

2017 AGRICULTURAL ASSESSMENT VALUES

DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

Nonie Manion, Executive Deputy 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.
- 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.

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.

- 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 2018, the years 2009-2016 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:

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

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

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

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

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

| Organic Soil Group | Percentage of Base Agricultural Assessment Value |
|-----------------------|--|
| A | Two times Mineral Soil Group 1a |
| 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 2009 through 2016 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics 2015-2016* (January 2017).

See web site

https://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2016/2015-2016%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 2017. https://data.ers.usda.gov/reports.aspx?ID=17830

APPENDIX

Calculation of 2017

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2017 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 DAT | 4 | | | | | | | | | | | | | | |
|--|--|---------------------------------|--|--------------------|--|--------------------|--|--------------------|--|--------------------|--|---|--|--------------------|--|----------------|
| | 2008 | | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | | 2015 | |
| FIELD CROPS | ACRES (000) | VALUE \$(000) | ACRES (000) | VALUE \$(000) | ACRES (000) | VALUE \$(000) | ACRES (000) | \$(000) | ACRES (000) | \$(000) | ACRES (000) | VALUE \$(000) | ACRES (000) | VALUE \$(000) | (000) | \$(000) |
| Wheat | 122.0 | \$47,346 | 105.0 | \$33,033 | 95.0 | \$40,354 | 93.0 | \$36,470 | 85.0 | \$44,714 | 115.0 | \$51,612 | 95.0 | \$33,576 | 110.0 | 37076 |
| Oats Rye | 64.0 N/A | 12,968 N/A | 60.0 N/A | 8,870 N/A | 60.0 N/A | 9,688 N/A | 30.0 N/A | 6,105 N/A | 50.0 N/A | 12,058 N/A | 46.0 NA | 11,095 NA | 40.0 NA | 9,223 NA | 40.0 NA | 5684 NA |
| Barley | 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 | 2,318 146,505 | 8.0 312.0 | 2,006 195,187 | 8.0 278.0 | 1,918 170.803 | 8.0 327.0 | 1,391 141.009 | 9.0 301.0 | 1,620 11325 |
| Soybeans Corn for grain | 640.0 | 398,131 | 595.0 | 320,515 | 590.0 | 553,833 | 620.0 | 568,974 | 680.0 | 617,794 | 690.0 | 427,276 | 680.0 | 413,630 | 590.0 | 35857 |
| Corn for silage Hay, all | 445.0 1,320.0 | 352,440 367,398 | 470.0 1,360.0 | 290,178 298,485 | 455.0 1,330.0 | 311,220 264,628 | 470.0 1,280.0 | 427,888 296,328 | 475.0 1,340.0 | 532,143 375,714 | 500.0 1,430.0 | 495,550 494,810 | 450.0 1,370.0 | 402,570 467,318 | 480.0 1,230.0 | 38760 43475 |
| Potatoes | 17.8 | 92,275 | 16.5 | 63,360 | 16.5 | 71,280 | 16.7 | 65,130 | 18.0 | 69,768 | 17.1 | 66,451 | 15.8 | 54,747 | 14.6 | 47435 |
| Dry beans | 16.8 ACRES | 18,144 VALUE | 15.6 ACRES | 6,755 VALUE | ACRES | 8,657 VALUE | 11.8 ACRES | 7,953 VALUE | 9.5 ACRES | 9,318 VALUE | 8.8 ACRES | 7,792 VALUE | ACRES | VALUE | 7.8 ACRES | 3823 VALUE |
| VEG/FRUITS | | \$(000) | | \$0 | | \$(000) | | \$(000) | | \$0 | | \$(000) | | \$(000) | | \$(000) |
| Beets, processing | N/A | N/A | NΑ | N/A | N\A | NA | NA | NΑ | NΑ | MA | NA | NA | NA | NA | NA | NA |
| Cabbage, fresh Cabbage processing | 9,500 NA | \$79,110 N/A | 9,000 NA | \$55,833 N/A | 10,400 N\A | \$87,980 NA | 9,700 NA | \$73,559 N/A | 8,800 NA | \$84,730 N/A | 8,800 NA | \$71,432 NA | 8,300 NA | \$72,376 NA | 8,100 NA | 59,616 NA |
| Cauliflower, fresh | 400 | 1,782 | 400 | 2,366 | 460 | 3,417 | 430 | 2,401 | 470 | 4,290 | 430 | 3,169 | 470 | 2,623 | 410 | 2,255 |
| Cucumbers, fresh | 3,600 | 16,146 | 3,200 | 16,051 | 2,800 | 18,469 | 2,300 | 14,720 | 1,700 | 15,137 | 1,700 | 9,163 | 1,700 | 10,091 | 1,900 | 17,290 |
| Green peas, processing Onions, fresh | N/A 10.100 | N/A 58.918 | N/A 10,300 | N/A 67,592 | N\A 9.800 | N/A 53,702 | N/A 6,200 | N/A 26,695 | N/A 8,000 | N/A 35.034 | NA 6,500 | NA 31.600 | NA 8,000 | NA 33,798 | NA 7,500 | NA 40,53 |
| Snap beans, fresh | 6,600 | 40,536 | 6,700 | 23,584 | 9,000 | 52,668 | 10,000 | 58,621 | 10,500 | 66,251 | 10,200 | 50,378 | 9,800 | 52,137 | 10,700 | 58,46 |
| Snap beans, processing | 20,400 | 21,539 | 19,400 | 14,864 | 22,100 | 21,587 | 13,600 | 15,204 | 19,000 | 18,762 | 18,900 | 16,434 | 20,420 | 27,575 | NA 46.700 | NA 24.40 |
| Sweet corn, fresh Sweet corn, processing | 22,900 NA | 73,865 NA | 21,500 NA | 58,265 NA | 19,500 N/A | 60,840 NA | 18,500 N/A | 50,630 NA | 18,000 NA | 59,796 NA | 22,600 NA | 78,060 NA | 18,100 NA | 42,399 NA | 16,700 NA | 31,427 NA |
| Tomatoes, fresh | 2,700 | 43,092 | 2,500 | 32,725 | 2,800 | 28,498 | 2,700 | 36,634 | 2,800 | 47,174 | 2,700 | 32,380 | 2,600 | 23,962 | 2,300 | 31,395 |
| Bell Peppers | 1,000 | 13,936 | 1,000 | 12,325 | 1,100 | 9,900 | NA | N/A | N/A | N/A | NA | NA | NA | NA | NA | NA |
| Eggplant Endive/Escarole | 470 240 | 6,192 2,785 | 410 290 | 6,061 4,235 | 370 290 | 4,027 1,984 | N/A N/A | N/A N/A | N/A N/A | N/A N/A | NA NA | NA NA | NA Na | NA NA | NA NA | NA NA |
| Endive/Escarole Pumpkins | 5,900 | 38,444 | 6,000 | 4,235 21,750 | 6,800 | 1,984 35,088 | 6,300 | 23,631 | 6,300 | 35,879 | 6,000 | NA 30,144 | 5,200 | NA 20,493 | 4,400 | 11,046 |
| Spinach | 320 | 1,320 | 280 | 926 | 310 | 973 | N/A | N/A | NΑ | N/A | NA | NA | NA | NA | NA | NA |
| Squash | 3,800 | 32,528 | 4,500 | 23,004 | 4,600 | 36,777 | 5,000 | 48,735 | 5,400 | 49,453 | 4,500 | 37,984 | 4,300 | 31,371 | 4,200 | 24,950 |
| Apples | 42,000 | \$260,980 | 42,000 | \$210,720 | 42,000 | \$221,620 | 42,000 | \$244,000 | 40,000 | \$249,790 | 40,000 | \$237,233 | 40,000 | \$249,875 | 40,000 | 274,54 |
| Peaches | 1,600 1,600 | 4,796 | 1,600 | 5,406 2,459 | 1,600 | 7,023 | 1,600 | 8,352 | 1,600 | 4,022 | 1,600 | 5,748 | 1,600 | 12,640 | 1,600 | 8,631 |
| Tart cherries Pears | 1,200 | 3,879 4,742 | 1,600 1,200 | 4,854 | 1,500 1,200 | 1,360 4,932 | 1,500 1,200 | 1,426 6,956 | 1,500 1,000 | 2,844 2,350 | 1,600 1,000 | 4,295 5,144 | 1,600 1,000 | 3,107 3,472 | 1,600 1,000 | 2,626 4,800 |
| Sweet cherries | 700 37.000 | 3,241 57,493 | 700 37.000 | 2,295 47 748 | 700 37,000 | 2,255 68.068 | 700 37.000 | 2,106 70,056 | 600 35.000 | 1,073 52,183 | 700 37.000 | 3,168 75,327 | 700 37.000 | 2,008 69,350 | 700 37.000 | 2930 56599 |
| Grapes Strawberries, fresh and proc. | 1,400 | 7,425 | 1,400 | 9,020 | 1,400 | 6,895 | 1,400 | 8,460 | 1,400 | 6,880 | 1,400 | 7,729 | 1,000 | 7,520 | 800 | 7366 |
| Blueberries Red Raspberries | 900 500 | 4,107 3,928 | 900 500 | 4,558 4,052 | 900 500 | 4,515 3,746 | 900 N/A | 3,960 N/A | 1,000 N/A | 3,893 N/A | 900 NA | 2,129 N/A | 800 NA | 4,061 NA | 1,000 NA | 3990 NA |
| | | 0,020 | | 4,002 | | 0,140 | | | | 1101 | | 1101 | | | | |
| Total Acres Harvested Total Value Of Production | 3,035,430 | \$2,178,788 | 3,058,480 | \$1,753,134 | 3,027,530 | \$2,150,661 | 2,968,530 | \$2,253,817 | 3,140,570 | \$2,598,243 | 3,259,430 | \$2,428,824 | 3,148,390 | \$2,192,322 | 2,922,310 | \$2,028,2 |
| Value of Production Per Acre | \$718 | | \$573 | ¥1,1.00,101 | \$710 | | \$759 | | \$827 | | \$745 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | \$696 | | \$694 | |
| CALCULATED VALU | JES | | | | | | | | | | | | | | | |
| (in millions) Adjusted Production Expenses | | | | | | | | | | | | | | | | |
| Total Production Expenses | 4051 | | 3751 | | 3815 | | 3942 | | 4824 | | 4901 | | 5379 | | 5003 | |
| -Taxes on Farm Property -Interest on Mortgage Debt | 262 87 | | 230 92 | | 244 106 | | 284 107 | | 251 130 | | 238 113 | | 325 120 | | 303 122 | |
| | | | | | | | | | | | | | | | | |
| Adjusted Total Production Exp. | 3703 | | 3428 | | 3465 | | 3551 | | 4443 | | 4551 | | | | | |
| | | | | | | | | | | | | | 4934 | | 4578 | |
| | | | | | | | | | | | | | | | | |
| Management Charge 1% of Gross Farm Income + 7% of Production Expenses | 53 259 | | 44 240 | | 52 243 | | 60 249 | | 63 311 | | 67 319 | | 70 | | 4578 59 320 | |
| 1% of Gross Farm Income + 7% of Production Expenses | 259 | | 240 | | 243 | | 249 | | 311 | | 319 | | 70 345 | | 59 320 | |
| 1% of Gross Farm Income | | | | | | | | | | | | | 70 | | 59 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable | 259 | | 240 | | 243 | | 249 | | 311 | | 319 | | 70 345 | | 59 320 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land | 259 | | 240 | | 243 | | 249 | | 311 | | 319 | | 70 345 | | 59 320 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt | 259 312 | | 240 | | 243 295 | | 249 308 | | 311 | | 319 385 | | 70 345 416 | | 59 320 380 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value | 259 312 87 | | 240 284 92 | | 243 295 106 63% | | 308 308 107 63% | | 311 374 130 63% | | 319 385 113 | | 70 345 416 120 63% | | 59 320 380 122 63% | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value | 259 312 87 | | 240 284 92 | | 243 295 106 | | 249 308 107 | | 311 374 130 | | 319 385 113 | | 70 345 416 | | 59 320 380 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income | 259 312 87 63% | | 240 284 92 63% 58 | | 243 295 106 63% | | 249 308 107 63% | | 311 374 130 63% | | 319 385 113 63% | | 70 345 416 120 63% | | 59 320 380 122 63% | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income | 259 312 87 63% 55 | | 240 284 92 63% 58 | | 243 295 106 63% 67 | | 249 308 107 63% 67 | | 311 374 130 63% 82 | | 319 385 113 63% 71 | | 70 345 416 120 63% 76 | | 59 320 380 122 63% 77 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Alamagement Charge | 259 312 87 63% | | 240 284 92 63% 58 | | 243 295 106 63% | | 249 308 107 63% | | 311 374 130 63% | | 319 385 113 63% | | 70 345 416 120 63% | | 59 320 380 122 63% | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt & Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes | 259 312 87 63% 55 | | 240 284 92 63% 58 | | 243 295 106 63% 67 1498 295 | | 249 308 107 63% 67 2067 308 | | 311 374 130 63% 82 1538 374 | | 319 385 113 63% 71 1851 385 | | 70 345 416 120 63% 76 | | 59 320 380 122 63% 77 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Attributable to Land 9% of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes + Mortgage Debt Attributable to Land | 259 312 87 63% 55 1225 312 262 55 | | 240 284 92 63% 58 672 284 230 58 | | 243 295 106 63% 67 1498 295 244 67 | | 249 308 107 63% 67 2067 2067 2067 | | 311 374 130 63% 82 1538 374 251 82 | | 319 385 113 63% 71 1851 385 238 71 | | 70 345 416 120 63% 76 1691 416 325 76 | | 59 320 380 122 63% 77 1005 380 303 377 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Attributable to Land Soff Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net F | 259 312 87 63% 55 1225 312 262 | | 240 284 92 63% 58 672 284 230 | | 243 295 106 63% 67 1498 295 244 | | 249 308 107 63% 67 2067 308 284 | | 311 374 130 63% 82 1538 374 251 | | 319 385 113 63% 71 1851 385 238 | | 70 345 416 120 63% 76 1691 416 325 | | 59 320 380 122 63% 77 1005 380 303 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Attributable to Land 5 of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge + Property Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income Nanagement Charge + Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit | 259 312 87 63% 55 1225 312 262 262 55 | | 240 284 92 63% 58 672 284 230 58 | | 243 295 106 63% 67 1498 295 244 67 | | 249 308 107 63% 67 2067 308 284 67 2111 | | 311 374 130 63% 82 1538 374 2511 82 | | 319 385 113 63% 71 1851 385 238 71 | | 70 345 416 120 63% 76 1691 416 325 76 | | 59 320 380 122 63% 77 1005 380 303 77 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land | 259 312 87 63% 55 1225 312 262 55 | | 240 284 92 63% 58 672 284 230 58 | | 243 295 106 63% 67 1498 295 244 67 | | 249 308 107 63% 67 2067 2067 2067 | | 311 374 130 63% 82 1538 374 251 82 | | 319 385 113 63% 71 1851 385 238 71 | | 70 345 416 120 63% 76 1691 416 325 76 | | 59 320 380 122 63% 77 1005 380 303 377 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Attributable to Land 5 of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge + Property Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income Nanagement Charge + Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit | 259 312 87 63% 55 1225 312 262 262 55 | | 240 284 92 63% 58 672 284 230 58 | | 243 295 106 63% 67 1498 295 244 67 | | 249 308 107 63% 67 2067 308 284 67 2111 | | 311 374 130 63% 82 1538 374 2511 82 | | 319 385 113 63% 71 1851 385 238 71 | | 70 345 416 120 63% 76 1691 416 325 76 | | 59 320 380 122 63% 77 1005 380 303 77 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Attributable to Land 5 of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge + Property Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income Realized Gross Farm Income | 259 312 87 63% 55 1225 312 262 55 1230 | | 240 284 92 63% 58 294 230 676 676 | | 243 295 106 63% 67 1498 295 244 67 1513 | | 249 308 107 63% 67 2067 308 2844 67 2111 2111 | | 311 374 130 63% 82 1538 374 251 82 1498 6258 | | 319 385 113 63% 71 1851 385 238 71 1775 | | 70 345 416 120 63% 76 1691 416 325 76 1676 | | 59 320 380 122 63% 77 1005 380 303 77 1005 | |
| 1% of Gross Farm Income 7 % of Production Expenses Fotal Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge Property Taxes Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Realized Gross Farm Income % Realized Gross Farm Income % Net Profit = | 259 312 87 63% 55 1225 312 262 55 1230 1230 1230 5277 | | 240 284 92 63% 58 58 2284 230 58 676 | | 243 295 106 63% 67 1498 295 244 67 | | 249 308 107 63% 67 2067 308 284 67 2111 | | 311 374 130 63% 82 1538 374 251 82 1498 | | 319 385 113 63% 71 1851 385 238 71 1775 | | 70 345 416 120 63% 76 1691 416 325 76 | | 59 320 380 122 63% 77 1005 380 303 77 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt - Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge + Property Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit - Adjusted Net Farm Income % Net Profit - Adjusted Net Farm Income Realized Gross Farm Income % Net Profit - Realized Gross Farm Income % Net Profit - Realized Gross Farm Income % Net Profit - Realized Gross Farm Income % Net Profit | 259 312 87 63% 55 1225 312 262 55 1230 1230 1230 5277 | | 240 284 92 63% 58 294 230 676 676 | | 243 295 106 63% 67 1498 295 244 67 1513 | | 249 308 107 63% 67 2067 308 2844 67 2111 2111 | | 311 374 130 63% 82 1538 374 251 82 1498 6258 | | 319 385 113 63% 71 1851 385 238 71 1775 | | 70 345 416 120 63% 76 1691 416 325 76 1676 | | 59 320 380 122 63% 77 1005 380 303 77 1005 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt k Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes Hortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Millested Net Farm Income % Net Profit Millested Net Farm Income % Net Profit Millested Net Farm Income % Net Profit = MINERAL SOILS BASE VALUI A. Capitalization Rate of 10% | 259 312 87 63% 55 1225 312 262 55 1230 1230 5277 23% | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 2444 1513 1513 5247 29% | | 249 308 107 63% 67 2067 308 284 67 2111 2111 5952 35% | | 311 374 130 63% 82 1538 374 251 1498 6258 24% | | 319 385 113 63% 71 1851 385 238 71 1775 6678 27% | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% | | 122 63% 77 1005 380 303 77 1005 5938 17% | |
| 1% of Gross Farm Income | 259 312 87 63% 55 1225 312 262 262 55 1230 1230 5277 23% | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 244 67 1513 5247 29% | | 249 308 107 63% 67 2067 308 284 67 2111 5952 35% | | 311 374 130 63% 82 1538 374 251 82 1498 6258 24% 10% 24% | | 319 385 113 63% 71 1851 385 238 71 1775 6678 27% | | 70 345 416 120 63% 76 1691 1416 325 76 1676 1676 24% | | 59 320 380 380 122 63% 77 1005 1005 5938 17% | |
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| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt k Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes Hortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit = MINERAL SOILS BASE VALUI A. Capitalization Rate of 10% B. Annual Percent Net Profit C. Value of Producti | 259 312 87 63% 55 1225 312 262 1230 1230 5277 23% E 10% 23% 5 718 | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 1775 1775 6678 27% | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt k Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes Hortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit = MINERAL SOILS BASE VALUI A. Capitalization Rate of 10% B. Annual Percent Net Profit C. Value of Producti | 259 312 87 63% 55 1225 312 262 1230 1230 5277 23% E 10% 23% 5 718 | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 71 1775 6678 27% 10% 27% 745 | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt k Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes Hortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit = MINERAL SOILS BASE VALUI A. Capitalization Rate of 10% B. Annual Percent Net Profit C. Value of Producti | 259 312 87 63% 55 1225 312 262 1230 1230 5277 23% E 10% 23% 5 718 | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 71 1775 6678 27% 10% 27% 745 | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |
| 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt k Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Management Charge + Property Taxes Hortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit = MINERAL SOILS BASE VALUI A. Capitalization Rate of 10% B. Annual Percent Net Profit C. Value of Producti | 259 312 87 63% 55 1225 312 262 1230 1230 5277 23% E 10% 23% 5 718 | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 71 1775 6678 27% 10% 27% 745 | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |
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| 1% of Gross Farm Income - 7% of Production Expenses Total Management Charge fortingage Debt Attributable to Land fortingage Debt Attributable to Land Adjusted Not Farm Income Adjusted Not Farm Income Not Farm Income Not Farm Income Not Farm Income Adjusted Not Farm Income Not Portit Adjusted Not Farm Income Note Profit Adjusted Note Farm Income Note Profit Adjusted Note Farm Income Note Profit Adjusted Value Gross Farm Income Note Profit Adjusted Value Of Production Per Acre Capitalized Value of Producti | 259 312 87 63% 55 1225 312 262 1230 1230 5277 23% E 10% 23% 5 718 | | 240 284 92 63% 58 672 284 230 58 676 4423 15% | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 71 1775 6678 27% 10% 27% 745 | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |
| 1% of Gross Farm Income 7% of Production Expenses otal Management Charge fortgage Debt Attributable b Land nterest on Mortgage Debt Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Adjusted Net Farm Income Net Farm Income Net Farm Income Net Profit Taxes Adjusted Net Farm Income 4. Net Profit Adjusted Net Farm Income Net Profit Net Profit Adjusted Net Farm Income Net Profit A Capitalization Rate of 10% B. Arrusal Percent Net Profit Caviate of Production Per Acre Capitalized Value of Product Capitalized Value of Product | 259 312 87 63% 55 1225 312 262 262 255 1230 1230 5277 23% 718 10% 23% 718 10,673 | of*Capitalized roduction Per | 240 284 92 63% 58 672 284 230 230 58 676 4423 15% 573 | | 243 295 106 63% 67 1498 295 247 1513 5247 29% 10% 299% 710 | | 249 308 107 63% 67 2067 308 2844 67 2111 5952 35% 10% 35% 759 | | 311 374 130 63% 82 1538 374 251 1498 6258 24% 10% 24% 827 | | 319 385 113 63% 71 1851 395 238 71 1775 6678 27% 10% 27% 745 | | 70 345 416 120 63% 76 1691 416 325 76 1676 1676 24% 24% 696 | | 599 320 380 122 63% 77 1005 380 303 77 1005 1005 5938 17% 10% 694 | |

