,055 551,241 2,763 3,5948 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	53, 604, 1811, 349, 562, 562, 561, 141, 141, 2, 847, 137, 137, 108, 8, 8, 141, 152, 666, 368, 6,443, 3,237, 1,112, 816, 816,
53,053 391,693 108,180 389,327 626,611 437,510 2,307 165,313 2,687,607 165,836 2,380,800 138,994 73,477 5,238 76,738 20,900 152,013 243,183 2,090 666,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 107,664 108,083	35,170 355,523 109,461 329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 556,691 18,400 155,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	39,942 421,549 131,011 325,878 566,406 588,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,280,86 2,282,819 817,081 817,081 616,428 13,969 186,684	39,320 592,718 152,726 353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774	44,901 664,462 178,472 329,506 574,055 551,241 2,763 3,5948 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	53, 604, 1811, 349, 562, 562, 561, 141, 141, 2, 847, 137, 137, 108, 8, 8, 141, 152, 666, 368, 6,443, 3,237, 1,112, 816, 816,
391,693 108,180 389,327 626,611 437,510 2,307 65,313 2,687,607 155,836 2,380,800 138,994 46,134 30,038 446,134 30,038 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	365,523 109,461 329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,605 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	421,549 131,011 325,878 566,406 586,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,280,086 2,282,819 817,081 616,428 13,969 186,684	592,718 152,726 152,726 353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	664,462 178,472 329,506 574,055 551,241 2,763 -35,948 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	604, 181, 349, 522, 561, 4, 4, 64, 3,401, 311, 2,847, 137, 108, 8, -11, 700, 46, 368, 6,443, 3,237, 1,112,
108,180 389,327 626,611 437,510 2,307 65,313 2,687,607 155,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 420,900 152,013 243,183 5,207,735 2,429,067 846,201 18,560 201,619 676,035 195,438 105,690 267,243 107,664	109,461 329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	131,011 325,878 566,406 586,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	152,726 353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 99,295 16,503	178,472 329,506 574,055 551,241 2,763 -35,948 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	181,1 349,1 522,2 561,1 4, 64,4 3,401,,3 11,,2 ,847,1 108,8 8,0 -11,0 46,1 19,2 66,3 368,3 6,443,3 3,237,1 1,112,8 8,1
389,327 626,611 437,510 2,307 65,313 2,687,607 155,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,243 105,690 207,664	329,032 509,617 420,911 2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 550,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 2136,770 735,417 527,276 12,496 195,645 594,092 151,494	325,878 566,406 586,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,280,086 2,282,819 817,081 817,081 616,428 13,969 186,684	353,129 493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	329,506 574,055 551,241 2,763 -35,948 3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,367 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	349, 349, 522, 561, 141, 141, 141, 141, 141, 141, 141, 1
626,611 437,510 2,307 65,313 2,687,607 165,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 30,038 429,007 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 107,664	420,911 2,133 40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	566,406 586,226 2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	493,921 579,956 1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	574,055 551,241 2,763 -35,948 3,140,572 343,667 2,552,662 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	522, 561, 4, 64, 64, 64, 64, 64, 64, 64, 64, 64,
2,307 65,313 2,687,607 165,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	2,133 -40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	2,653 -12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	1,953 -95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146	2,763 -35,948 3,140,572 243,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776	4, 64, 3,401, 311, 2,847, 137, 108, 8, 1, -11, 1700, 46, 368, 368, 6,443, 3,237, 1,112, 816,
65,313 2,687,607 165,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 320,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 107,664	-40,377 2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	-12,413 2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	95,643 3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	-35,948 3,140,572 343,667 2,552,662 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	64, 3,401, 311, 2,847, 108, 8, -11, 700, 46, 19, 266, 368, 3,237, 1,112, 816,
2,687,607 165,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	2,046,894 138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	2,616,951 187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	3,219,830 275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	3,140,572 343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	3,401, 311, 2,847, 108, 8, -11, 700, 46, 19, 266, 368, 6,443, 3,237, 1,112,
165,836 2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 30,900 152,013 243,183 5,207,735 2,429,067 846,201 18,560 201,619 676,035 195,438 105,690 267,243 107,664 107,684	138,397 1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	187,670 2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	275,444 2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	343,667 2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	311, 2,847, 108, 8, -11, 700, 46, 19, 266, 368, 6,443, 3,237,
2,380,800 138,994 73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	1,685,312 105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	2,206,494 96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	2,740,484 110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	2,552,652 123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	2,847, 137, 108, 8, -11, 700, 46, 19, 266, 368, 6,443, 3,237, 1,112, 816,
138,994 73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	105,512 81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	96,644 83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	110,855 99,079 4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	123,495 109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776	137, 108, 8, -11, 700, 46, 19, 266, 368, 6,443, 3,237,