| New York | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|----------------------|----------------------|------------------------|------------------------|-----------|------------------------|
| 14GW LOLK | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 |
| Value of crop production | 1,998,597 | 2,049,554 | 2,231,176 | 2,274,411 | 2,033,105 | 1,864,259 |
| Crop cash receipts | 2,034,133 | 2,129,460 | 2,289,735 | 2,242,873 | | 1,968,434 |
| Feed crops | 402,464 | 524,953 | 614,708 | 574,691 | 559,870 | 476,420 |
| Food grains | 37,805 | 35,235 | 42,443 | 45,934 | | 33.684 |
| Fruits and nuts | 316,668 | 345,316 | 323,035 | 340,773 | | 361,487 |
| Oil crops | 125,644 | 124,767 | 171,933 | 187,921 | 149,787 | 113,377 |
| Vegetables and melons | 485,811 | 445,819 | 508,404 | 447,429 | | 345,638 |
| All other crops | 665,741 | 653,370 | 629,211 | 646,124 | | 637,828 |
| Home consumption | 4,278 | 3,330 | 4,130 | 4,197 | 19,446 | 13,760 |
| Inventory adjustment | -39,815 | -83,236 | -62,688 | 27,341 | -110,655 | -117,936 |
| | | | | | | |
| Value of animals and products production | 2,636,844 | 3,307,041 | 3,206,965 | 3,526,775 | | 3,415,173 |
| Animals and products cash receipts | 2,632,934 | 3,291,142 | 3,210,068 | 3,450,664 | | 3,365,621 |
| Dairy products, Milk | 2,206,494 | 2,740,484 | 2,552,652 | 2,846,312 | | 2,557,646 |
| Meat animals | 187,670 | 275,444 | 343,667 | 296,697 | 431,524 | 396,581 |
| Miscellaneous livestock | 112,288 | 125,867 | 137,530 | 132,019 | | 140,491 |
| Poultry and eggs | 126,482 | 149,347 | 176,219 | 175,636 | | 270,903 |
| Home consumption | 9,334 | 8,379 | 8,053 | 17,678 | | 18,174 |
| Inventory adjustment | -5,424 | 7,520 | -11,156 | 58,433 | -10,831 | 31,377 |
| Farm-related income | 611,342 | 595,228 | 820,005 | 876,813 | 743,480 | 658,408 |
| Forest products sold | 14,582 | 17,096 | 17,213 | 30,337 | 24,174 | 35,899 |
| Gross imputed rental value of farm dwellings | 245,855 | 264,448 | 301,276 | 279,515 | 276,297 | 283,474 |
| Machine hire and customwork | 95,761 | 53,590 | 45,654 | 59,970 | | 83,218 |
| Other farm income | 255,144 | 260,093 | 455,861 | 506,991 | 310,082 | 255,817 |
| Total commodity insurance indemnities | 31,701 | 36,714 | 49,121 | 66,103 | 43,696 | 52,240 |
| Federal commodity insurance indemnities | 29,565 | 36,033 | 46,824 | 65,590 | 38,652 | 50,463 |
| Net cash rent received by operator landlords 2/ | 534 | -1,360 | 4,820 | 5,182 | -428 | 1,838 |
| | | | | | | |
| Value of agricultural sector production | 5,246,783 | 5,951,822 | 6,258,146 | 6,677,999 | 7,042,757 | 5,937,839 |
| I-4 | 0.450.400 | 0.005.700 | 0.444.400 | 0.400.407 | 0.400.050 | 0.477.700 |
| Intermediate product expenses 1/ Farm origin | 2,459,428 851,885 | 2,635,763 916,741 | 3,111,408 1,081,374 | 3,162,127 1,127,402 | | 3,177,789 1,188,888 |
| Feed purchases | 621,062 | 669,030 | 765,776 | 830,672 | | 854,035 |
| Livestock and poultry purchases | 44,140 | 52,067 | 83,038 | 55,225 | | 90,366 |
| Seed purchases | 186,684 | 195,645 | 232,560 | 241,505 | | 244,487 |
| Manufactured inputs | 605,467 | 679,451 | 790,712 | 842,693 | | 719,987 |
| Electricity | 88,049 | 87,172 | 85,419 | 91,867 | 87,654 | 96,106 |
| Fertilizer, lime, and soil conditioners | 179,200 | 197,002 | 246,847 | 258,011 | 269,399 | 225,760 |
| Pesticides | 104,158 | 122,539 | 137,050 | 138,523 | 149,188 | 128,208 |
| Fuel and oils | 234,059 | 272,739 | 321,396 | 354,291 | 359,211 | 269,914 |
| Other intermediate expenses 1/ | 1,002,076 | 1,039,571 | 1,239,322 | 1,192,032 | 1,353,604 | 1,268,914 |
| Machine hire and custom work | 57,504 | 65,598 | 58,274 | 61,776 | 74,189 | 65,811 |
| Marketing, storage, and transportation | 108,522 | 113,880 | 138,327 | 104,527 | 191,392 | 142,490 |
| Repair and maintenance 1/ | 297,919 | 366,122 | 385,186 | 437,818 | 409,973 | 431,913 |
| Miscellaneous expenses 1/ | 538,131 | 493,971 | 657,534 | 587,911 | 678,050 | 628,700 |
| Total insurance premiums 4/ | 107,957 | 119,532 | 179,140 | 175,315 | 194,325 | 183,081 |
| Federal commodity insurance premiums | 8,667 | 12,693 | 12,399 | 13,682 | 18,249 | 16,088 |
| Irrigation | 2,124 | 1,508 | 2,622 | 1,734 | 3,518 | 1,932 |
| | 40.004 | 40.000 | 00.000 | 40.000 | 07.055 | |
| Contract labor | 18,831 | 18,836 | 20,088 | 42,982 | 27,955 | 36,302 |
| Net government transactions | -177,741 | -226,624 | -147,068 | -163,008 | -297,259 | -232.595 |
| Direct government payments | 65,961 | 57,385 | 104,277 | 74,631 | | 70,421 |
| Property taxes and fees 1/ | 243,702 | 284,009 | 251,346 | 237,639 | | 303,016 |
| Motor vehicle registration and licensing fees | 5,983 | 6,304 | 6,973 | 6,850 | | 8,279 |
| | | | | | | |
| Gross value added | 2,590,782 | 3,070,599 | 2,979,581 | 3,309,883 | 3,295,483 | 2,491,154 |
| Capital consumption 1/ | 272,728 | 290,908 | 472,637 | 498,609 | 633,359 | 603,451 |
| Net value added | 2,318,055 | 2,779,690 | 2,506,945 | 2,811,274 | 2,662,124 | 1,887,703 |
| | | | | | | |
| Factor payments to stakeholders 3/ | 820,269 | 712,401 | 968,825 | 959,819 | | 882,745 |
| Hired labor and non-cash employee compensation | 543,505 | 464,095 | 685,138 | 700,319 | | 627,311 |
| Net rent paid to operator landlords | 6,099 | 4,414 | 7,748 | 8,893 | | 7,383 |
| Net rent paid to nonoperator landlords | 39,085 | 28,284 | 49,655 | 56,986 | | 34,377 |
| Total interest expenses 1/ | 231,580 | 215,609 | 226,284 | 193,622 | 204,764 | 213,674 |
| | | | | | | |
| Net farm income | 1,497,786 | 2,067,289 | 1,538,120 | 1,851,454 | 1,691,053 | 1,004,958 |

Footnotes

Data as of November 30, 2016 F = Forecast values. NA = Data are not available/applicable. Values are rounded to the nearest thousand. USDA/ERS Farm Income and Wealth Statistics

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 2017 And For Village Assessment Rolls Completed in 2018

| s | Mineral Soil Group | Value Per Acre |
|----|-----------------------|-------------------|
| 1 | a | \$1,081 |
| | b | 962 |
| 2 | a | 962 |
| _ | b | 854 |
| 3 | _a | 854 |
| | b | 735 |
| 4 | a | 735 |
| - | b | 627 |
| 5 | а | 627 |
| | b | 508 |
| 6 | a | 508 |
| | b | 400 |
| 7 | | 400 |
| 8 | | 281 |
| 9 | | 173 |
| 10 | | 54 |

| Organic Soil Group (muck) | Value Per Acre |
|------------------------------|-------------------|
| А | \$2,162 |
| В | 1,405 |
| С | 1,189 |
| D | \$757 |

| Aquaculture | \$1,081 |
|-------------|---------|
|-------------|---------|

| Farm Woodland | \$400 |
|---------------|-------|
|---------------|-------|

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 10, 2017 for the city and town rolls completed in 2017 and for the village assessment rolls completed in 2018.

Robert L Wright

Real Property Analyst 2



2018 AGRICULTURAL ASSESSMENT VALUES

DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

Nonie Manion, Executive Deputy 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:

- 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.

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.

- 13. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.
- 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 2018, the years 2009-2016 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:

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

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

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

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

| } | Mineral Soil Group | Percent of Base Agricultural Assessment Value |
|----|-----------------------|---|
| 1 | a | 100 |
| 1 | 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 group in conjunction with the land classifications systems as follows.

| Organic Soil Group | Percentage of Base Agricultural Assessment Value |
|-----------------------|--|
| A | Two times Mineral Soil Group 1a |
| 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 2009 through 2016 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics* 2016–2017 (January 2018). See web site

https://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistica_1_Bulletin/2017/2016-2017%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 2018. http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx

APPENDIX

Calculation of 2018

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2018 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the result

| CROP PRODUCTION DATA 200: ACRES (000) FIELD CROPS Wheat (05) Wheat (05) | 2009 ACRES (000) | VALUE \$(000) \$33,033 | 2010 ACRES (000) | VALUE \$(000) \$40,354 9.688 | 2011 ACRES (000) | VALUE \$(000) \$36,470 6105 | 2012 ACRES (000) | VALUE \$(000) \$44,714 | 2013 ACRES (000) | VALUE \$(000) \$51,612 | 2014 ACRES (000) 95.0 | VALUE \$(000) \$33,576 9.223 | 2015 ACRES (000) 110.0 | VALUE \$(000) | 2016 ACRES (000) 115.0 60.0 | VALUE \$(000) 34,466 7,425 |
|---|-----------------------------------|---|-----------------------------------|--|-----------------------------------|--|-----------------------------------|--|-----------------------------------|--|-----------------------------------|---|--|--|---|---|
| Corn for grain Corn for silage Hay, all Potates | 595.0 470.0 1,360.0 16.5 | 320,515 290,178 298,485 63,360 | 590.0 455.0 1,330.0 16.5 | 553,833 311,220 264,628 71,280 8 657 | 620.0 470.0 1,280.0 16.7 | 568,974 427,888 296,328 65,130 7,953 | 680.0 475.0 1,340.0 18.0 | 617,794 532,143 375,714 69,768 9,318 | 690.0 500.0 1,430.0 17.1 | 427,276 495,550 494,810 66,451 7 792 | 680.0 450.0 1,370.0 15.8 | 413,630 402,570 457,318 54,747 | 590.0 480.0 1,230.0 14.8 7.8 | 338,324 387,600 439,904 50,557 3,823 | 570.0 510.0 1,360.0 14.8 NA | 286,767 416,976 432,810 40,974 NA |
| | ACRES | VALUE \$0 | ACRES | VALUE \$(000) | ACRES | VALUE \$(000) | ACRES | VALUE \$0 | ACRES | VALUE \$(000) | ACRES | VALUE \$(000) | ACRES | VALUE \$(000) | 1 1 | VALUE \$(000) |
| VEG/FRUITS | | | | | | | | | | | | | | _ | | |
| Beets, processing | NA | NA NA | N/A | N/A | N/A | N/A | NA | N/A 730 | NA 800 | NA \$71 432 | NA 8300 | NA \$72.376 | NA 100 | NA 59.616 | NA 8.800 | NA 58.074 |
| Cabbage processing | NA | NIA | N'A | NA | NA | NIA | NVA | NA | NA | NA | NA | N N | NA | NA | Z Z | Z Z |
| Cauliflower, fresh Cucumbers, fresh | 3,200 | 16,051 | 2,800 | 18,469 | 2,300 | 14,720 | 1,700 | 15,137 | 1,700 | 9,163 | 1,700 | 10,091 | 1,900 | 17,298 | N S | ¥ 3 |
| Green peas, processing | NA. | NA | NA | NA | NIA | NIA | NA | NA | NA | A | N | NA | X | N | 6,100 | 2,628 |
| Onions, fresh | 10,300 | 67,592 | 9,800 | 53,702 | 6,200 | 26,695 | 8,000 | 35,034 | 6,500 | 31,600 50 378 | 9,800 | 33,798 52.137 | 7,500 | 40,533 58,464 | 7,000 NA | 42,3 NA |
| Snap beans, processing | 19,400 | 14,864 | 22,100 | 21,587 | 13,600 | 15,204 | 19,000 | 18,762 | 18,900 | 16,434 | 20,420 | 27,575 | NA | NA. | 28,300 | 59,276 |
| Sweet corn, fresh | 21,500 | 58,265 NIA | 19,500 | 60,840 NIA | 18,500 | 50,630 NIA | 18,000 | 59,796 NIA | 22,600 NA | 78,060 | 18,100 | 42,399 NA | 16,700 NA | 31,427 NA | 26,600 NA | 53,015 NA |
| Tomatoes, fresh | 2,500 | 32,725 | 2,800 | 28,498 | 2,700 | 36,634 | 2,800 | 47,174 | 2,700 | 32,380 | 2,600 | 23,962 | 2,300 | 31,395 | NA | N/A |
| Bell Peppers | 1,000 | 12,325 | 1,100 | 9,900 | NA | NA | N | NA | N | N | NA | × | N N | NA NA | 900 | 7,700 |
| Eggplant | 410 | 6,061 | 370 | 4,027 | NA | NA | N | Z Z | Z Z | 3 3 | N N | \$ \$ | Z Z | Z Z | Z Z | Z Z |
| Pumpkins | 6,000 | 21,750 | 6,800 | 35,088 | 6,300 | 23,631 | 6,300 | 35,879 | 6,000 | 30,144 | 5,200 | 20,493 | 4,400 | 11,046 | 2,800 | 6,247 |
| Spinach | 280 | 926 | 310 | 973 | NA | NA | NA | NA | NA | NA | NA | ¥ | ¥ | NA. | NA | NA. |
| Squash | 4,500 | 23,004 | 4,600 | 36,777 | 5,000 | 48,735 | 5,400 | 49,453 | 4,500 | 37,984 | 4,300 | 31,371 | 4,200 | 24,950 | 3,100 | 18,443 |
| Apples | 42,000 | \$210,720 | 42,000 | \$221,620 | 42,000 | \$244,000 | 40,000 | \$249,790 4,022 | 1,600 | \$237,233 5.748 | 1,600 | \$249,875 12,640 | 40,000 1,600 | 279,550 8,631 | 40,000 1,600 | 316, |
| Tart cherries | 1,600 | 2,459 | 1,500 | 1,360 | 1,500 | 1,426 | 1,500 | 2,844 | 1,600 | 4,295 | | 3,107 | | 2,626 | | N 2 |
| Sweet cherries | 700 | 2.295 | 700 | 2,255 | 700 | 2,106 | 600 | 1,073 | 700 | 3,168 | | 2,008 | | 2,930 | | Z. |
| Grapes Strawherries fresh and proc | 37,000 | 47,748 9,020 | 37,000 | 68,068 | 37,000 | 70,056 8,460 | 35,000 1,400 | 52,183 6.880 | 37,000 | 75,327 7.729 | | 69,350 7,520 | | 57,031 7,366 | 37,000 800 | 7, |
| Blueberries Red Raspberries | 900 | 4,558 4,052 | 900 | 4,515 3,746 | 900 N/A | 3,960 N/A | 1,000 | 3,893 N/A | 900 NA | 2,129 N/A | | 4,061 NA | | 3,995 NA | | 3,235 NA |
| Total Acres Harvested | 3,058,480 | | 3,027,530 | | 2,968,530 | | 3,140,570 | | 3,259,430 | | 3,148,390 | | 2,922,510 | | 3,115,300 | |
| Total Value Of Production Value of Production Per Acre | \$573 | \$1,753,134 | \$710 | \$2,150,661 | \$759 | \$2,253,817 | \$827 | \$2,598,243 | \$745 | \$2,428,824 | \$696 | \$2,192,322 | \$693 | \$2,025,830 | \$639 | \$1,990,636 |

| | Capitalized Value of Production Per Acre (B x C / A) = | A.Capitalization Rate of 10% B.Annual Percent Net Profit C.Value of Production Per Acre | % Net Profit = | Realized Gross Farm Income | % Net Profit Adjusted Net Farm Income | Adjusted Net Farm Income | Adjusted Net Farm Income Net Farm Income -Management Charge +Property Taxes +Mortgage Debt Attributable to Land | Debt Attributable to Land | Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value | Total Management Charge | Management Charge 1% of Gross Farm Income + 7% of Production Expenses | Adjusted Total Production Exp. | (in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt | CALCULATED VALUES |
|--|--|---|----------------|----------------------------|---------------------------------------|--------------------------|---|---------------------------|---|-------------------------|---|--------------------------------|---|-------------------|
| 8 Year Avg of Capitalized Value of Production Per Acre | 877 | 10% 15% 573 | 15% | 4,423 | 676 | 676 | 672 284 230 58 | 58 | 92 63% | 284 | 44 240 | 3,428 | 3,751 230 92 | S |
| 1,652 r Acre | 2,049 | 10% 29% 710 | 29% | 5,247 | 1,513 | 1,513 | 1,498 295 244 67 | 67 | 106 63% | 295 | 52 243 | 3,465 | 3,815 244 106 | |
| Previous Year Capitalized Value of Production Per Acre | 2,692 | 10% 35% 759 | 35% | 5,952 | 2,111 | 2,111 | 2,067 308 284 67 | 67 | 107 63% | 308 | 60 249 | 3,551 | 3,942 284 107 | |
| 1,081 | 1,980 | 10% 24% 827 | 24% | 6,258 | 1,498 | 1,498 | 1,538 374 251 82 | 82 | 130 63% | 374 | 63 | 4,443 | 4,824 251 130 | |
| Base Value Per Acre with 2 % Rule | 1,981 | 10% 27% 745 | 27% | 6,678 | 1,775 | 1,775 | 1,852 385 238 71 | 71 | 113 | 385 | 67 319 | 4,550 | 4,901 238 113 | |
| e 1,103 | 1,654 | 10% 24% 696 | 24% | 7,043 | 1,673 | 1,673 | 1,688 416 325 76 | 76 | 120 63% | 416 | 70 346 | 4,937 | 5,382 325 120 | |
| I | 1,164 | 10% 17% 693 | 17% | 5,931 | 996 | 996 | 996 380 303 77 | 77 | 122 63% | 380 | 59 321 | 4,581 | 5,006 303 122 | |
| | 823 | 10% 13% 639 | 13% | 5,569 | 718 | 718 | 723 373 284 84 | 84 | 133 | 373 | 56 317 | 4,535 | 4,952 284 133 | |

Table- Value added to the NY economy by the agricultural sector via the production of goods and services, 2009-2016

New York

| Food grains | Item 1/ | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|--|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|
| Food grams 35,170 37,806 35,230 37,806 35,230 37,806 35,230 37,806 37,807 37,806 37,808 38,170 37,806 37,808 38,170 37,806 37,808 38,170 37,808 38,170 37,808 38,170 38 | | | | | | | | | |
| Field drops | Value of crop production (Total) | 1,721,470 | 1,998,597 | 2,049,554 | 2,231,176 | 2,274,411 | 2,033,105 | 1,852,732 | 1,871,0 |
| Columb 109,461 125,644 124,767 171,933 187,921 149,767 112,586 134,767 112,586 134,767 112,586 134,767 112,586 134,767 112,586 134,767 112,586 134,767 134,7 | Food grains | 35,170 | 37,805 | 35,235 | 42,443 | | | | 37, |
| Frusts and tree muts 529,032 5319,688 506,617 548,811 548,819 568,040 547,431 568,741 685,370 686 685,380 685,380 685,380 685,380 685,380 685,380 685,380 685,380 685,380 685,380 685,380 686 685,380 687,76 685,380 687,76 687 | | 355,523 | | 524,953 | 614,708 | 574,691 | 559,870 | | 420, |
| Vogelables 508.617 489.811 449.819 508.404 447.429 386.751 344.017 28 28 28 28 27 34 40 17 28 28 28 28 28 28 28 2 | Oil crops | 109,461 | 125,644 | 124,767 | 171,933 | 187,921 | 149,787 | 112,535 | 133, |
| Vagetables 506 617 485,811 445,819 508,404 447,429 366,751 344,017 28 All other crops 420,111 696,741 633,70 692,111 461,817 14,449 13,780 11 Value of inventiory agustimant 27 42,737 38,350 4,278 3,330 4,137 14,440 13,780 1 Value of inventiory agustimant 27 42,087 3,981 68,981 3,000 4,180 7,194 4,196,91 4,194,174 1,194,80 1,194,774 3,194 1,194,80 1,194,774 3,194 3,194 3,197 1,196,80 3,194 | | 329,032 | | 345,316 | 323,035 | 340,773 | 352,033 | 366,929 | 398 |
| Al other crops 420,911 685,7370 693,271 646,124 632,044 637,928 68 687,741 646,124 632,044 637,928 68 687,741 646,0377 638,815 632,326 62,688 27,341 -10,665 -124,742 -10,065 -124,742 -124,065 -124,06 | | | | | | 447,429 | 396,751 | 344,017 | 287 |
| Home consumption | | | | | | | | | 687 |
| Value of Investory adjustment 2/ 40.377 30,815 88,238 3,307,066 3,208,865 3,526,776 4,265,723 348,652 36,865 3,526,776 4,265,725 348,777 3,315 36,875 32,276,876 34,265,725 348,652 36,865 3,226,776 4,265,725 348,652 36,865 3,226,776 4,265,725 348,652 36,865 3,266,727 4,725,725 348,652 36,865 3,266,727 4,725,725 348,652 36,865 36,8 | | | | | | | | 13.760 | 12 |
| Media laminals 138,397 187,870 275,444 343,897 296,891 431,524 398,892 290,000 290,000 270,000 | | | | | | | | | -106 |
| Meet animals 188,997 197,670 275,444 343,687 296,697 431,524 396,662 290 Delity products 1,685,312 2,266,844 2,740,484 2,525,285 2,246,312 3,477,52 2,556,545 2,500 poulty and eggs 105,512 126,482 148,347 176,219 175,536 205,557 270,775 144 Miscellameous livestock 811,228 112,229 126,842 137,530 122,019 134,41 142,231 147 Home consumption 5,201 9,334 8,379 8,028 17,579 22,799 161,174 231 147 147 147 147 147 147 147 147 147 14 | Value of livestock production (Total) | 2 046 894 | 2 636 808 | 3 307 066 | 3 206 965 | 3.526.775 | 4,266,172 | 3,419,774 | 3,130, |
| Dary products 1,865,312 2,206,844 2,740,484 2,552,852 2,248,431 3,476,752 2,556,554 2,50 Poulty and eggs 105,512 126,862 148,347 178,219 175,536 20,657 277,75 14 Miscellaneous investock 81 128 112,862 128,862 137,530 132,019 139,451 146,231 14 Poulty adjustment 2/ 31,344 5,424 7,520 11,168 58,433 132,019 139,451 146,231 14 Poulty adjustment 2/ 31,344 5,424 7,520 11,168 58,433 130,019 139,451 146,231 14 Poulty adjustment 2/ 31,344 5,424 7,520 11,168 58,433 130,019 139,451 146,231 14 Poulty adjustment 2/ 31,344 5,424 7,520 11,168 58,433 10,033 12,1787 22,789 131,477 3,000 11,000 | | | | | | 296,697 | 431,524 | 396,662 | 295 |
| Fourity and eggs 105.512 192.6482 149.347 1792.19 175.568 206.507 270.775 144 Miscellameus livestbock 81.128 112,828 128.832 137,530 132,019 139.451 146.231 141 Home consumption 5.201 9.334 8.379 8.083 175.789 22.789 16,174 170.000 132,019 139.451 146.231 141 Home consumption 5.201 9.334 8.379 8.083 175.789 22.789 16,174 170.000 132,019 139.451 146.231 141 141 141 141 141 141 141 141 141 1 | | | | | | | 3.476.752 | 2,556,554 | 2,501 |
| Miscellaneous livestock 81,128 112,282 125,892 137,590 132,019 138,461 144,231 14 14brome consumption 5,201 9,334 6,424 7,520 11,156 58,433 10,831 13,377 3 3 Revenues from services and forestry (Total) 506,805 611,342 68,278 88,288 8 | | | | | | | | | 141 |
| Home consumption 5,201 9,334 8,379 8,065 17,676 22,769 19,174 Value of inventry adjustment 27 31,344 6,424 7,520 111,165 84,333 17,691 31,377 3 31,344 6,424 7,520 111,165 84,433 17,831 31,377 3 31,347 6,542 7,552 11,165 | | | | | | | | | 149 |
| Value of inventory adjustment 2/ 31,344 5,424 7,520 11,186 58,433 10,831 31,377 3 Revenues from services and forestry (Total) 505,805 611,342 689,228 820,005 876,813 743,461 683,322 56 691 95,761 53,800 45,664 59,970 113,927 83,218 4 Forest products soid 18,400 14,582 17,096 17,213 30,337 24,174 35,899 2 Coffee from income 158,051 255,144 280,093 45,664 50,691 31,0064 258,801 25 Gross imputed rental value of farm dwellings 272,663 245,885 264,448 301,276 279,515 276,297 283,474 24 Value of agricultural sector production (Sum of A 4274,196 5,246,746 5,587,848 6,258,146 6,677,899 7,042,739 5,903,886 5,556 Pelutriassed inputs (Sum of Elevio Totals) 2,136,770 2,499,428 2,653,783 3,111,408 3,162,127 3,422,069 3,177,691 302 Farm cappin (Total) 735,417 851,885 181,741 189,1374 11,27,402 1,203,003 1,189,600 112 Fered purchased 12,496 44,140 50,097 85,097 80,097 80,072 80, | | | | | | | | | 9 |
| Machine hre and customwork 56,891 95,761 53,500 45,654 59,970 132,927 83,218 44 75,765 76 | | | | | | | | | 33 |
| Machine hre and customwork | Poweruse from consists and forestry (Total) | 505 905 | 611 342 | 505 228 | 820 005 | 876 813 | 743 461 | 658 392 | 567 |
| Forest products sold 18,400 | | | | | | | | | 46 |
| Other farm income 158,051 255,144 280,093 455,881 506,991 310,094 255,801 25 Gross imputed rental value of farm dwellings 277,693 246,855 284,848 301,276 279,515 270,227 283,474 24 Value of agricultural sector production (Sum of A 4,274,169 5,246,746 5,551,848 6,258,146 6,677,999 7,042,739 5,930,888 5,56 Farm origin (Total) 735,417 251,885 916,741 1,081,374 1,127,402 1,203,003 1,187,901 3,02 Farm origin (Total) 735,417 651,885 916,741 1,081,374 1,127,402 1,203,003 1,187,900 1,12 Feed purchased 12,496 44,140 52,097 83,038 65,225 80,724 840,035 77 Manufactured inputs (Total) 594,092 805,467 679,451 790,712 842,893 868,452 719,897 67 Fertilizers and lime 151,494 179,200 197,022 246,847 279,811 249,893 | | | | | | | | | 26 |
| Gross imputed rental value of farm dwellings 272,863 245,865 284,448 301,276 279,515 276,297 283,474 24 Value of agricultural sector production (Sum of A 4274,189 5246,746 5,961,848 6,258,146 6,677,999 7,042,739 5,950,988 5,55 Purchased inputs (Sum of Below Totals) 2,136,770 2,459,428 2,635,763 3,1114,08 3,162,127 3,422,059 3,177,991 3,020 Farm origin (Total) 755,417 851,885 916,741 1,081,374 1,127,402 1,203,003 1,189,000 1,122 Feed purchased 527,276 621,062 669,030 765,776 830,972 860,724 854,035 77 Feed purchased 124,496 44,140 52,067 83,038 55,225 82,224 90,478 7 Seed purchased 195,645 186,884 195,645 232,560 241,505 260,055 244,487 27 Manufactured inputs (Total) 594,092 605,4677 679,451 790,712 842,693 865,492 7 Fertilizers and lime 151,494 179,000 197,000 246,847 258,011 269,399 225,760 21 Petrolicides 119,475 104,168 122,539 137,050 138,523 148,188 128,208 12 Fleetricity 108,309 88,049 87,172 85,419 91,867 87,654 96,100 100 Other purchased inputs (Total) 807,261 1,002,076 15,984 91,867 87,864 96,106 10 Other purchased inputs (Total) 807,261 1,002,076 1,398,571 1,293,335 186,819 1,398,571 1,398 1,399,77 Machine hire and customwork 45,573 57,504 85,981 183,877 194,789 1,385,804 186,811 269,399 1,396 Contract labor work 42,597 5,598 6,304 6,973 431,913 37 Machine hire and customwork 45,573 57,504 18,881 18,380 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,327 104,527 191,392 142,490 14 Marketing, storage, and transportation expens 138,862 108,622 113,880 138,377 104,577 191,392 142,490 14 Ma | | | | | | | | | 250 |
| Purchased inputs (Sum of Below Totals) 2,459,428 2,635,763 3,111,408 3,162,127 3,422,059 3,177,901 3,02 Farm angin (Total) 735,417 851,855 916,741 1,081,374 1,127,402 1,208,0033 1,189,000 1,189 | | | | | | | | | 243 |
| Purchased inputs (Sum of Below Totals) 2,459,428 2,635,763 3,111,408 3,162,127 3,422,059 3,177,901 3,02 Farm angin (Total) 735,417 851,855 916,741 1,081,374 1,127,402 1,208,0033 1,189,000 1,189 | Value of angle the selection of A | 4 274 460 | E 046 746 | E 0E1 949 | 6 269 146 | 6 677 000 | 7 042 739 | 5 930 898 | 5 569 |
| Feed purchased 527,276 621,062 689,030 765,776 830,672 860,724 864,035 77 | | | | | | | | | 3,028 |
| Feed purchased 527.276 621.062 689.030 765.776 830.672 860.724 864.035 77 | Farm origin (Total) | 735 417 | 851 885 | 916 741 | 1 081 374 | 1.127.402 | 1.203.003 | 1,189,000 | 1,129 |
| Livestock and poultry purchased 12,496 44,140 52,067 83,038 55,225 82,224 90,478 77 Seed purchased 195,645 186,684 195,645 186,684 195,645 186,684 195,645 232,560 241,505 260,055 244,487 27 Manufactured inputs (Total) 594,092 605,467 679,451 799,712 842,693 865,452 719,987 67 Fertilizers and lime 151,494 179,200 197,002 246,847 258,011 269,389 225,780 21 Petroleum fuel and oils 214,614 224,059 272,739 273,730 274,772 85,419 91,667 67,654 91,667 100,309 88,049 87,772 85,419 91,667 67,654 91,667 100 Other purchased inputs (Total) 807,261 1,002,076 1,039,671 1,293,322 1,192,032 1,383,604 1,268,914 1,228,918 1,249,059 1,2 | | | | | | | | | 777 |
| Seed purchased 195,645 196,684 195,645 232,560 241,505 260,055 244,487 27 | | | | | | | | | 79 |
| Fertilizers and lime | | | | | | | | | 272 |
| Fertilizers and lime | Manufactured inputs (Total) | 504 002 | 605.467 | 679.451 | 790 712 | 842 693 | 865 452 | 719 987 | 674 |
| Pesticides 119,475 104,158 122,539 137,050 138,523 149,188 128,208 12 Petroleum fuel and oils 214,614 234,059 272,739 321,996 354,291 359,211 269,914 22 Petroleum fuel and oils 214,614 234,059 87,172 85,419 354,291 358,211 269,914 22 Petroleum fuel and oils 214,614 234,059 272,739 321,996 354,291 358,211 269,914 22 Repair and maintenance of capital items 173,317 297,919 396,122 335,186 437,818 409,973 431,913 37 Machine hire and customwork 45,573 57,504 65,598 58,274 61,776 74,189 66,5811 68 Marketing, storage, and transportation expens 139,882 108,522 119,880 138,327 104,527 191,392 142,490 14 Contract labor 23,335 18,831 18,836 20,088 42,982 27,855 36,302 2 Miscellaneous expenses 426,354 538,131 493,971 657,534 587,911 678,050 628,700 638 Net government transactions (See Below Adjusti -88,168 -177,741 -226,624 -147,068 -163,008 -297,259 -232,595 -17 Motor vehicle registration and licensing fees 6,975 5,983 6,304 6,973 6,850 7,027 8,279 Property taxes 230,208 243,702 284,009 251,346 237,639 324,738 303,016 28 Gross value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 Transaction Total) 249,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capil 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capil 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value | | | | | | | | | 219 |
| Petroleum fuel and oils | | | | | | | | | 126 |
| Electricity 108,309 88,049 87,172 85,419 91,867 87,654 96,106 10 Other purchased inputs (Total) 807,261 1,002,076 1,039,571 1,239,322 1,192,032 1,353,604 1,268,914 1,22 Repair and maintenance of capital items 173,317 297,919 366,122 335,186 437,818 409,973 431,913 37 Machine hire and customwork 45,573 57,504 65,598 58,274 61,776 74,189 65,811 67 Marketing, storage, and transportation expens 138,682 108,522 113,880 138,327 104,527 191,392 142,490 14 Contract labor 23,335 18,831 18,836 20,088 42,982 27,955 36,302 2 Net government transactions (See Below Adjustr 88,168 -177,741 -226,624 -147,068 -163,008 -297,259 -232,595 -17 Direct Government payments 149,015 65,981 57,385 104,277 74,631 27,479 70,421 10 Motor vehicle registration and licensing fees 6,975 5,983 6,304 6,973 6,850 7,027 8,279 Property taxes 230,208 243,702 284,009 251,346 237,639 324,738 300,016 28 Gross value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 Transaction Total) Capital consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capit 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption 579,326 643,506 484,095 685,138 700,319 729,078 627,311 71 Payments to stakeholders (Total of Below Valu 827,621 820,269 712,401 968,826 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 579,326 643,506 484,095 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,300 4 Net rent paid to operator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,300 4 Net rent paid to operator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,300 4 Net rent paid to operator landlords 60,099 4,414 7,748 8,983 6,563 7,367 | | | | | | | | | 227 |
| Repair and maintenance of capital items 173,317 297,919 366,122 385,186 437,818 409,973 491,913 37 Machine hire and customwork 45,573 57,504 85,998 58,274 61,776 74,189 65,811 6 64,000 66,000 | | | | | | | | | 100 |
| Repair and maintenance of capital items 173,317 297,919 388,122 385,186 437,918 409,973 491,913 37 Machine hire and customwork 45,573 57,504 85,598 58,274 61,776 74,189 65,811 67 18,810 183,882 108,522 113,880 138,327 104,527 191,392 142,490 144 183,820 183,832 108,522 113,880 138,327 104,527 191,392 142,490 144 183,820 183,832 183, | Officer of the Control of the Contro | 907.064 | 1.000.076 | 1.020.574 | 1 220 222 | 1 102 022 | 1 353 604 | 1 269 014 | 1 224 |
| Machine hire and customwork 45,573 57,504 65,598 58,274 61,776 74,189 66,811 6 Markeling, storage, and transportation expens 138,682 108,522 113,880 120,827 104,527 191,392 142,490 14 Contract labor 23,335 18,831 18,836 20,088 42,982 27,955 36,302 2 Miscellaneous expenses 426,354 538,131 493,971 657,534 587,911 678,050 628,700 63 Net government transactions (See Below Adjust) -88,168 -177,741 -226,624 -147,068 -163,008 -297,259 -232,595 -17 Direct Government payments 149,015 65,961 57,385 104,277 74,631 27,479 70,421 10 Motor vehicle registration and licensing fees 6,975 5,983 6,304 6,973 6,860 7,027 8,279 Property taxes 230,208 243,702 284,009 251,346 237,639 324,738 303,016 28 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | | | | | | | |
| Marketing, storage, and transportation expens 138,682 108,522 113,880 138,327 104,527 191,392 142,480 14 Contract labor 23,335 13,831 18,836 20,088 42,982 27,855 36,302 2 42,862 426,354 538,131 49,3971 657,634 667,931 678,060 628,700 63 | | | | | | | | | |
| Contract labor 23,335 18,831 18,836 20,088 42,982 27,955 36,302 2 Miscellaneous expenses 426,354 538,131 493,971 657,534 587,911 678,050 628,700 63 | | | | | | | | | |
| Miscellaneous expenses 428,354 538,131 493,971 657,534 587,911 678,050 628,700 63 Net government transactions (See Below Adjustr -88,168 -177,741 -226,624 -147,068 -163,008 -297,259 -232,595 -17 Direct Government payments 149,015 65,961 57,385 104,277 74,631 27,479 70,421 10 Motor vehicle registration and licensing fees 6,975 5,983 6,304 6,973 6,850 7,027 8,279 Property taxes 230,208 243,702 284,009 251,346 237,639 324,738 303,016 28 Gross value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 Transaction Total) Capital consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capit 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption 579,326 543,505 484,095 56,986 30,561 34,304 Real estate and nonreal estate interest 207,914 231,580 215,600 26,284 193,622 204,764 213,674 22 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,553 7,367 | | | | | | | | | |
| Net government transactions (See Below Adjust) | | | | | | | | | |
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| Motor vehicle registration and licensing fees 6,975 5,983 6,304 6,973 6,850 7,027 8,279 Property taxes 230,208 243,702 284,009 251,346 237,639 324,738 303,016 28 Gross Value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 7,728 2, | Net government transactions (See Below Adjustr | -88,168 | -177,741 | -226,624 | -147,068 | -163,008 | -297,259 | -232,595 | -177 |
| Properly taxes 23,208 243,702 284,009 251,346 237,639 324,738 303,016 28 Gross value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 Transaction Total) Capital consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capil 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption) Payments to stakeholders (Total of Below Valu 827,621 820,269 712,401 968,825 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 579,926 543,505 464,095 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,809 26,284 193,622 204,764 213,674 222 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | Direct Government payments | | | | | | | | 106 |
| Gross value added (Production Total less Input 1 2,049,231 2,590,746 3,070,624 2,979,581 3,309,883 3,295,465 2,484,100 2,34 Transaction Total) Capital consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capit 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption) Payments to stakeholders (Total of Below Value 827,621 820,269 712,401 968,825 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 579,926 543,505 464,096 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,651 34,304 48 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 222 Net rent paid to operator landlords 6,099 4,414 7,748 8,883 6,563 7,367 | Motor vehicle registration and licensing fees | | | | | | | | 8 |
| Transaction Total) Capital consumption 549,492 272,728 290,908 472,637 498,277 636,133 605,861 61 Net value added (Gross Value Added less Capit 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption) Payments to stakeholders (Total of Below Valu 827,621 820,269 712,401 968,826 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 579,926 543,505 464,095 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 222 Net rent paid to operator landlords 6,563 7,367 | Property taxes | 230,208 | 243,702 | 284,009 | 251,346 | 237,639 | 324,738 | 303,016 | 283 |
| Capital consumption 549,492 272,728 290,908 472,637 498,277 638,133 605,861 61 Net value added (Gross Value Added less Capit 1,499,739 2,318,019 2,779,716 2,506,945 2,811,605 2,659,332 1,878,239 1,72 Consumption) Payments to stakeholders (Total of Below Value) 827,621 820,269 712,401 968,825 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 578,926 643,505 484,096 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 22 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | | 2,049,231 | 2,590,746 | 3,070,624 | | | | | 2,341 |
| Consumption) Consumption 20 269 712,401 968,825 95,820 970,968 882,655 1,00 Payments to stakeholders (Total of Below Valu 827,621 820,269 712,401 968,825 959,820 970,968 882,655 1,00 Employee compensation (total hired labor) 578,926 643,505 464,096 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 22 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | Capital consumption | 549,492 | 272,728 | 290,908 | 472,637 | 498,277 | 636,133 | 605,861 | 617 |
| Employee compensation (total hired labor) 579,926 543,505 464,095 685,138 700,319 729,078 627,311 71 Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 22 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | | 1,499,739 | 2,318,019 | 2,779,716 | 2,506,945 | 2,811,605 | | | 1,724 |
| Net rent received by nonoperator landlords 40,781 39,085 28,284 49,655 56,986 30,561 34,304 4 Real estate and nonreal estate interest 207,914 231,580 215,609 226,284 193,622 204,764 213,674 22 Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | Payments to stakeholders (Total of Below Valu | | | | | | | | 1,000 |
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| Net rent paid to operator landlords 6,099 4,414 7,748 8,893 6,563 7,367 | | | | | | | | | |
| Tel or para o operation and out | | 207,914 | | | | | | | 225 |
| Net farm income (Net Value Added less Paymen 672,118 1.497.750 2.067.314 1.588/120 1.851,785 1.688,394 995,584 72 | Net rent paid to operator landlords | | 6,099 | 4,414 | 7,748 | 8,893 | 6,563 | 7,307 | 8 |
| | Net farm income (Net Value Added less Paymen | 672,118 | 1,497,750 | 2,067,314 | 1,538,120 | 1,851,785 | 1,688,364 | 995,584 | 723 |