73,477 5,238 -76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	81,128 5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	83,129 5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	99,079 4,742 -10,774 -	109,188 3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	108, 8, -11, 700, 46, 19, 266, 368, 6,443, 3,237, 1,112, 816,
5,238 -76,738 446,134 40,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	5,201 31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	5,280 37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	4,742 -10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	3,720 7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	8, -11, 700, 46, 19, 266, 368, 6,443, 3,237, 1,112, 816,
-76,738 446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	31,344 505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	37,734 529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	-10,774 487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	7,850 614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	-11,0 700,0 46,5 19,0 266,368,3 6,443,3,237,3
446,134 30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	505,805 56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	529,882 95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	487,133 53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	614,700 35,414 19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	700,6 46,5 19,0 266, 368,5 6,443, 3,237,5 1,112,5 816,3
30,038 20,900 152,013 243,183 5,207,735 2,429,067 846,201 18,560 201,619 676,035 195,438 105,690 267,243 107,664 196,831 188,083	56,691 18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	95,735 20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	53,583 20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	35,414 19,064 235,367 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	46,19,1266,368,368,368,368,37,37,37,37,37,37,37,37,37,37,37,37,37,
20,900 152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	18,400 158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	20,990 150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	20,020 140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	19,064 235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	19,0 266, 368,9 6,443,4 3,237,5 1,112,9 816,3
152,013 243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	158,051 272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	150,544 262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	140,187 273,343 5,825,044 2,477,146 911,443 699,295 16,503	235,357 324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	266, 368, 6,443, 3,237, 1,112, 816,
243,183 5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	272,663 4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	262,613 5,208,086 2,282,819 817,081 616,428 13,969 186,684	273,343 5,825,044 2,477,146 911,443 699,295 16,503	324,865 6,064,724 3,112,380 1,078,517 765,776 80,181	368,9 6,443, 3,237,3 1,112,9 816,3
5,207,735 2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	4,274,169 2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	5,208,086 2,282,819 817,081 616,428 13,969 186,684	5,825,044 2,477,146 911,443 699,295 16,503	6,064,724 3,112,380 1,078,517 765,776 80,181	6,443,4 3,237,5 1,112,5 816,5
2,429,067 846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	2,136,770 735,417 527,276 12,496 195,645 594,092 151,494	2,282,819 817,081 616,428 13,969 186,684	2,477,146 911,443 699,295 16,503	3,112,380 1,078,517 765,776 80,181	3,237,3 1,112,9 816,3
846,201 626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	735,417 527,276 12,496 195,645 594,092 151,494	817,081 616,428 13,969 186,684	911,443 699,295 16,503	1,078,517 765,776 80,181	1,112,9 816,3
626,022 18,560 201,619 676,035 195,438 105,690 267,243 107,664	527,276 12,496 195,645 594,092 151,494	616,428 13,969 186,684	699,295 16,503	765,776 80,181	816,
18,560 201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	12,496 195,645 594,092 151,494	13,969 186,684	16,503	80,181	
201,619 676,035 195,438 105,690 267,243 107,664 906,831 188,083	195,645 594,092 151,494	186,684			
676,035 195,438 105,690 267,243 107,664 906,831 188,083	594,092 151,494		100,010	202,000	55,0 241,5
195,438 105,690 267,243 107,664 906,831 188,083	151,494	606 745			
105,690 267,243 107,664 906,831 188,083			675,563	790,766	843,9
267,243 107,664 906,831 188,083	119,475	181,341	196,601	246,847	259,2
906,831 188,083		104,158	122,539	137,050	138,5
906,831 188,083	214,814 108,309	223,518 97,728	259,661 96,762	321,396 85,473	354,2 91,8
188,083	100,309	91,120	90,762	65,473	91,0
	807,261	858,993	890,140	1,243,098	1,280,4
35 588	173,317	172,512	206,277	385,288	437,6
55,555	45,573	36,218	41,552	29,164	30,8
136,975	138,682	154,236	162,726	183,782	148,7
18,585 527,600	23,335 426,354	18,452 477,575	18,993 460,592	20,178 624,687	43,3 619,9
-199,160	-88,168	-171,952	-217,734	-146,843	-164,7
69,113	149,015	65,961	57,385	104,277	74,6
				6,973	6,8
261,839	230,208	231,965	268,869	244,147	232,5
2,579,508	2,049,231	2,753,315	3,130,164	2,805,500	3,041,3
524,012	549,492	559,310	585,663	450,376	490,
2,055,496	1,499,739	2,194,005	2,544,501	2,355,124	2,550,
820 124	927 624	811 365	715 404	946 205	972.
					705,
					34,
214,666	207,914	231,580	215,609	226,284	231,
1,225,372	672,118	1,382,640	1,829,097	1,408,918	1,578,
ar.	6,434 261,839 2,579,508 524,012 2,055,496 830,124 601,301 14,157 214,666	6,434 6,975 261,839 230,208 2,579,508 2,049,231 524,012 549,492 2,055,496 1,499,739 830,124 827,621 601,301 578,926 14,157 40,781 214,666 207,914	6,434 6,975 5,948 261,839 230,208 231,965 2,579,508 2,049,231 2,753,315 524,012 549,492 559,310 2,055,496 1,499,739 2,194,005 830,124 827,621 811,365 601,301 578,926 527,937 14,157 40,781 51,848 214,666 207,914 231,580	6,434 6,975 5,948 6,250 261,839 230,208 231,965 268,869 2,579,508 2,049,231 2,753,315 3,130,164 524,012 549,492 559,310 585,663 2,055,496 1,499,739 2,194,005 2,544,501 830,124 827,621 811,365 715,404 601,301 578,926 527,937 454,693 14,157 40,781 51,848 45,102 214,666 207,914 231,580 215,609	6,434 6,975 5,948 6,250 6,973 261,839 230,208 231,965 268,869 244,147 2,579,508 2,049,231 2,753,315 3,130,164 2,805,500 524,012 549,492 559,310 585,663 450,376 2,055,496 1,499,739 2,194,005 2,544,501 2,355,124 830,124 827,621 811,365 715,404 946,205 601,301 578,926 527,937 454,693 684,964 14,157 40,781 51,848 45,102 34,957 214,666 207,914 231,580 215,609 226,284