Net farm income (Net Value Added less Paymen 672...18

10 Stakenolders)

11 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 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Realized Gross Farm Income | 4,423,184 | 5,312,707 | 6,009,233 | 6,362,423 | 6,752,630 | 7,070,218 | 6,001,319 | 5,675,532 |
| Total Production Expenses | 3,751,066 | 3,802,110 | 3,929,385 | 4,811,189 | 4,864,713 | 5,360,925 | 4,977,712 | 4,938,965 |
| Taxes on Farm Property | 230,208 | 243,702 | 284,009 | 251,346 | 237,639 | 324,738 | 303,016 | 283,626 |
| Interest on Mortgage Debt | 92 | 106 | 107 | 130 | 113 | 120 | 122 | 133 |
| Net Farm Income | 672,118 | 1,497,750 | 2,067,314 | 1,538,120 | 1,851,785 | 1,688,364 | 995,584 | 723,476 |



Memorandum

TO: Interested Parties FROM: Robert Wright

SUBJECT: 2018 Agricultural Assessment Values Per Acre

DATE: January 2018

On the next page is the schedule of 2018 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 2018, and for village assessment rolls completed in 2019.

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 2018 And For Village Assessment Rolls Completed in 2019

| S | Mineral Soil Group | Value Per Acre |
|----|-----------------------|-------------------|
| 1 | a | \$1,103 |
| | b | 982 |
| 2 | а | 982 |
| _ | b | 871 |
| 3 | а | 871 |
| 3 | b | 750 |
| 4 | а | 750 |
| - | b | 640 |
| 5 | а | 640 |
| 5 | b | 518 |
| 6 | а | 518 |
| | b | 408 |
| 7 | | 408 |
| 8 | | 287 |
| 9 | | 176 |
| 10 | | 55 |

| Organic Soil Group (muck) | | Value Per Acre |
|------------------------------|---|-------------------|
| | Α | \$2,206 |
| | В | 1,434 |
| | С | 1,213 |
| | D | \$772 |

| Aquaculture | \$1,103 |
|---------------|---------|
| | |
| Farm Woodland | \$408 |

I, Robert L Wright, Real Property Analyst 3, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 11, 2018 for the city and town rolls completed in 2018 and for the village assessment rolls completed in 2019.

Robert L Wright

Real Property Analyst 3



2019 AGRICULTURAL ASSESSMENT VALUES

DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

Nonie Manion, Executive Deputy Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2019

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.

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.

- 22. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.
- 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 2019, the years 2010-2017 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

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

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

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

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

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

| Mineral Soil Group | Percent of Base Agricultural Assessment Value |
|-----------------------|---|
| 1 a | 100 |
| b | 89 |
| 2 <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 group in conjunction with the land classifications systems as follows.

| Organic Soil Group | Percentage of Base Agricultural Assessment Value | | | | |
|-----------------------|--|--|--|--|--|
| A | Two times Mineral Soil Group 1a | | | | |
| 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 2010 through 2017 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics* 2017–2018 (January 2019). See web site

https://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistica_1_Bulletin/2018/2017-2018%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 2019. http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx

APPENDIX

Calculation of 2019

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2019 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

| | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | | 2015 | | 2016 | | 2017 | |
|--|---|--------------------|--|--------------------|---|--------------------|---|--------------------|--|---------------------|---|------------------|---|------------------|---|-------------------|
| | 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 | 95.0 | \$40,354 | 93.0 | \$36,470 | 85.0 | \$44,714 | 115.0 | \$51,612 | 95.0 | \$33.576 | 110.0 | 36,868 | 115.0 | 36,508 | 125.0 | 38.106 |
| Oats | 60.0 | 9,688 | 30.0 | 6,105 | 50.0 | 12,058 | 46.0 | 11,095 | 40.0 | 9,223 | 40.0 | 5,359 | 60.0 | 7,161 | 35.0 | 4,331 |
| Rye | N/A 10.0 | N/A 2.008 | N/A 9.0 | N/A 2.318 | N/A | N/A 2.006 | NA 8.0 | NA 1.918 | NA | NA 1 201 | NA 9.0 | 1.701 | NA NA | NA NA | NA NA | NA NA |
| Barley Soybeans | 279.0 | 152,669 | 277.0 | 146.505 | 8.0 312.0 | 195,187 | 278.0 | 170,803 | 8.0 327.0 | 1,391 | 301.0 | 117,781 | 320.0 | 125.558 | 265.0 | |
| Corn for grain | 590.0 | 553,833 | 620.0 | 568,974 | 680.0 | 617,794 | 690.0 | 427,276 | 680.0 | 413,630 | 590.0 | 338,324 | 570.0 | 286,767 | 485.0 | 300,627 |
| Corn for silage | 455.0 | 311,220 | 470.0 | 427,888 | 475.0 | 532,143 | 500.0 | 495,550 | 450.0 | 402,570 | 480.0 | 387,600 | 510.0 | 416,976 | 495.0 | 423,225 |
| Hay, all | 1,330.0 | 264,628 | 1,280.0 | 296,328 | 1,340.0 | 375,714 | 1,430.0 | 494,810 | 1,370.0 | 467,318 | 1,230.0 | 439,904 | 1,360.0 | 436,660 | 1,320.0 | |
| Potatoes Dry beans | 16.5 14.9 | 71,280 8,657 | 16.7 11.8 | 65,130 7,953 | 18.0 9.5 | 69,768 9.318 | 17.1 | 66,451 7,792 | 15.8 NA | 54,747 NA | 14.8 7.8 | 50,557 3.823 | 14.8 NA | 44,755 NA | 14.9 NA | 53,580 NA |
| ory bodino | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE |
| | | \$0 | | \$(000) | | \$(000) | | \$0 | | \$(000) | | \$(000) | | \$(000) | | \$(000) |
| VEG/FRUITS | | | | | | | | | | | | | | | | |
| leets, processing Cabbage, fresh | N/A 10,400 | NA \$87.980 | N/A 9.700 | N/A \$73.559 | N/A 8,800 | NA \$84,730 | NA 8.800 | NA \$71,432 | NA 8.300 | NA \$72.376 | NA 8,100 | NA 59.616 | NA 8.900 | NA 59,580 | NA 8.300 | NA 48.646 |
| Cabbage, rresn Cabbage processing | 10,400 N/A | \$87,980 NA | 9,700 NA | \$73,559 NA | 8,800 N\A | \$84,730 NA | 8,800 NA | \$71,432 NA | 8,300 NA | \$/2,3/6 NA | 8,100 NA | 59,616 NA | 8,900 NA | 59,580 NA | 8,300 NA | 48,040 NA |
| Cauliflower, fresh | 460 | 3,417 | 430 | 2.401 | 470 | 4.290 | 430 | 3,169 | 470 | 2.623 | 410 | 2.255 | NA. | NA NA | NA. | NA NA |
| Ducumbers, fresh | 2,800 | 18.469 | 2,300 | 14.720 | 1,700 | 15,137 | 1,700 | 9.163 | 1,700 | 10.091 | 1,900 | 17.298 | NA. | NA NA | NA. | NA. |
| Green peas, processing | N/A | N/A | N/A | N/A | N/A | N/A | NA | NA | NA. | NA. | NA NA | NA | 6,100 | 2,622 | 7,100 | 5,389 |
| Onions, fresh | 9,800 | 53,702 | 6,200 | 26,695 | 8,000 | 35,034 | 6,500 | 31,600 | 8,000 | 33,798 | 7,500 | 40,533 | 7,000 | 46,655 | 7,100 | 55,089 |
| Snap beans, fresh | 9,000 | 52,668 | 10,000 | 58,621 | 10,500 | 66,251 | 10,200 | 50,378 | 9,800 | 52,137 | 10,700 | 58,464 | NA. | NA NA | NA. | NA. |
| Snap beans, processing | 22,100 | 21,587 | 13,600 | 15,204 | 19,000 | 18,762 | 18,900 | 16,434 | 20,420 | 27,575 | NA NA | NA NA | 28,300 | 52,146 | 28,000 | 41,861 |
| Sweet corn, fresh | 19,500 | 60,840 | 18,500 | 50,630 | 18,000 | 59,796 | 22,600 | 78,060 | 18,100 | 42,399 | 16,700 | 31,427 | 26,600 | 48,720 | 25,700 | 31,992 |
| Sweet corn, processing | N/A | N.A | N/A | N/A | N/A | MA | NA | NA | NA. | NA. | NA | NA | NA | NA. | NA. | NA |
| omatoes, fresh | 2,800 | 28,498 | 2,700 | 36,634 | 2,800 | 47,174 | 2,700 | 32,380 | 2,600 | 23,962 | 2,300 | 31,395 | NA | NA | NA | NA |
| Bell Peppers | 1,100 | 9,900 | N/A | N/A | NA | N/A | NA | NA | NA | NA | NA | NA | 900 | 7,700 | 800 | 4,619 |
| Eggplant | 370 | 4,027 | N/A | N/A | N/A | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Endive/Escarole | 290 | 1,984 | N/A | N/A | N/A | N/A | NA | NA | Na | NA | NA | NA | NA | NA | NA | NA |
| Pumpkins | 6,800 | 35,088 | 6,300 | 23,631 | 6,300 | 35,879 | 6,000 | 30,144 | 5,200 | 20,493 | 4,400 | 11,046 | 5,200 | 11,601 | 4,900 | 9,732 |
| Spinach | 310 | 973 | N/A | N/A | NA | MA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Squash | 4,600 | 36,777 | 5,000 | 48,735 | 5,400 | 49,453 | 4,500 | 37,984 | 4,300 | 31,371 | 4,200 | 24,950 | 4,100 | 20,455 | 4,100 | 23,338 |
| | | | | | | | | | | | | | | | | |
| Apples Peaches | 42,000 1,600 | \$221,620 7,023 | 42,000 | \$244,000 8,352 | 40,000 1,600 | \$249,790 4,022 | 40,000 1,600 | \$237,233 5,748 | 40,000 1,600 | \$249,875 12,640 | 40,000 1,600 | 279,550 8,631 | 40,000 1,600 | 323,490 3,880 | 40,000 1,600 | 343,076 11,426 |
| eaches art cherries | 1,600 | 1,360 | 1,600 1,500 | 8,352 1,426 | 1,600 | 4,022 2,844 | 1,600 | 5,748 4,295 | 1,600 | 12,640 3,107 | 1,600 | 2,626 | 1,600 | 2,400 | 1,600 | 2,436 |
| Pears | 1,200 | 4,932 | 1,200 | 6,956 | 1,000 | 2,350 | 1,000 | | 1,000 | 3,472 | 1,000 | 4,800 | NA | NA | NA | NA |
| Sweet cherries | 700 | 2,255 | 700 | 2,106 | 600 | 1,073 | 700 | 5,144 3,168 | 700 | 2,008 | 700 | 2,930 | NA | NA | NA | NA |
| Grapes | 37,000 | 68,068 | 37,000 | 70,056 | 35,000 | 52,183 | 37,000 | 75,327 | 37,000 | 69,350 | 37,000 | 57,031 | 37,000 | 63,700 | 35,000 | 69,078 |
| Strawberries, fresh and proc. Blueberries | 1,400 900 | 6,895 4,515 | 1,400 900 | 8,460 3,960 | 1,400 | 6,880 3,893 | 1,400 900 | 7,729 2,129 | 1,000 | 7,520 4,061 | 1,000 | 7,366 3,995 | 760 900 | 7,144 3,235 | 700 800 | 6,063 3,771 |
| dueberries ed Raspberries | 500 | 4,515 3,746 | N/A | 3,960 N/A | 1,000 N/A | 3,893 NA | 900 N/A | 2,129 N/A | 800 NA | 4,061 NA | 1,000 NA | 3,995 NA | NA 900 | 3,235 NA | NA | 3,7/1 NA |
| • | | 0,,40 | | | | | | | | | | | | | | |
| tal Acres Harvested | 3,027,530 | | 2,968,530 | | 3,140,570 | | 3,259,430 | | 3,148,390 | | 2,922,510 | | 3,118,760 | | 2,905,800 | |
| tal Value Of Production lue of Production Per Acre | \$710 | \$2,150,661 | \$759 | \$2,253,817 | \$827 | \$2,598,243 | \$745 | \$2,428,824 | \$696 | \$2,192,322 | \$693 | \$2,025,830 | \$644 | \$2,007,713 | \$717 | \$2,083,238 |
| (in millions) djusted Production Expenses otal Production Expenses axes on Farm Property | 3,815 244 | | 3,942 284 | | 4,824 251 | | 4,901 238 | | 5,382 325 | | 5,006 303 | | 4,952 284 | | 4,867 304 | |
| terest on Mortgage Debt | 106 | | 107 | | 130 | | 113 | | 120 | | 122 | | 133 | | 145 | |
| ljusted Total Production Exp. | 3,465 | | 3,551 | | 4,443 | | 4,550 | | 4,937 | | 4,581 | | 4,535 | | 4,418 | |
| anagement Charge | | | | | | | | | | | | | | | | |
| 1% of Gross Farm Income | 52 | | 60 | | 63 | | 67 | | 70 | | 59 | | 56 | | 60 | |
| 7% of Production Expenses | 243 | | 249 | | 311 | | 319 | | 346 | | 321 | | 317 | | 309 | |
| dal Managament Ch | 295 | | 308 | | 374 | | 385 | | 416 | | 380 | | 373 | | 369 | |
| ital Management Charge | 295 | | 308 | | 3/4 | | 385 | | 416 | | 380 | | 3/3 | | 309 | |
| ortgage Debt Attributable | | | | | | | | | | | | | | | | |
| Land | | | | | | | | | | | | | | | | |
| terest on Mortgage Debt Land % of Tot Real Est Value | 106 | | 107 | | 130 | | 113 | | 120 | | 122 | | 133 | | 145 | |
| anu % or rot Keal Est Value | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | |
| | | | | | | | | | | | | | | | | |
| | | | | | 82 | | | | | | | | | | | |
| | 67 | | 67 | | - 02 | | 71 | | 76 | | 77 | | 84 | | 91 | |
| djusted Net Farm Income | | | | | | | | | | | | | | | | |
| djusted Net Farm Income et Farm Income | 1,498 | | 2,067 | | 1,538 | | 1,852 | | 1,688 | | 990 | | 694 | | 1,166 | |
| djusted Net Farm Income et Farm Income anagement Charge | | | | | | | | | | | | | | | | |
| djusted Net Farm Income et Farm Income anagement Charge roperty Taxes fortgage Debt Attributable | 1,498 295 | | 2,067 308 | | 1,538 374 | | 1,852 385 | | 1,688 416 | | 990 380 | | 694 373 | | 1,166 369 | |
| djusted Net Farm Income et Farm Income anagement Charge troperty Taxes fortgage Debt Attributable Land | 1,498 295 244 67 | | 2,067 308 284 67 | | 1,538 374 251 82 | | 1,852 385 238 71 | | 1,688 416 325 76 | | 990 380 303 77 | | 694 373 284 84 | | 1,166 369 304 91 | |
| djusted Net Farm Income et Farm Income lanagement Charge Property Taxes dortgage Debt Attributable Land | 1,498 295 244 | | 2,067 308 284 | | 1,538 374 251 | | 1,852 385 238 | | 1,688 416 325 | | 990 380 303 | | 694 373 284 | | 1,166 369 304 | |
| djusted Net Farm Income et Farm Income lanagement Charge roperty Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit | 1,498 295 244 67 | | 2,067 308 284 67 | | 1,538 374 251 82 1,498 | | 1,852 385 238 71 1,775 | | 1,688 416 325 76 1,673 | | 990 380 303 77 | | 694 373 284 84 | | 1,166 369 304 91 1,192 | |
| djusted Net Farm Income et Farm Income lanagement Charge Property Taxes dortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income | 1,498 295 244 67 1,513 | | 2,067 308 284 67 2,111 | | 1,538 374 251 82 1,498 | | 1,852 385 238 71 1,775 | | 1,688 416 325 76 1,673 | | 990 380 303 77 990 | | 694 373 284 84 689 | | 1,166 369 304 91 1,192 | |
| djusted Net Farm Income et Farm Income lanagement Charge Property Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income | 1,498 295 244 67 | | 2,067 308 284 67 | | 1,538 374 251 82 1,498 | | 1,852 385 238 71 1,775 | | 1,688 416 325 76 1,673 | | 990 380 303 77 | | 694 373 284 84 | | 1,166 369 304 91 1,192 | |
| djusted Net Farm Income et Farm Income larangement Charge roperty Taxes drottgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm Income | 1,498 295 244 67 1,513 | | 2,067 308 284 67 2,111 | | 1,538 374 251 82 1,498 | | 1,852 385 238 71 1,775 1,775 | | 1,688 416 325 76 1,673 | | 990 380 303 77 990 | | 694 373 284 84 689 | | 1,166 369 304 91 1,192 | |
| ijusted Net Farm Income st Farm Income anagement Charge roperly Tawas fortigage Debt Attributable Land ijjusted Net Farm Income Net Profit djusted Net Farm Income ket Farm Income ket Forfit signated State Farm Income k Net Profit = | 1,498 295 244 67 1,513 | | 2,067 308 284 67 2,111 2,111 5,952 | | 1,538 374 251 82 1,498 | | 1,852 385 238 71 1,775 | | 1,688 416 325 76 1,673 1,673 | | 990 380 303 77 990 990 5,931 | | 694 373 284 84 689 689 5,559 | | 1,166 369 304 91 1,192 1,192 5,956 | |
| ijusted Net Farm Income st Farm Income anagement Charge roperly Tawas fortgage Debt Attributable Land justed Net Farm Income Net Profit djusted Net Farm Income Net Profit selled Gross Farm Income Net Profit EN Review Characteristics Net Profit = | 1,498 295 244 67 1,513 1,513 5,247 | | 2,067 308 284 67 2,111 2,111 5,952 35% | | 1,538 374 251 82 1,498 1,498 6,258 | | 1,852 385 238 71 1,775 1,775 6,678 | | 1,688 416 325 76 1,673 1,673 7,043 | | 990 380 303 77 990 990 5,931 | | 694 373 284 84 689 5,559 | | 1,166 389 304 91 1,192 1,192 5,956 | |
| ijusted Net Farm Income st Farm Income anagement Charge roperty Tawas fortigage Debt Attributable Land ijiusted Net Farm Income Net Profit gjiusted Net Farm Income salized Gross Farm Income s, Net Profit = NERAL SOILS BASE VALUE Capitalization Rate of 10% | 1,498 295 244 67 1,513 1,513 5,247 29% | | 2,067 308 284 67 2,111 2,111 5,952 35% | | 1,538 374 251 82 1,498 1,498 6,258 24% | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 325 76 1,673 1,673 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| djusted Net Farm Income et Farm Income et Farm Income anagement Charge roperly Tawas dortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ke Herring Farm Income k Net Profit = NERAL SOILS BASE VALUE Capitalization Rate of 10% Annual Percent Net Profit | 1,498 295 244 67 1,513 1,513 5,247 29% | | 2,067 308 284 67 2,111 2,111 5,952 35% | | 1,538 374 251 82 1,498 1,498 6,258 24% | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 325 76 1,673 1,673 7,043 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| djusted Net Farm Income et Farm Income et Farm Income anagement Charge roperly Tawas dortgage Debt Attributable Land djlusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm Income 6, Net Profit = NERAL SOILS BASE VALUE Capitalization Rate of 10% Armaul Percent Net Profit Value of Production Per Acre | 1,498 295 244 67 1,513 1,513 5,247 29% 710 | | 2,067 308 284 67 2,111 2,111 5,952 35% | | 1,538 374 251 82 1,498 1,498 6,258 24% | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 325 76 1,673 1,673 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| ijusted Net Farm Income et Farm Income et Farm Income anagement Charge roperty Taxes tottgage Debt Attributable Land lighted Net Farm Income Net Profit djusted Net Farm Income sealized Gross Farm Income et Net Profit i, Net Profit = Net Profit = Net Profit = Net Profit = Capitalization Bate of 10% Arnual Percent Net Profit Value of Production Per Acre aphalized Value of Production production Per Acre aphalized Value of Production | 1,498 295 244 67 1,513 1,513 1,513 5,247 29% 710 | | 2,067 308 284 67 2,111 2,111 5,952 35% 10% 35% | | 1,538 374 2511 82 1,498 1,498 6,258 24% 10% 24% 827 | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 3255 76 1,673 1,673 7,043 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| djusted Net Farm Income let Farm Income let Farm Income langement Charge roperly Taxes lordrage Debt Attributable Land lusted Net Farm Income Net Profit djusted Net Farm Income sealized Gross Farm Income lealized Gross Farm Income li, Net Profit = INCREAL SOLS BASE VALUE Capitalization Rate of 10% Annual Percent Net Profit Value of Production Per Acre apitalized Value of Production production Per Acre apitalized Value of Production | 1,498 295 244 67 1,513 1,513 5,247 29% 710 | | 2,067 308 284 67 2,111 2,111 5,952 35% | | 1,538 374 251 82 1,498 1,498 6,258 24% | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 325 76 1,673 1,673 7,043 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| Adjusted Net Farm Income vet Property Taxes vet Profit vet | 1,498 295 244 67 1,513 1,513 1,513 5,247 29% 710 | | 2,067 308 284 67 2,111 2,111 5,952 35% 10% 35% | | 1,538 374 2511 82 1,498 1,498 6,258 24% 10% 24% 827 | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1,688 416 3255 76 1,673 1,673 7,043 24% | | 990 380 303 77 990 990 5,931 17% | | 694 373 284 84 689 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| djusted Net Farm Income let Farm Income let Farm Income langement Charge roperly Taxes lordrage Debt Attributable Land lusted Net Farm Income Net Profit djusted Net Farm Income sealized Gross Farm Income lealized Gross Farm Income li, Net Profit = INCREAL SOLS BASE VALUE Capplailization Rate of 10% Annual Percent Net Profit Value of Production Per Acre apitalized Value of Production production Per Acre apitalized Value of Production | 1,498 295 244 67 1,513 1,513 5,247 29% 10% 29% 710 10% 2,049 | | 2,067 308 284 67 2,111 5,952 35% 10% 35% 759 2,692 | | 1,538 374 251 82 1,498 1,498 6,258 24% 24% 827 | Halised | 1,852 385 238 71 1,775 1,775 6,678 27% 745 1,981 | | 1.688 416 416 325 76 1.673 1.673 24% 696 1.654 1.654 | | 990 380 303 77 990 990 5,931 17% 693 | | 694 373 284 84 689 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |
| Adjusted Net Farm Income let F | 1,498 295 244 67 1,513 1,513 5,247 29% 710 2,049 | of*Capitalized | 2,067 308 284 67 2,111 2,111 5,952 35% 759 2,692 | | 1,538 374 2511 82 1,498 1,498 6,258 24% 10% 24% 827 | | 1,852 385 238 71 1,775 1,775 6,678 27% | | 1.688 416 416 325 76 1.673 1.673 24% 696 1.654 1.654 | ue Per Acre | 990 380 303 77 990 990 5,931 17% 10% 693 | | 694 373 284 84 689 689 5,559 12% | | 1,166 369 304 91 1,192 1,192 5,956 20% | |

| New York | | | | | | | | |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|--------------|
| Item 1/ | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Value of crop production (Total) | 1.998.597 | 2,049,554 | 2,231,176 | 2,274,411 | 2,033,105 | 1,852,732 | 1,856,231 | 1,882 |
| Food grains | 37,805 | 35,235 | 42,443 | 45,934 | 42,829 | 33,657 | 37,222 | 40 |
| Feed crops | 402,464 | 524,953 | 614,708 | 574,691 | 559,870 | 468,744 | 416,663 | 401 |
| Oil crops | 125,644 | 124,767 | 171,933 | 187,921 | 149,787 | 112,535 | 131,937 | 108 |
| Fruits and tree nuts | 316,668 | 345,316 | 323,035 | 340,773 | 352,033 | 366,929 | 403,849 | 43 |
| Vegetables All other crops | 485,811 665,741 | 445,819 653,370 | 508,404 629,211 | 447,429 646,124 | 396,751 623,044 | 344,017 637,828 | 286,782 687,970 | 20 68 |
| Home consumption | 4,278 | 3,330 | 4,130 | 4,197 | 19,446 | 13,760 | 12,790 | 00 |
| Value of inventory adjustment 2/ | -39,815 | -83,236 | -62,688 | 27,341 | -110,655 | -124,740 | -120,982 | |
| Value of livestock production (Total) | 2,636,808 | 3,307,066 | 3,206,965 | 3,526,775 | 4,266,172 | 3,419,774 | 3,134,896 | 3,32 |
| Meat animals | 187,670 | 275,444 | 343,667 | 296,697 | 431,524 | 396,662 | 283,004 | 33 |
| Dairy products | 2,206,494 | 2,740,484 | 2,552,652 176,219 | 2,846,312 175,636 | 3,476,752 206,507 | 2,556,554 | 2,503,250 141,424 | 2,70 15 |
| Poultry and eggs Miscellaneous livestock | 126,482 112,252 | 149,347 125,892 | 137,530 | 132,019 | 139,451 | 270,775 146,231 | 150,913 | 14 |
| Home consumption | 9,334 | 8,379 | 8,053 | 17,678 | 22,769 | 18,174 | 9,435 | 1 |
| Value of inventory adjustment 2/ | -5,424 | 7,520 | -11,156 | 58,433 | -10,831 | 31,377 | 46,869 | -2 |
| Revenues from services and forestry (Total) | 611,342 | 595,228 | 820,005 | 876,813 | 743,461 | 658,356 | 567,693 | 74 |
| Machine hire and customwork | 95,761 | 53,590 | 45,654 | 59,970 | 132,927 | 83,218 | 46,823 | 9 |
| Forest products sold Other farm income | 14,582 255,144 | 17,096 260,093 | 17,213 455,861 | 30,337 506,991 | 24,174 310,064 | 35,899 255,765 | 26,520 250,401 | 2 34 |
| Gross imputed rental value of farm dwelling | 245,855 | 264,448 | 301,276 | 279,515 | 276,297 | 283,474 | 243,948 | 27 |
| Value of agricultural sector production (Sum Purchased inputs (Sum of Below Totals) | 5,246,746 2,459,428 | 5,951,848 2,635,763 | 6,258,146 3,111,408 | 6,677,999 3,162,127 | 7,042,739 3,422,059 | 5,930,861 3,177,901 | 5,558,820 3,028,254 | 5,95 3,03 |
| Farm origin (Total) | 851,885 | 916,741 | 1,081,374 | 1,127,402 | 1,203,003 | 1,189,000 | 1,129,394 | 1,12 |
| Feed purchased | 621,062 | 669,030 | 765,776 | 830,672 | 860,724 | 854,035 | 777,457 | 78 |
| Livestock and poultry purchased | 44,140 | 52,067 | 83,038 | 55,225 | 82,224 | 90,478 | 79,125 | 7 |
| Seed purchased | 186,684 | 195,645 | 232,560 | 241,505 | 260,055 | 244,487 | 272,811 | 26 |
| Manufactured inputs (Total) | 605,467 | 679,451 | 790,712 | 842,693 | 865,452 | 719,987 | 674,446 | 66 |
| Fertilizers and lime Pesticides | 179,200 | 197,002 122,539 | 246,847 137,050 | 258,011 138,523 | 269,399 | 225,760 128,208 | 219,558 126,734 | 19 12 |
| Petroleum fuel and oils | 104,158 234,059 | 272,739 | 321,396 | 354,291 | 149,188 359,211 | 269,914 | 227,270 | 25 |
| Electricity | 88,049 | 87,172 | 85,419 | 91,867 | 87,654 | 96,106 | 100,884 | 9 |
| Other purchased inputs (Total) | 1,002,076 | 1,039,571 | 1,239,322 | 1,192,032 | 1,353,604 | 1,268,914 | 1,224,414 | 1,24 |
| Repair and maintenance of capital items | 297,919 | 366,122 | 385,186 | 437,818 | 409,973 | 431,913 | 371,549 | 37 |
| Machine hire and customwork | 57,504 | 65,598 | 58,274 | 61,776 | 74,189 | 65,811 | 67,374 | 6 |
| Marketing, storage, and transportation exp Contract labor | 108,522 18,831 | 113,880 18,836 | 138,327 20,088 | 104,527 42,982 | 191,392 27,955 | 142,490 36,302 | 147,066 21,761 | 13 |
| Miscellaneous expenses | 538,131 | 493,971 | 657,534 | 587,911 | 678,050 | 628,700 | 638,424 | 66 |
| Net government transactions (See Below Adju | -177,741 | -226,624 | -147,068 | -163,008 | -297,259 | -232,595 | -195,971 | -22 |
| Direct Government payments | 65,961 | 57,385 | 104,277 | 74,631 | 27,479 | 70,421 | 87,655 | 7 |
| Motor vehicle registration and licensing fees Property taxes | 5,983 243,702 | 6,304 284,009 | 6,973 251,346 | 6,850 237,639 | 7,027 324,738 | 8,279 303,016 | 8,670 283,626 | 30 |
| Gross value added (Production Total less Inp | 2,590,746 | 3,070,624 | 2,979,581 | 3,309,883 | 3,295,465 | 2,484,064 | 2,312,834 | 2,67 |
| Transaction Total) Capital consumption | 272,728 | 290,908 | 472,637 | 498,277 | 636,133 | 611,408 | 617,943 | 56 |
| Net value added (Gross Value Added less Ca | 2,318,019 | 2,779,716 | 2,506,945 | 2,811,605 | 2,659,332 | 1,872,655 | 1,694,891 | 2,10 |
| Consumption) Payments to stakeholders (Total of Below \ | 820,269 | 712,401 | 968,825 | 959,820 | 970,968 | 882,449 | 1,000,678 | 93 |
| Employee compensation (total hired labor) | 543,505 | 464,095 | 685,138 | 700,319 | 729,078 | 627,311 | 718,720 | 66 |
| Net rent received by nonoperator landlords | 39,085 | 28,284 | 49,655 | 56,986 | 30,561 | 34,134 | 46,352 | 2 |
| Real estate and nonreal estate interest | 231,580 | 215,609 | 226,284 | 193,622 | 204,764 | 213,674 | 225,651 | 24 |
| | | | | | | | | |
| Net rent paid to operator landlords | 6,099 | 4,414 | 7,748 | 8,893 | 6,563 | 7,331 | 9,955 | |



Memorandum

TO: Interested Parties FROM: Robert Wright

SUBJECT: 2019 Agricultural Assessment Values Per Acre

DATE: January 2019

On the next page is the schedule of 2019 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 2019, and for village assessment rolls completed in 2020.