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 <u>only</u> purpose for these factors is to compute the agricultural exemption. They are <u>not</u> indicative of market values for those types of land. The assessor is <u>not</u> 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

S	Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	a	\$1,039	Α	\$2,078
•	b	925	В	1,351
2	a	925	С	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	а	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



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

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.

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 <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
В	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 Stated 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/2015/20 14-2015%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

Value of Production Per Acre	Total Acres Harvested Total Value Of Production	Red Raspberries	Blueberries	Grapes	Sweet cherries	Pears	Tart cherries	Peaches	Apples	Squasn	Opinadi	Spinach	Pumnkins	Endive/Escarole	Eggplant	Bell Peppers	Tomatoes, fresh	Sweet corn, processing	Sweet corn, fresh	Snap beans, processing	Snap beans, fresh	Onions, fresh	Green peas, processing	Cucumbers, fresh	Cauliflower, fresh	Cabbage processing	Cabbage, fresh	Beets, processing	VEG/FRUITS			Dry beans	Potatoes	Corn for silage	Corn for grain	Soybeans	Barley	Rye	Wheat		FIFI D CROPS				CROP PRODUCTION DATA
Per Acre	a d		and proc.															sing		sing			sing			g			S,											Č	00				DUCTIO
\$631	2,978,010	500	900	37,000	200	1,200	1,600	1,700	42,000	3,500	2 100	250	6 400	260	480	1,100	2,400	N/A	22,500	N/A	7,800	10,500	N/A	4,100	320	3,000	11,200	2,400			ACRES	16.5	183	505.0	550.0	203.0	11.0	6.0	85.0		(000)	(000)		2007	ON DATA
	\$1,879,297	5.723	3 373	53,303	3,518	5,120	3,87	3,995	\$288,260	23,146		550	22 694	1,291	5,670	9,656	32,486	N/A	59,400	N/A	39,243	38,628	N/A	19,688	1,296	3,981	\$84,818	1,824		\$(000)	VALUE	10,218	61 543	271,286	355,520	88,670	1,488	9,361 360	\$31,175		4(000)	\$(000)	i		
\$718	3,035,430		3 1,400			_				3,800			ת			6 1,000	6 2,700	NA	0 22,900	20,400		8 10,100	NA	8 3,600	6 400	NA	9,500	4 N/A			ACRES		3 178			22		0 N/A 04.0			(000)	(000)		2008	
I .	\$2 178 788		4 107						\$20	32,528						13,936	43,092	NA	73,865	21,539		58,918	NA	16,146	1,782	NA	\$79,110	NA		\$(000)	VALUE		92 275			_		N/A	-		* (000)	\$(000)	i		