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 2019 And For Village Assessment Rolls Completed in 2020

| s | Mineral oil Group | Value Per Acre |
|----|----------------------|-------------------|
| 1 | a | \$1,125 |
| | b | 1001 |
| 2 | a | 1001 |
| _ | b | 889 |
| 3 | а | 889 |
| | b | 765 |
| 4 | <u>a</u> | 765 |
| | b | 653 |
| 5 | а | 653 |
| | b | 529 |
| 6 | а | 529 |
| | b | 416 |
| 7 | | 416 |
| 8 | | 293 |
| 9 | | 180 |
| 10 | | 56 |

| Organic Soil Group (muck) | | Value Per Acre |
|------------------------------|---|-------------------|
| | Α | \$2,250 |
| | В | 1,463 |
| | С | 1,238 |
| | D | \$788 |

| Aquaculture | \$1,125 |
|-------------|---------|
|-------------|---------|

| \$416 |
|-------|
| |

I, Robert L Wright, Real Property Analyst 3, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values stablished January 10, 2019 for the city and town rolls completed in 2019 and for the village assessment rolls completed in 2020.

Robert L Wright
Real Property Analyst 3



2020 AGRICULTURAL ASSESSMENT VALUES

DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

Michael Schmidt, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2020

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.
- 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.

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.

- 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 20209, the years 2011-2018 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 <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 group in conjunction with the land classifications systems as follows.

| Organic Soil Group | Percentage of Base Agricultural Assessment Value |
|-----------------------|--|
| A | Two times Mineral Soil Group 1a |
| 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 2011 through 2018 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, <u>New York Agricultural Statistics 2018–2019</u> (January 2020).

See web site

https://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulletin/2018/2017-2018%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 2020. http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx

APPENDIX

Calculation of 2020

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2020 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

| ODOD DDODUOTIO | NIDATA | | | | | | | | | | | | | | | |
|---|-----------------|---------------------------------|-----------------|--------------------|--------------------------|-------------------|-----------------|----------------|-----------------|---------------------|-----------------|------------------|-----------------|--------------------|-----------------|--------------------|
| CROP PRODUCTIO | 2011 | | 2012 | | 2013 | | 2014 | | 2015 | | 2016 | | 2017 | | 2018 | |
| | 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 | 93.0 | \$36,470 | 85.0 | \$44,714 | 115.0 | \$51,612 | 95.0 | | 110.0 | | 115.0 | 36,508 | 125.0 | 40,870 | 95.0 | 35,069 |
| Oats Rye | 30.0 N/A | 6,105 N/A | 50.0 N/A | 12,058 N/A | 46.0 NA | 11,095 NA | 40.0 NA | 9,223 NA | 40.0 NA | NA | 60.0 NA | NA | 35.0 NA | 4,235 NA | 43.0 NA | 6,850 N/ |
| Barley Soybeans | 9.0 277.0 | 2,318 146,505 | 8.0 312.0 | 2,006 195,187 | 8.0 278.0 | | 8.0 327.0 | 141,009 | 9.0 301.0 | 117,781 | NA 320.0 | 125,558 | NA 265.0 | NA 110,426 | 8.0 320.0 | 1,346 141,120 |
| Corn for grain Corn for silage | 620.0 470.0 | 568,974 427,888 | 680.0 475.0 | 617,794 532,143 | 690.0 500.0 | 495,550 | 680.0 450.0 | 402,570 | 590.0 480.0 | 387,600 | 570.0 510.0 | 416,976 | 485.0 495.0 | 317,806 423,225 | 645.0 445.0 | 420,476 377,939 |
| Hay, all Potatoes | 1,280.0 16.7 | 296,328 65,130 | 1,340.0 18.0 | 375,714 69,768 | 1,430.0 17.1 | 494,810 66,451 | 1,370.0 15.8 | | 1,230.0 14.8 | | 1,360.0 14.8 | | 1,320.0 14.4 | 446,820 50,803 | 1,220.0 13.4 | 410,800 47,409 |
| Dry beans | 11.8 ACRES | 7,953 VALUE | 9.5 ACRES | 9,318 VALUE | 8.8 ACRES | 7,792 VALUE | NA ACRES | NA VALUE | 7.8 ACRES | 3,823 VALUE | ACRES | VALUE | ACRES | NA VALUE | ACRES | VALUE |
| VEG/FRUITS | Ì | \$(000) | | \$(000) | | \$0 | | \$(000) | | \$(000) | | \$(000) | | \$(000) | | \$(000) |
| Beets, processing | N/A | NA | N/A | NA | NA . | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Cabbage, fresh Cabbage processing | 9,700 N\A | \$73,559 NA | 8,800 N\A | \$84,730 N\A | 8,800 NA | \$71,432 NA | 8,300 NA | \$72,376 NA | 8,100 NA | 59,616 NA | 10,600 NA | 70,962 NA | 12,700 NA | 74,434 NA | 10,100 NA | 54,217 NA |
| Cauliflower, fresh | 430 | 2,401 | 470 | 4,290 | 430 | 3,169 | 470 | 2,623 | 410 | 2,255 | NA | NA | NA | NA | NA | NA |
| Cucumbers, fresh Green peas, processing | 2,300 N\A | 14,720 N/A | 1,700 N\A | 15,137 N\A | 1,700 NA | 9,163 NA | 1,700 NA | 10,091 NA | 1,900 NA | 17,298 NA | NA 8,100 | NA 3,482 | NA 8,900 | NA 6,760 | NA 6,700 | NA 3,351 |
| Onions, fresh Snap beans, fresh | 6,200 10,000 | 26,695 58,621 | 8,000 10,500 | 35,034 66,251 | 6,500 10,200 | 31,600 50,378 | 8,000 9,800 | | 7,500 10,700 | | 7,000 NA | 46,655 NA | 6,900 NA | 50,682 NA | 7,200 NA | 41,042 NA |
| Snap beans, processing | 13,600 | 15,204 | 19,000 | 18,762 | 18,900 | 16,434 | 20,420 | 27,575 | NA | NA | 28,300 | 52,146 | 24,000 | 35,881 | 26,300 | 34,023 |
| Sweet corn, fresh Sweet corn, processing | 18,500 N\A | 50,630 N/A | 18,000 N\A | 59,796 NA | 22,600 NA | 78,060 NA | 18,100 NA | 42,399 NA | 16,700 NA | 31,427 NA | 26,600 NA | 48,720 NA | 25,700 NA | 31,992 NA | 26,600 NA | 36,257 NA |
| Tomatoes, fresh | 2,700 N/A | 36,634 NA | 2,800 N/A | 47,174 NA | 2,700 NA | | 2,600 NA | | 2,300 NA | | NA 900 | NA | NA 900 | NA 5,196 | NA 1,400 | NA |
| Bell Peppers Eggplant | N/A | NA | N/A | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | 8,455 NA |
| Endive/Escarole Pumpkins | N\A 6,300 | N/A 23,631 | N\A 6,300 | N/A 35,879 | NA 6,000 | NA 30,144 | Na 5,200 | NA 20,493 | NA 4,400 | NA 11,046 | NA 5,700 | NA 12,717 | NA 5,600 | NA 11,123 | NA 5,700 | NA 8,037 |
| Spinach | N\A 5,000 | NA 48,735 | N/A 5,400 | N/A 49,453 | NA 4,500 | NA 37,984 | NA 4,300 | NA 31,371 | NA 4,200 | NA | NA 5,600 | NA 27,936 | NA 5,400 | NA 30,737 | NA 4,900 | NA 24,174 |
| Squash | | | | | | | | | | | | | | | | |
| Apples Peaches | 42,000 1,600 | \$244,000 8,352 | 40,000 1,600 | \$249,790 4,022 | 40,000 1,600 | 5,748 | 41,500 1,600 | 12,640 | 42,300 1,600 | 8,631 | 43,000 1,400 | 345,935 3,329 | 43,600 1,200 | 357,238 8,135 | 42,000 NA | 262,345 NA |
| Tart cherries Pears | 1,500 1,200 | 1,426 6,956 | 1,500 1,000 | 2,844 2,350 | 1,600 1,000 | 4,295 5,144 | 1,600 1,000 | | 1,600 1,000 | | 1,600 NA | 2,400 NA | 1,400 NA | 2,436 NA | NA NA | NA NA |
| Sweet cherries Grapes | 700 37,000 | 2,106 70,056 | 600 35,000 | 1,073 52,183 | 700 37,000 | 3,168 75,327 | 700 36,000 | | 700 35,000 | | NA 34,000 | NA 63,700 | NA 33,000 | NA 69,078 | NA NA | NA NA |
| Strawberries, fresh and proc. Blueberries | 1,400 900 | 8,460 3,960 | 1,400 1,000 | 6,880 3,893 | 1,400 900 | 7,729 2,129 | 1,000 800 | 7,520 | 800 1,000 | 7,366 3,995 | 1,260 900 | 11,844 3,235 | 1,200 800 | 10,415 3,771 | 700 NA | 6,229 NA |
| Red Raspberries | N/A | N/A | N/A | N/A | MA | N/A | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Total Acres Harvested Total Value Of Production | 2,968,530 | \$2,253,817 | 3,140,570 | \$2,598,243 | 3,259,430 | \$2,428,824 | 3,148,890 | \$2,200,112 | 2,922,810 | \$2,033,705 | 3,124,760 | \$2,055,146 | 2,910,700 | \$2,092,063 | 2,921,000 | \$1,919,139 |
| Value of Production Per Acre | \$759 | | \$827 | | \$745 | | \$699 | | \$696 | | \$658 | | \$719 | | \$657 | |
| CALCULATED VALUE | S | | | | | | | | | | | | | | | |
| (in millions) Adjusted Production Expenses | | | | | | | | | | | | | | | | |
| Total Production Expenses | 3,942 | | 4,825 | | 4,905 | | 5,387 | | 5,011 | | 4,952 | | 4,688 | | 4,707 | |
| -Taxes on Farm Property -Interest on Mortgage Debt | 284 107 | | 251 130 | | 238 113 | | 325 120 | | 303 122 | | 284 133 | | 285 134 | | 303 147 | |
| Adjusted Total Production Exp. | 3,551 | | 4,443 | | 4,554 | | 4,943 | | 4,586 | | 4,536 | | 4,268 | | 4,258 | |
| Management Charge | | | | | | | | | | | | | | | | |
| 1% of Gross Farm Income + 7% of Production Expenses | 60 249 | | 63 311 | | 67 319 | | 70 346 | | 59 321 | | 56 317 | | 59 299 | | 57 298 | |
| Total Management Charge | 308 | | 374 | | 386 | | 416 | | 380 | | 373 | | 358 | | 355 | |
| Mortgage Debt Attributable | | | | | | | | | | | | | | | | |
| to Land Interest on Mortgage Debt | 107 | | 130 | | 113 | | 120 | | 122 | | 133 | | 134 | | 147 | |
| x Land % of Tot Real Est Value | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | | 63% | |
| Debt Attributable to Land | 67 | | 82 | | 71 | | 76 | | 77 | | 84 | | 84 | | 93 | |
| Adjusted Net Farm Income | | | | | | | | | | | | | | | | |
| Net Farm Income -Management Charge | 2,067 308 | | 1,538 374 | | 1,857 386 | | 1,683 416 | | 978 380 | | 708 373 | | 1,337 358 | | 1,068 355 | |
| +Property Taxes +Mortgage Debt Attributable | 284 67 | | 251 82 | | 238 71 | | 325 76 | | 303 77 | | 284 84 | | 285 84 | | 303 93 | |
| to Land | | | JE | | | | | | ., | | 34 | | | | | |
| Adjusted Net Farm Income | 2,111 | | 1,497 | | 1,780 | | 1,667 | | 978 | | 703 | | 1,349 | | 1,108 | |
| % Net Profit Adjusted Net Farm Income | 2,111 | | 1,497 | | 1,780 | | 1,667 | | 978 | | 703 | | 1,349 | | 1,108 | |
| Realized Gross Farm Income | | | | | | | | | | | | | | | | |
| | 5,952 | | 6,258 | | 6,687 | | 7,043 | | 5,919 | | 5,573 | | 5,949 | | 5,694 | |
| % Net Profit = | 35% | | 24% | | 27% | | 24% | | 17% | | 13% | | 23% | | 19% | |
| MINERAL SOILS BASE VALUE | | | | | | | | | | | | | | | | |
| A.Capitalization Rate of 10% B.Annual Percent Net Profit | 10% 35% | | 10% 24% | | 10% 27% | | 10% 24% | | 10% 17% | | 10% 13% | | 10% 23% | | 10% 19% | |
| C.Value of Production Per Acre | 759 | | 827 | | 745 | | 699 | | 696 | | 658 | | 719 | | 657 | |
| Capitalized Value of Production Per Acre (B x C / A) = | 2,692 | | 1,979 | | 1,983 | | 1,654 | | 1,150 | | 829 | | 1,630 | | 1,279 | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | 6 | | | | | | | | | |
| | | | | | ., | | | | n | | | | | | | |
| | | of Capitalized roduction Per | | | s Year Cap Production | | 1,125 — | | Base Value | ue Per Acre Rule | 1,148 | | | | | |
| | Value of P | roduction Per | Acre | Value of | Production | Per Acre | | | with 2 % | Kule | | | | | | |

| ew York | | | - | | | | | |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|----------------|
| Item 1/ | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
| alue of crop production (Total) | 2,049,554 | 2,231,176 | 2,286,199 | 2,049,826 | 1,873,692 | 1,910,275 | 1,912,752 | 1,970,6 |
| Food grains | 35,235 | 42,443 | 47,040 | 44,373 | 35,462 | 39,117 | 41,577 | 40, |
| Feed crops | 524,953 | 614,708 | 574,691 | 559,870 | 468,744 | 416,663 | 392,405 | 439, |
| Oil crops | 124,767 | 171,933 | 187,921 | 149,787 | 112,535 | 131.937 | 107,032 | 123, |
| Fruits and tree nuts | 345,316 | 323,035 | 347,528 | 359,823 | 374,804 | 430,443 | 451,073 | 271, |
| /egetables | 445,819 | 508,404 | 447,702 | 397,315 | 344,253 | 306,246 | 249,454 | 254 |
| Il other crops | 653,370 | 629,211 | 649,826 | 629,932 | 648,926 | 694,107 | 686,190 | 811 |
| ome consumption | 3,330 | 4,130 | 4,197 | 19,446 | 13,760 | 12,790 | 2,183 | 2 |
| alue of inventory adjustment 2/ | -83,236 | -62,688 | 27,293 | -110,720 | -124,793 | -121,028 | -17,163 | 27 |
| ue of livestock production (Total) | 3,307,066 | 3,206,965 | 3,523,551 | 4,250,072 | 3,386,752 | 3,095,129 | 3,289,006 | 3,062 |
| leat animals | 275,444 | 343,667 | 296,697 | 431,524 | 396,662 | 283,004 | 337,083 | 351 |
| airy products | 2,740,484 | 2,552,652 | 2,848,220 | 3,479,038 | 2,554,552 | 2,503,250 | 2,706,704 | 2,475 178 |
| oultry and eggs liscellaneous livestock | 149,347 125,892 | 176,219 137,530 | 172,556 129,971 | 200,539 127,016 | 264,818 121,168 | 135,425 117,145 | 149,391 108,063 | 78 |
| ome consumption | 8,379 | 8,053 | 17,678 | 22,769 | 18,174 | 9,435 | 108,063 | 10 |
| alue of inventory adjustment 2/ | 7,520 | -11,156 | 58,429 | -10,814 | 31,377 | 46,869 | -22,294 | -31 |
| venues from services and forestry (Total) | 595,228 | 820,004 | 876,812 | 743,424 | 658,356 | 567,693 | 747,143 | 661 |
| achine hire and customwork | 53,590 | 45,654 | 59,970 | 132,927 | 83,218 | 46,823 | 71,368 | 21 |
| orest products sold | 17,096 | 17,213 | 30,337 | 24,174 | 35,899 | 26,520 | 19,620 | 15 |
| ther farm income | 260,093 | 455,861 | 506,991 | 310,027 | 255,765 | 250,401 | 360,966 | 301 |
| ross imputed rental value of farm dwelling | 264,448 | 301,276 | 279,515 | 276,297 | 283,474 | 243,948 | 295,189 | 322 |
| ue of agricultural sector production (Sum rchased inputs (Sum of Below Totals) | 5,951,848 2,635,763 | 6,258,146 3,111,408 | 6,686,563 3,162,127 | 7,043,322 3,422,060 | 5,918,800 3,177,783 | 5,573,097 3,028,255 | 5,948,901 2,957,644 | 5,694 3,048 |
| arm origin (Total) | 916,741 | 1,081,374 | 1,127,403 | 1,203,004 | 1,188,882 | 1,129,394 | 1,196,211 | 1,189 |
| Feed purchased | 669,030 | 765,776 | 830,672 | 860,724 | 854,035 | 777,457 | 846,924 | 838 |
| Livestock and poultry purchased | 52,067 | 83,038 | 55,225 | 82,225 | 90,360 | 79,126 | 59,799 | 76 |
| Seed purchased | 195,645 | 232,560 | 241,505 | 260,055 | 244,487 | 272,811 | 289,489 | 275 |
| lanufactured inputs (Total) | 679,451 | 790,712 | 842,693 | 865,452 | 719,987 | 674,446 | 626,229 | 676 |
| Fertilizers and lime | 197,002 | 246,847 | 258,011 | 269,399 | 225,760 | 219,558 | 184,402 | 220 |
| Pesticides | 122,539 | 137,050 | 138,523 | 149,188 | 128,208 | 126,734 | 120,062 | 130 |
| Petroleum fuel and oils | 272,739 | 321,396 | 354,291 | 359,211 | 269,914 | 227,270 | 242,656 | 239 |
| Electricity | 87,172 | 85,419 | 91,867 | 87,654 | 96,106 | 100,884 | 79,108 | 86 |
| ther purchased inputs (Total) | 1,039,571 | 1,239,322 | 1,192,032 | 1,353,604 | 1,268,914 | 1,224,414 | 1,135,204 | 1,182 |
| Repair and maintenance of capital items | 366,122 | 385,186 | 437,818 | 409,973 | 431,913 | 371,549 | 346,822 | 377 |
| Machine hire and customwork | 65,598 | 58,274 | 61,776 | 74,189 | 65,811 | 67,374 | 47,004 | 41 |
| Marketing, storage, and transportation exp | 113,880 | 138,327 | 104,527 | 191,392 | 142,490 | 147,066 | 126,337 | 182 |
| Contract labor Miscellaneous expenses | 18,836 493,971 | 20,088 657,534 | 42,982 587,911 | 27,955 678,050 | 36,302 628,700 | 21,761 638,424 | 24,369 615,040 | 25 580 |
| | | | | | | | | |
| government transactions (See Below Adju | -226,624 | -147,068 | -163,008 | -297,259 | -232,595 | -195,971 | -209,014 | -221 |
| irect Government payments otor vehicle registration and licensing fee | 57,385 6,304 | 104,277 6,973 | 74,631 6,850 | 27,479 7,027 | 70,421 8,279 | 87,655 8,670 | 76,094 8,881 | 81 7 |
| roperty taxes | 284,009 | 251,346 | 237,639 | 324,738 | 303,016 | 283,626 | 285,107 | 302 |
| oss value added (Production Total less Inp | 3,070,624 | 2,979,581 | 3,318,446 | 3,296,048 | 2,472,120 | 2,327,110 | 2,757,874 | 2,398 |
| nsaction Total) apital consumption | 290,908 | 473,112 | 502,129 | 641,804 | 611,415 | 617,954 | 520,502 | 488 |
| value added (Gross Value Added less Ca | 2,779,716 | 2,506,469 | 2,816,317 | 2,654,244 | 1,860,705 | 1,709,156 | 2,237,372 | 1,909 |
| nsumption) | | | | | | | | Ť |
| ayments to stakeholders (Total of Below V | 712,401 | 968,824 | 959,815 | 970,757 | 882,448 | 1,000,678 | 899,909 | 841 |
| Employee compensation (total hired labor) | 464,095 | 685,138 | 700,319 | 729,078 | 627,311 | 718,720 | 675,201 | 623 |
| Net rent received by nonoperator landlords | 28,284 | 49,654 | 56,982 | 30,388 | 34,134 | 46,352 | 221 | -24 |
| Real estate and nonreal estate interest | 215,609 | 226,284 | 193,622 | 204,764 | 213,674 | 225,651 | 224,440 | 248 |
| Net rent paid to operator landlords | 4,414 | 7,748 | 8,892 | 6,526 | 7,330 | 9,954 | 47 | -5 |
| t farm income (Net Value Added less Payr | 2,067,314 | 1,537,644 | 1,856,503 | 1,683,488 | 978,257 | 708,478 | 1,337,463 | 1,068 |



Memorandum

TO: Interested Parties FROM: Edward Martorana

SUBJECT: 2020 Agricultural Assessment Values Per Acre

DATE: January 2020

On the next page is the schedule of 2020 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 2020, and for village assessment rolls completed in 2021.

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

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 2020
And For Village Assessment Rolls Completed in 2021

| s | Mineral Soil Group | Value Per Acre |
|------|-----------------------|-------------------|
| 1 | _a | \$1,148 |
| N.S. | b | 1022 |
| 2 | а | 1022 |
| V30 | b | 907 |
| 3 | а | 907 |
| | b | 781 |
| 4 | а | 781 |
| - | b | 666 |
| 5 | а | 666 |
| | b | 540 |
| 6 | а | 540 |
| | b | 425 |
| 7 | | 425 |
| 8 | | 298 |
| 9 | | 184 |
| 10 | | 57 |

| Organic Soil Group (muck) | Value Per Acre |
|------------------------------|-------------------|
| A | \$2,296 |
| В | 1,492 |
| С | 1,263 |
| D | \$804 |

| Aquaculture | \$1,148 |
|-------------|---------|
| Aquaculture | \$1,148 |

| Farm Woodland | \$425 |
|---------------|-------|
|---------------|-------|

I, Edward Martorana, Manager of Valuation Services Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 10, 2020 for the city and town rolls completed in 2020 and for the village assessment rolls completed in 2021.

Edward Martorana



2021 AGRICULTURAL ASSESSMENT VALUES

DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES

Michael Schmidt, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2021

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.
- 40. 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.

- 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 20209, the years 2011-2018 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

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

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

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

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

| , | Mineral Soil Group | Percent of Base Agricultural Assessment Value |
|----|-----------------------|---|
| 1 | a | 100 |
| 1 | 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 group in conjunction with the land classifications systems as follows.

| Organic Soil Group | Percentage of Base Agricultural Assessment Value |
|-----------------------|--|
| A | Two times Mineral Soil Group 1a |
| 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 2011 through 2018 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office, *New York Agricultural Statistics* 2019–2020 (January 2021). See web site

https://www.nass.usda.gov/Statistics_by_State/New_York/Publications/Annual_Statistical_Bulle tin/2020/2019-2020_NY_Annual_Bulletin.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 2021. https://data.ers.usda.gov/reports.aspx?ID=17830

APPENDIX

Calculation of 2021

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2021 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