\$573	3,058,480		900			_				4,500			ח			1,000	2,500		21,500	19,400	6,700	10,300	NA	3,200	400	NA	9,000	NA			ACRES		1,000.0			N		N/A OU.O			(000)	ACRES		2009	
	\$1 753 134		9,020		2,295				\$2	23,004						12,325	32,725	NA	58,265	14,864	23,584	67,592	NA	16,051	2,366	NA	\$55,833	NA		\$0	VALUE		63.560			_		N/A 0,0/0	ç		4(000)	\$(000)	i		
\$710	3,027,530		900			_			7	4,600			ח			1,100	2,800	N A	19,500	22,100	9,000	9,800	NA	2,800	460	N N	10,400	NA			ACRES		16.5			N		N/A OU.O			(000)	(000)		2010	
-	\$2 150 661	3.746	0,090	68,068	2,255	4,932	1,360	7,023	\$221,620	36,777	20.77	973	35 088	1,984	4,027	9,900	28,498	NA	60,840	21,587	52,668	53,702	NA	18,469	3,417	NA	\$87,980	NA		\$(000)	VALUE	8,657	71 280	311,220	553,833	152,669	2,008	N/A	\$40,354		# (000,	\$(000)	i		
\$759	2,968,530	Z S	900			_				5,000	1	,				NA	2,700	NA	18,500	13,600	10,000	6,200	NA	2,300	430	NA	9,700	NA			ACRES		167			2		N/A			(000)	(000)		2011	
# -j-cojo	\$2 253 817	NA C	3 060	70,056	2,106	6,956	1,426	8,352	\$244,000	48,/35	1070	NNA PO	23.631	N A	N A	N A	36,634	NA	50,630	15,204	58,621	26,695	NA	14,720	2,401	NA	\$73,559	NA		\$(000)	VALUE	7,953	65 130	427,888	568,974	146,505	2,318	N/A o, IUS	\$36,470		4(000)	\$(000)			
\$827	3,140,570	N .	1,400	35,000	600	1,000	1,500	1,600	40,000	5,400		NA O	6 300	N N	N A	N A	2,800	NA	18,000	19,000	10,500	8,000	NA	1,700	470	NA	8,800	NA			ACRES	9.5	180	475.0	680.0	312.0	8.0	N/A SU.U	85.0		(000)	ACRES		2012	
1000	\$2.598.243	NA C	3,803	52,183	1,0/3	2,350	2,844	4,022	\$249,790	49,453		NNA O	35 879	N A	NA	NA	47,174	NA	59,796	18,762	66,251	35,034	NA	15,137	4,290	NA	\$84,730	NA		\$0	VALUE	9,318	69 768	532,143	617,794	195,187	2,006	N/A	\$44,714		\$(000)	\$(000)			
\$745	3,259,430	Z	900			_			_	4,500	1			Z A	NA		2,700	NA	22,600		10,200	6,500	¥	1,700	430	¥	8,800	NA			ACRES		171			2		NA 40.0			(000)	(000)		2013	
1	\$2 428 270	NA 1, 12	2 129	74,773	3,168	5,144	4,295	5,748	\$237,233	37,984	2707	NA J	30 144	¥	N A	N A	32,380	¥	78,060	16,434	50,378	31,600	¥	9,163	3,169	¥	\$71,432	¥		\$(000)	VALUE		66 451	495,550	427,276	170,803	1,918	NA	\$51,612		4(000)	\$(000)			
\$684	3,148,290	¥ ,	700	37,000		_			_	4,300		NA J	5 200	Na	NA	NA	2,600	NA A	18,100	20,420	9,800	8,000	NA A	1,700	470	NA A	8,300	NA			ACRES	NA IO	15.8			327.0	8.0	NA 40.0	95.0		(000)	(000)		2014	
1	\$2 153 306	NA .,000	2 800	69,350	2,008	3,472	3,042	12,640	\$240,355	31,3/1	24.2	NA	20 493	¥	NA A	¥	23,962	¥	42,399	27,575	52,137	33,798	¥	10,091	2,623	¥	\$72,376	N _A		\$(000)	VALUE	NA CT,CCC	54 858	402,570	392,496	144,207	1,391	NA .020	\$32,918		\$(000)	\$(000)			

8 Year Avg of Capitalized Value of Production Per Acre	Capitalized Value of Production Per Acre (B x C / A) = 1,360	A.Capitalization Rate of 10% 10% B.Annual Percent Net Profit 22% C.Value of Production Per Acre 631	MINERAL SOILS BASE VALUE	% Net Profit = 22%	Realized Gross Farm Income 4875	% Net Profit Adjusted Net Farm Income 1050	Adjusted Net Farm Income 1050	+Mortgage Debt Attributable 53	-Management Charge 294		Adjusted Net Farm Income	Debt Attributable to Land 53	x Land % of Tot Real Est Value 63%	Interest on Mortgage Debt 84	Total Management Charge 294		Management Charge 1% of Gross Farm Income 49	Adjusted Total Production Exp. 3500	Ot .		(in millions) Adjusted Production Expenses Total Production Expenses 3823	(in paillions)
1772 Acre	1,673	10% 23% 718		23%	5277	1230	1230	55	312	1225		55	63%	87	312	259	53	3703	87	262	4051	-
Previous Year Capitalized	877	10% 15% 573		15%	4423	676	676	58	284	672		58	63%	92	284	240	44	3428	92	230	3751	-
1039	2,048	10% 29% 710		29%	5247	1512	1512	67	295	1497		67	63%	106	295	243	52	3466	106	244	3816	
Base Value Per Acr	2,698	10% 36% 759		36%	5952	2115	2115	68	308	2071		68	63%	107	308	248	60	3547	107	284	3938	-
1060	1,927	10% 23% 827		23%	6203	1445	1445	82	3/3	1484		82	63%	130	373	311	62	4442	130	251	4823	
	1,981	10% 27% 745		27%	6677	1776	1776	71	385	1852		71	63%	113	385	318	67	4549	113	238	4900	-
	1,614	10% 24% 684		24%	7051	1663	1663	74	280	1718		74	63%	118	417	347	71	4954	118	289	5361	

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

New York

Item 1/	2007	2008	2009	2010	2011	2012	2013	2014
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	2,020,7
Food grains	27,721	53,053	35,170	37,937	35,424	42,752	46,120	42,8
Feed crops	267,268	391,693	355,523	402,464	524,953	614,708	574,691	558,0
Oil crops Fruits and tree nuts	82,726 351,612	108,180 389.327	109,461 329,032	125,644 316.668	124,767 345,316	171,933 323,035	187,921 340,219	151,0 341.1
Vegetables	517,527	589,327 626,611	509,617	485.811	345,316 445.819	508,404	447,429	341,1
All other crops	419,417	437,510	420,911	665,741	653,370	629,211	646,124	611,1
Home consumption	1,816	2,307	2.133	4.278	3,330	4,130	4.197	19.4
Value of inventory adjustment 2/	-3,450	65,313	-40,377	-39,837	-83,245	-62,636	27,378	-99,6
Value of livestock production (Total)	2,718,357	2,687,607	2,046,894	2,636,851	3,307,048	3,206,972	3,526,552	4,283,6
Meat animals	119,177	165,836	138,397	187,670	275,444	343,667	296,697	435,2
Dairy products	2,377,987	2,380,800	1,685,312	2,206,494	2,740,484	2,552,652	2,846,312	3,477,5
Poultry and eggs	117,485	138,994	105,512	126,482	149,347	176,219	175,636	206,4
Miscellaneous Ilvestock	76,160	73,477	81,128	112,295	125,874	137,536	131,797	139,3
Home consumption	4,694	5,238	5,201	9,334	8,379	8,053	17,678	22,7
Value of inventory adjustment 2/	22,854	-76,738	31,344	-5,424	7,520	-11,156	58,433	2,4
Revenues from services and forestry (Total)	429,498	446,134	505,805	611,295	595,188	764,778	876,732	746,7
Machine hire and customwork	34,470	30,038	56,691	95,761	53,590	45,654	59,970	132,9
Forest products sold	23,000	20,900	18,400	14,582	17,096	17,213	30,337	24,1
Other farm Income	135,938	152,013	158,051	255,097	260,053	455,800	506,910	313,3
Gross imputed rental value of farm dwellings	236,090	243,183	272,663	245,855	264,448	246,110	279,515	276,2
Value of agricultural sector production (Sum of Above Totals) Purchased Inputs (Sum of Below Totals)	4,812,492 2,214,003	5,207,735 2,429,067	4,274,169 2,136,770	5,246,853 2,478,162	5,951,971 2,652,022	6,203,287 3,131,130	6,677,363 3,204,755	7,051,1 3,446.3
Purchased inputs (ourn of below Totals)	2,214,003	2,423,007	2,130,770	2,410,102	2,002,022	3,131,130	3,204,733	3/440/3
Farm origin (Total)	715,109	846,201	735,417	851,885	916,741	1,081,374	1,127,402	1,202,9
Feed purchased	502,403	626,022	527,276	621,062	669,030	765,776	830,672	860,7
Livestock and poultry purchased Seed purchased	27,515 185,191	18,560 201,619	12,496 195,645	44,140 186,684	52,067 195,645	83,038 232,560	55,225 241,505	82,1 260,0
Manufactured Inputs (Total)	612.460	676.035	594.092	605.467	679.451	790.712	842.693	865.4
Fertilizers and lime	149,313	195,438	151,494	179,200	197,002	246.847	258.011	269,3
Pesticides	111,817	105,690	119,475	104,158	122,539	137,050	138,523	149,1
Petroleum fuel and oils	241,822	267,243	214,814	234.059	272,739	321,396	354,291	359.2
Electricity	109,508	107,664	108,309	88,049	87,172	85,419	91,867	87,
Other purchased inputs (Total)	886,434	906,831	807,261	1,020,810	1,055,830	1,259,044	1,234,660	1,377,
Repair and maintenance of capital Items	193,356	188,083	173,317	297,919	366,122	385,186	437,818	409,
Machine hire and customwork	35,842	35,588	45,573	57,504	65,598	58,274	61,776	74,
Marketing, storage, and transportation expenses	146,056	136,975	138,682	108,522	113,880	138,327	104,527	191,
Contract labor	26,596	18,585	23,335	18,831	18,836	20,088	42,982	27,
Miscellaneous expenses	484,584	527,600	426,354	538,034	491,394	657,169	587,557	674,
Net government transactions (See Below Adjustments)	-185,878	-199,160	-88,168	-177,741	-226,624	-147,068	-163,008	-261,2
Direct Government payments	62,892	69,113	149,015	65,961	57,385	104,277	74,631	27.4
Motor vehicle registration and licensing fees	9,776	6,434	6,975	5,983	6,304	6,973	6,850	7.0
Property taxes	238,994	261,839	230,208	243,702	284,009	251,346	237,639	288,7
Gross value added (Production Total less Input Total plus	2,412,611	2,579,508	2,049,231	2,590,949	3,073,324	2,925,087	3,309,601	3,343,5
Transaction Total) Capital consumption	487.082	524.012	549,492	273,489	289.479	471,826	497,777	633.1
			,					
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	2,710,3
Payments to stakeholders (Total of Below Values)	873,472	830,124	827,621	820,266	712,402	968,826	959,623	992,7
Employee compensation (total hired labor)	629,797	601,301	578,926	543,505	464,095	685,138	700,319	729,0
	30,951	14,157	40,781	39,083	28,284	49,655	57,063	52,2
Net rent received by nonoperator landlords		244.555	207,914	231,580	215,609	226,284	193,336	203.2
Real estate and nonreal estate Interest	212,724	214,666	207,514					
	212,724	214,666	207,514	6,099	4,414	7,749	8,905	8,1

^{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	6,009,356	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 <u>only</u> purpose for these factors is to compute the agricultural exemption. They are <u>not</u> indicative of market values for those types of land. The assessor is <u>not</u> 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

ſ	S	Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
	1	а	\$1,060	Α	\$2,120
	•	b	943	В	1,378
	2	_a	943	С	1,166
		b	837	D	\$742
	3	_a	837		
		b	721	i i katanini.	
	4	a	721		
	•	b	615	Aquaculture	\$1,060
	5	а	615		
		b	498	Farm Woodland	\$392
	6	а	498		
		b	392		
	7		392		
	8		276		
	9		170		
	10		53		

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