| | N DATA | | | | | | | | | | | | | | | |
|--|---|--------------------|--|--------------------|--|---------------------|--|------------------|---|--|--|--------------------|--|--------------------|--|-------------------|
| | 2012 | 30000000 | 2013 | 1 | 2014 | | 2015 | 227892323 | 2016 | i de la companya de l | 2017 | | 2018 | | 2019 | 0.0000 |
| | ACRE8 (000) | VALUE \$(000) | ACRE8 (000) | \$(000) | ACRE8 (000) | VALUE \$(000) | ACRE8 (000) | VALUE \$(000) | ACRE8 (000) | \$(000) | ACRES (DOD) | \$(000) | ACRES (000) | VALUE \$(000) | ACRES (000) | VALUE \$(000) |
| FIELD CROPS | | | | | | | | | | | | 10 | N. | | | |
| Wheat Oats | 85.0 50.0 | \$44,714 12,058 | 115.0 | \$51,612 11,095 | 95.0 40.0 | \$33,576 9,223 | 110.0 | 36,968 5,359 | 115.0 60.0 | 36,508 7,161 | 125.D 35.D | 40,870 | 95.0 43.0 | 34,807 6,780 | 66 39 | 22,865 |
| Rye | N/A | NA. | NA | NA. | NA | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA | N/ |
| Barley | 8.0 | 2,006 | 8.0 | 1,918 | 8.0 | 1,391 | 9.0 | 1,701 | NA. | NA | NA. | NA. | 8.0 | 1,346 | 4 | 801 |
| Soybeans Com for grain | 312.0 680.0 | 195,187 617,794 | 278.0 690.0 | 170,803 427,276 | 327.0 680.0 | 413,630 | 301.0 590.0 | 117,781 | 320.0 570.0 | 125,558 | 265.0 485.0 | 110,426 317,806 | 325.0 615.0 | 137,760 406,786 | 225 545 | 89,640 367,690 |
| Com for silage | 475.0 | 532,143 | 500.0 | 495,550 | 450.0 | 402,570 | 480.0 | 387,600 | 510.0 | 416,976 | 495.0 | 423,225 | 445.0 | 377,939 | 445 | 375,669 |
| Hay, all | 1,340.0 | 375,714 | 1,430.0 | 494,810 | 1,370.0 | 457,318 | 1,230.0 | 439,904 | 1,360.0 | 436,660 | 1,320.0 | 446,820 | 1,220.0 | 423,976 | 1,180 | 388,103 |
| Potatoes Dry beans | 9.5 | 69,768 9,318 | 17.1 | 66,451 7,792 | 15.8 NA | 54,747 NA | 7.8 | 50,557 | NA NA | 44,755 NA | NA NA | 50,803 NA | 13.4 NA | 47,409 NA | NA | N |
| D) SCOTO | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE | ACRES | VALUE |
| VEO/FRUITS | | \$(000) | | \$0 | | \$(000) | | \$(000) | | \$(000) | | \$(000) | | \$(000) | | \$(000) |
| Beets, processing | MA | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA. | NA | NA | NA. | NA | NA . | NA. |
| Cabbage, fresh | 8,800 | \$84,730 | 8,800 | \$71,432 | 8,300 | \$72,376 | 8,100 | 59,616 | 10,600 | 70,962 | 12,700 | 74,434 | 10,100 | 52,862 | 11,700 | 82,430 |
| Cabbage processing | MA | MA | NA | NA | NA. | NA. | NA. | NA. | NA. | NA | NA | NA | NA | NA | NA. | NA |
| Caulflower, fresh | 470 | 4,290 | 430 | 3,169 | 470 | 2,623 | 410 | 2,255 | NA | NA: | NA | NA | NA | NA | NA | NA |
| Cucumbers, fresh | 1,700 | 15,137 | 1,700 | 9,163 | 1,700 | 10,091 | 1,900 | 17,298 | NA 0.400 | NA . | NA 0.000 | NA C TOO | NA 6,700 | NA 3,351 | NA | NA |
| Green peas, processing Onions, fresh | 8,000 | MA 35,034 | NA 6.500 | NA 31,600 | NA 8.000 | NA 33,798 | NA 7.500 | NA 40.533 | 7,000 | 3,482 46,655 | 8,900 6,900 | 6,760 50,682 | 7,500 | 42,752 | 7,000 | NA 36,140 |
| Snap beans, fresh | 10,500 | 66,251 | 10,200 | 50,378 | 9,800 | 52,137 | 10,700 | 58,464 | NA NA | NA. | NA. | NA | NA. | NA NA | NA. | NA. |
| Snap beans, processing | 19,000 | 18,762 | 18,900 | 16,434 | 20,420 | 27,575 | NA | NA | 28,300 | 52,146 | 24,000 | 35,881 | 26,300 | 34,023 | 30,200 | 38,259 |
| Sweet com, fresh | 18,000 | 59,796 | 22,600 | 78,060 | 18,100 | 42,399 | 16,700 | 31,427 | 26,600 | 48,720 | 25,700 | 31,992 | 26,600 | 36,257 | 26,500 | 40,42 |
| Sweet com, processing | MA | MA | NA | NA | NA | NA. | NA | NA. | NA | NA | NA | NA | NA. | NA | NA | NA |
| Tomatoes, fresh | 2,800 | 47,174 | 2,700 | 32,380 | 2,600 | 23,962 | 2,300 | 31,395 | NA | NA | NA | NA | NA | NA | NA | NA |
| Bell Peppers Eggplant | NA NA | NA NA | NA NA | NA NA | NA NA | NA NA | NA NA | NA NA | 900 NA | 7,700 NA | 900 NA | 5,196 NA | 1,400 NA | 8,455 NA | NA NA | NA NA |
| Endive/Escarole | MA | MA | NA | NA | No | NA | NA. | NA. | NA. | NA. | NA | NA | NA. | NA | NA. | NA |
| Pumpkins | 6,300 | 35,879 | 6,000 | 30,144 | 5,200 | 20,493 | 4,400 | 11,046 | 5,700 | 12,717 | 5,600 | 11,123 | 5,700 | 8,037 | 5,700 | 8,635 |
| Spinach | MA | MA | NA | NA. | NA | NA. | NA . | NA | NA | NA. | NA | NA | NA | NA | NA | NA |
| Squash | 5,400 | 49,453 | 4,500 | 37,964 | 4,300 | 31,371 | 4,200 | 24,950 | 5,600 | 27,936 | 5,400 | 30,737 | 4,900 | 24,174 | 5,200 | 27,226 |
| Apples | 40,000 | \$249,790 | 40,000 | \$237,233 | 41,500 | \$367.665 | 42,300 | 207.425 | 43,000 | 345,935 | 43,600 | 357,238 | 42,000 | 262,345 | 44,000 | 276,199 |
| Apples Peaches | 1,600 | 4,022 | 1,600 | \$237,233 5,748 | 1,600 | \$257,665 12,640 | 1,600 | 287,425 8,631 | 1,400 | 345,935 | 1,200 | 357,238 8,135 | 42,000 NA | 262,345 NA | 44,000 NA | 276,195 NA |
| Tart chemies | 1,500 | 2,844 | 1,600 | 4,295 | 1,600 | 3,107 | 1,600 | 2,626 | 1,600 | 2,400 | 1,400 | 2,436 | NA | NA | 1,600 | 738 |
| Pears Sweet chemies | 1,000 | 2,350 1,073 | 1,000 | 5,144 | 1,000 | 3,472 | 1,000 | 4,800 | NA NA | NA NA | NA NA | NA NA | NA. | NA NA | NA NA | NA. |
| Grapes | 35,000 | 52,183 | 37,000 | 75,327 | 36,000 | 69,350 | 35,000 | 57,031 | 34,000 | 63,700 | 33,000 | 69,078 | NA. | NA. | NA. | NA. |
| Strawberries, fresh and proc. | 1,400 | 6,880 | 1,400 | 7,729 | 1,000 | 7,520 | 800 | 7,366 | 1,260 | 11,844 | 1,200 | 10,415 | 700 | 6,229 | NA | NA. |
| Blueberries Red Raspberries | 1,000 NA | 3,893 MA | 900 NA | 2,129 NA | NA 800 | 4,061 | 1,000 NA | 3,995 NA | 900 NA | 3,235 NA | 800 NA | 3,771 NA | NA NA | NA NA | NA NA | NA. |
| nos naspocires | | nes | | 1444 | | 100 | | nex. | | - ms | nes. | nes. | 185 | nes. | nes. | ners. |
| Total Acres Harvested | 3,140,570 | Accesses to | 3,259,430 | | 3,148,890 | | 2 922 810 | | 3,124,760 | | 2,910,700 | | 2,896,300 | | 2,635,900 | |
| Total Value Of Production | | | | | | | | | | | | | | | | |
| Value of Production Per Apre | \$827 | \$2,598,243 | \$746 | \$2,428,824 | \$880 | \$2,200,112 | \$898 | \$2,033,705 | \$668 | \$2,055,146 | \$718 | \$2,092,063 | \$881 | \$1,915,288 | | \$1,760,436 |
| CALCULATED VALUE (In milions) Adjusted Production Expenses | s | \$2,596,243 | | \$2,429,824 | tese | \$2,200,112 | tese | \$2,033,705 | | \$2,055,146 | \$719 | \$2,092,063 | \$661 | \$1,915,288 | \$000 | \$1,760,436 |
| CALCULATED VALUE (In millions) Adjusted Production Expenses Total Production Expenses | | \$2,596,243 | 4,905 238 113 | \$2,428,824 | \$,386 325 120 | \$2,200,112 | \$,008 303 122 | \$2,033,705 | 4,949 284 133 | \$2,055,146 | 4,695 285 132 | \$2,092,063 | 4,692 303 146 | \$1,915,288 | | \$1,760,436 |
| (in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property | 4,825 251 | \$2,596,243 | 4,905 238 | \$2,428,824 | 325 | \$2,200,112 | 303 | \$2,033,705 | 4,949 284 | \$2,055,146 | 4,695 285 | \$2,092,063 | 4,692 303 | \$1,915,288 | \$068 4,286 305 | \$1,760,436 |
| (In millions) Adjusted Production Expenses Total Production Expenses Taxes on Fam Property inflieres on Mortgage Debt Adjusted Total Production Exp. Moragement Charge 1% of Gross Fam Income | 4,825 251 130 4,443 | \$2,596,243 | 4,905 238 113 4,554 | \$2,428,824 | 325 120 4,942 70 | \$2,200,112 | 303 122 4,583 | \$2,033,705 | 4,949 284 133 4,532 | \$2,055,146 | 4,695 285 132 4,278 | \$2,092,063 | 4,592 303 146 4,243 | \$1,915,288 | 4,286 305 149 3,832 | \$1,760,43 |
| CALCULATED VALUE (In millions) Adjusted Production Expenses Total Production Expenses Takes on Parm Property interest on Makingap Cest Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income 17% of Production Expenses | 4,825 251 130 4,443 | \$2,596,243 | 4,905 238 113 4,554 | \$2,428,824 | 32S 120 4,942 | \$2,200,112 | 303 122 4,583 | \$2,033,705 | 4,549 284 133 4,532 56 317 | \$2,055,146 | 4,695 285 132 4,278 | \$2,092,063 | 4,592 303 146 4,243 | \$1,915,268 | 4,286 305 149 3,832 | \$1,760,436 |
| (in milions) Aquated Production Expenses Total Production Expenses Taxes on Farm Property interest on Makingape Cest Aquated Total Production Exp. Management Charge 1% of Gross Farm Income > 7% of Production Expenses Total Management Charge | 4,825 251 130 4,443 63 311 | \$2,596,243 | 4,905 238 113 4,554 67 319 | \$2,428,824 | 325 120 4,942 70 346 | \$2,200,112 | 303 122 4,583 59 321 | \$2,033,705 | 4,949 284 133 4,532 | \$2,055,146 | 4,695 285 132 4,278 | \$2,092,063 | 4,692 303 146 4,243 | \$1,915,288 | 4,286 305 149 3,832 61 268 | \$1,760,436 |
| CALCULATED VALUE (In millions) Aquated Production Expenses Taxes on Farm Property interest on Margage Dest Aquated Total Production Exp. Management Charge 1% of Ores Farm Income > 7% of Production Expenses Total Management Charge Mortgage Dest Attributable to Land | 4,825 251 130 4,443 63 311 | \$2,596,243 | 4,905 238 113 4,554 67 319 | \$2,428,824 | 325 120 4,942 70 346 | \$2,200,112 | 303 122 4,583 59 321 | \$2,033,705 | 4,549 284 133 4,532 56 317 | \$2,055,146 | 4,695 285 132 4,278 | \$2,092,063 | 4,692 303 146 4,243 | \$1,915,288 | 4,286 305 149 3,832 61 268 | \$1,760,436 |
| (in milions) (in milions) Aquisted Production Expenses Takes on Farm Property Traiters on Mortgage Debt Aquisted Total Production Exp. Management Charge 1% of Droduction Exp. Management Charge Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt | 4,825 251 130 4,443 63 311 374 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 | \$2,428,824 | 325 120 4,942 70 346 416 | \$2,200,112 | 303 122 4,583 59 321 380 | \$2,033,705 | 4,549 284 133 4,532 56 317 373 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 | \$1,915,268 | 4,296 305 140 3,832 61 268 329 | \$1,760,436 |
| (in milions) (in milions) Aquisted Production Expenses Takes on Farm Property Traiters on Mortgage Debt Aquisted Total Production Exp. Management Charge 1% of Droduction Exp. Management Charge Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt | 4,825 251 130 4,443 63 311 | \$2,596,243 | 4,905 238 113 4,554 67 319 | \$2,428,824 | 32S 120 4,942 70 346 416 | \$2,200,112 | 303 122 4,583 59 321 380 | \$2,033,705 | 4,949 284 133 4,532 56 317 | \$2,055,146 | 4,695 285 132 4,278 59 299 | \$2,092,063 | 4,692 303 146 4,243 57 297 | \$1,915,268 | 4,296 305 149 3,832 61 268 | \$1,760,438 |
| (In millions) Adjusted Production Expenses Total Production Expenses -Tasses on Farm Property -interest on Malorgape Cest Adjusted Total Production Exp. Management Charge 1% of Gross Farm income > 7% of Production Expenses Total Management Charge Montgage Cest Attributable to Land | 4,825 251 130 4,443 63 311 374 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 | \$2,428,824 | 325 120 4,942 70 346 416 | \$2,200,112 | 303 122 4,583 59 321 380 | \$2,033,705 | 4,549 284 133 4,532 56 317 373 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 | \$1,915,268 | 4,296 305 140 3,832 61 268 329 | \$1,760,436 |
| (in milions) (in milions) Adjusted Production Expenses Total Production Expenses Taxes on Farm Property interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Production Exp. Management Charge 1% of Production Exp. Management Charge Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Mortgage Debt Attributable De | 4,825 251 130 4,443 63 311 374 | \$2,596,243 | 4,505 238 113 4,554 67 319 386 113 53% | \$2,428,824 | 325 120 4,942 70 346 416 120 63% | \$2,200,112 | 303 122 4,583 59 321 380 122 53% | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% | \$2,055,146 | 4,695 295 132 4,278 59 359 359 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% | \$1,915,268 | 4,286 305 149 3,832 61 268 329 149 63% | \$1,760,436 |
| CALCULATED VALUE (In millions) Alfusted Production Expenses Tauses on Parm Property interest on Molapage Cest Adjusted Total Production Exp. Management Charge 1% of Production Exp. Management Charge 1% of Production Expenses Total Management Charge Montgage Dett Attributable to Land Interest on Montgage Dett x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income | 4,825 251 130 4,443 63 311 374 130 63% 82 | \$2,596,243 | 4,505 238 113 4,554 67 319 386 | \$2,428,824 | 325 120 4,942 70 346 416 120 63% 76 | \$2,200,112 | 303 122 4,583 59 321 380 122 63% 77 | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 132 63% | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% | \$1,915,268 | 4,296 305 149 3,832 61 268 329 149 63% | \$1,760,439 |
| (in millions) (in millions) Adjusted Production Expenses Totals Production Expenses Taxes on Farm Property interest on Muritagae Debt Adjusted Total Production Exp. Management Charge 1% of Dross Farm Income 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Ram Income Net Ram Income | 4,825 251 130 4,443 63 311 374 120 63% 82 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 | \$2,428,824 | 325 120 4,942 70 346 416 120 6394 76 | \$2,200,112 | 303 122 4,583 59 321 380 122 53% 77 | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 | \$2,055,146 | 4,695 295 132 4,278 59 359 359 | \$2,092,063 | 4,592 303 146 4,243 57 297 354 146 576 92 | \$1,915,268 | 4,286 305 149 3,832 61 268 329 149 63% | \$1,760,436 |
| (in millions) (in millions) Adjusted Production Expenses Totals Production Expenses Taxets on Farm Property interest on Muritagae Debt Adjusted Total Production Exp. Management Charge 1% of Droduction Exp. Management Charge 1% of Production Exp. Management Charge Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Net Rangement Charge Property Taxes Mortgage Debt Attributable | 4,825 251 130 4,443 63 311 374 130 63% 82 | \$2,596,243 | 4,505 238 113 4,554 67 319 386 113 53% | \$2,429,824 | 325 120 4,942 70 346 416 120 63% 76 | \$2,200,112 | 303 122 4,583 59 321 380 122 63% 77 | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 132 63% 83 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% | \$1,915,268 | 4,296 305 149 3,832 61 268 329 149 63% | \$1,760,436 |
| (in millions) (in millions) Adjusted Production Expenses Totals Production Expenses Totals Production Expenses Taxes on Farm Property interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Production Exp. Management Charge Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Adjusted Net Farm Income Net Farm Income Net Farm Income Altanagement Charge Property Taxes Hontgage Debt Attributable to Land | 4,825 251 130 4,443 63 311 374 120 63% 82 1,538 374 251 82 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 | \$2,429,824 | 325 120 4,942 70 346 416 120 63% 76 1,685 416 325 76 | \$2,200,112 | 303 122 4,583 59 321 380 122 53% 77 978 380 303 77 | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 132 63% 83 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% 92 1,656 364 303 52 | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 | \$1,760,436 |
| (in millions) Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Parm Property interest on Malorgape Deta Adjusted Total Production Exp. Management Charge 1% of Dross Parm Income > 7% of Production Expenses Total Management Charge Mortgage Deta Attributable to Land Interest on Mortgage Deta Interest on Mortgage Deta Interest on Mortgage Deta Interest on Mortgage Deta Attributable to Land Adjusted Net Farm Income | 4,825 251 130 4,443 63 311 374 130 63% 82 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 | \$2,429,824 | 325 120 4,942 70 346 416 120 53% 76 | \$2,200,112 | 303 122 4,583 59 321 380 122 63% 77 978 380 303 | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 | \$2,055,146 | 4,695 285 132 4,278 59 299 359 132 63% 83 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% 92 | \$1,915,288 | 4,286 305 149 3,832 61 258 329 149 63% 94 | \$1,760,43 |
| (in millions) (in millions) Aglusted Production Expenses Total Production Expenses Taxes on Farm Property interest on Margage Debt Aquasted Total Production Exp. Management Charge 1% of Gross Farm Income 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt in Land & O' Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Management Charge Hanagement Charg | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 82 1,487 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,857 366 238 71 | \$2,429,824 | 225 120 4,942 70 346 416 120 534 76 1,665 1,669 | \$2,200,112 | 903 122 4,583 59 321 380 122 63% 77 978 380 303 377 878 | \$2,033,705 | 4,949 284 133 4,532 55 317 373 133 63% 84 706 373 284 84 700 | \$2,055,146 | 4,696 285 132 4,278 59 299 359 132 63% 83 1,312 1,312 1,322 | \$2,092,063 | 4,592 303 146 4,243 57 297 354 146 67% 92 1,056 354 303 52 1,097 | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,601 | \$1,760,436 |
| (In millions) (In millions) Adjusted Production Expenses Totals Production Expenses Totals Production Expenses Taxes on Farm Property interest on Mortgage Cest Adjusted Total Production Exp. Management Charge 1% of Groots Farm Income 7% of Production Expenses Total Management Charge Mortgage Dett Attributable to Land Interest on Mortgage Dett I Land 1% of Tot Real Est Value Debt Adributable to Land Adjusted Net Farm Income Management Charge -Mortgage Dett -Management Charge -Mortgage Dett -Management Charge -Mortgage -M | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 82 1,487 1,497 6,258 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,857 386 238 71 1,780 | \$2,429,824 | 255 120 4,942 70 346 416 120 634 76 1,665 1,669 1,669 | \$2,200,112 | 903 122 4,583 59 321 380 122 63% 77 978 380 303 377 878 5916 | \$2,033,705 | 4,949 284 133 4,532 55 317 373 133 63% 84 706 372 254 84 700 | \$2,055,146 | 4,696 285 132 4,278 59 299 359 132 57% 83 1,312 83 1,322 1,322 5,932 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 53% 92 1,056 354 303 92 1,087 | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,031 6,125 | \$1,760,43 |
| (in millions) (in millions) Aglusted Production Expenses Total Production Expenses Taxes on Farm Property interest on Margage Debt Aquasted Total Production Exp. Management Charge 1% of Gross Farm Income 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt in Land & O' Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Management Charge Hanagement Charg | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 82 1,487 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,857 366 238 71 | \$2,429,824 | 225 120 4,942 70 346 416 120 534 76 1,665 1,669 | \$2,200,112 | 903 122 4,583 59 321 380 122 63% 77 978 380 303 377 878 | \$2,033,705 | 4,949 284 133 4,532 55 317 373 133 63% 84 706 373 284 84 700 | \$2,055,146 | 4,696 285 132 4,278 59 299 359 132 63% 83 1,312 1,312 1,322 | \$2,092,063 | 4,592 303 146 4,243 57 297 354 146 67% 92 1,056 354 303 52 1,097 | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,601 | \$1,760,43 |
| (in millions) (in millions) (in millions) (Aljusted Production Expenses Total Production Expenses Taxes on Farm Property interest on Mortgage Cest Adjusted Total Production Exp. (Management Charge This of Glorian Farm Income This of Production Exp. (Management Charge (Mortgage Cest Attributable) to Land (Interest on Mortgage Cest In Land Si of Tot Real Est Value Debt Adributable to Land Adjusted Net Farm Income (Management Charge -Mortgage Cest Attributable to Land Adjusted Net Farm Income (Management Charge -Mortgage Debt Attributable to Land Adjusted Net Farm Income % Net Profit - Adjusted Net Farm Income Realized Gross Farm Income Realized Gross Farm Income % Net Profit = | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 274 251 82 1,487 6,258 24% | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,857 386 238 71 1,780 | \$2,429,824 | 255 120 4,942 70 346 416 120 534 76 1,665 1,669 1,669 | \$2,200,112 | 903 122 4,583 59 321 380 122 63% 77 978 380 303 377 878 5916 | \$2,033,705 | 4,949 284 133 4,532 55 317 373 133 63% 84 706 372 254 84 700 | \$2,055,146 | 4,696 285 132 4,278 59 299 359 132 57% 83 1,312 83 1,322 1,322 5,932 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 53% 92 1,056 354 303 92 1,087 | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,031 6,125 | \$1,760,43 |
| (in millions) Adjusted Production Expenses Total Production Expenses Totals Production Expenses Totals Production Expenses Totals Production Expenses Totals Production Exp. Management Charge 1% of Gross Farm Income - 1% of Production Expenses Total Management Charge Mortgage Dett Attributable to Land Interest on Mortgage Dett x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income - Management Charge - Mortgage Dett - Management Charge - Mortgage - Mortgage Dett - Mortgage Dett - Mortgage - Mortga | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 1,497 6,258 24% | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,780 1,780 6,687 27% | \$2,429,824 | 120 4,942 70 346 416 120 634 76 1,665 1,669 7,043 20% | \$2,200,112 | 903 122 4,583 59 321 380 122 63% 77 978 380 303 303 77 878 5,916 17% | \$2,033,705 | 4,949 284 133 4,532 55 317 373 133 63% 84 706 700 5,567 13% | \$2,055,146 | 4,696 286 132 4,278 59 299 359 132 63% 83 1,312 5,932 2,59 | \$2,092,063 | 4,692 303 146 4,243 57 297 354 1,656 354 303 1,097 1,097 5,667 10% | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,031 6,125 33% | \$1,760,43 |
| (in millions) Adjusted Production Expenses Total Production Expenses Totals Production Expenses Totals Production Expenses Totals Production Expenses Totals Production Exp. Management Charge 1% of Gross Farm Income 1% of Production Expenses Total Management Charge Mortgage Dett Attributable to Land Interest on Mortgage Dett x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Management Charge -Mortgage Dett Adjusted Net Farm Income Management Charge -Mortgage Dett Adjusted Net Farm Income % Net Profit Miller Adjusted Net Farm Income % Net Profit Miller Adjusted Net Farm Income % Net Profit Acquisitation Rate of 10% BArnusi Percet Net Profit C. Value of Production Per Arce | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 1,497 6,258 24% 1,497 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,857 386 238 71 1,780 6,687 27% | \$2,429,824 | 120 120 120 120 120 120 120 120 120 120 | \$2,200,112 | 303 122 4,583 59 321 380 122 53% 77 978 380 303 77 878 5,916 17% | \$2,033,705 | 4,949 284 133 4,532 56 317 373 133 63% 84 706 373 284 84 700 700 5,567 13% | \$2,055,146 | 4,695 285 132 4,278 59 299 359 132 63% 83 1,312 255,932 22% | \$2,092,063 | 4,692 303 146 4,243 57 297 354 146 63% 92 1,056 303 92 1,097 1,097 5,667 19% | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 325 34 2,031 6,125 33% | \$1,760,43 |
| (in millions) (in millions) (in millions) (in millions) (in distance Production Expenses Taxes on Farm Property India Production Expenses Taxes on Farm Property India Production Exp. (India Production Expenses (India Management Charge (India Management Charge (India Management Charge (India Production Expenses India Management Charge (India Production Expenses India Management Charge (India Production Expenses (India Management Charge (India Property Taxes (India Property Taxes (India Property Taxes (India Profit Expenses | 4,825 251 130 4,443 63 311 374 130 63% 82 1,538 374 251 1,497 6,258 24% 1,497 | \$2,596,243 | 4,905 238 113 4,554 67 319 386 113 63% 71 1,780 1,780 6,687 27% | | 120 4,942 70 346 416 120 634 76 1,665 1,669 7,043 20% | | 903 122 4,583 59 321 380 122 63% 77 978 380 303 303 77 878 5,916 17% | | 4,949 284 133 4,532 55 317 373 133 63% 84 706 700 5,567 13% | | 4,696 286 132 4,278 59 299 359 132 63% 83 1,312 5,932 2,59 | | 4,692 303 146 4,243 57 297 354 1,656 354 303 1,097 1,097 5,667 10% | \$1,915,288 | 4,286 305 149 3,832 61 268 329 149 63% 94 1,962 329 305 94 2,031 6,125 33% | |

| New York | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|--|--|---|---|---|---|---|--|---|---|
| New TOIK | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 |
| | | | | | | | | | |
| Value of crop production | 2,049,554 | 2,231,176 | 2,286,199 | 2,049,826 | 1,873,766 | 1,909,928 | 1,911,887 | 1,920,183 | 1,827,827 |
| Crop cash receipts | 2,129,460 | 2,289,735 | 2,254,709 | 2,141,100 | 1,984,846 | 2,018,209 | 1,926,952 | 1,921,166 | 1,971,266 |
| Feed crops | 524,953 | 614,708 | 574,691 | 559,870 | 468,744 | 416,663 | 391,788 | 434,234 | 489,746 |
| Food grains | 35,235 | 42,443 | 47,040 | 44,373 | 35,418 | 38,999 | 41,416 | 41,404 | 28,247 |
| Fruits and nuts | 345,316 | 323,035 | 347,528 | 359,823 | 374,804 | 430,443 | 451,073 | 272,177 | 276,937 |
| Oil crops | 124,767 | 171,933 | 187,921 | 149,787 | 112,535 | 131,937 | 107,032 | 112,844 | 117,989 |
| Vegetables and melons | 445,819 | 508,404 | 447,702 | 397,315 | 344,419 | 306,060 | 249,454 | 254,429 | 165,563 |
| All other crops | 653,370 | 629,211 | 649,826 | 629,932 | 648,926 | 694,107 | 686,190 | 806,078 | 892,784 |
| Home consumption | 3,330 | 4,130 | 4,197 | 19,446 | 13,760 | 12,790 | 2,134 | 2,131 | 2,705 |
| | | | | | | | | | |
| Inventory adjustment | -83,236 | -62,688 | 27,293 | -110,720 | -124,841 | -121,071 | -17,199 | -3,114 | -146,144 |
| | 0.007.000 | 0.000.005 | 0.500.554 | 4.050.070 | 0.000.050 | 0.000.574 | 0.000.000 | 0.005.700 | 0.440.004 |
| Value of animals and products production | 3,307,066 | 3,206,965 | 3,523,551 | 4,250,072 | 3,383,956 | 3,089,574 | 3,282,289 | 3,085,783 | 3,412,891 |
| Animals and products cash receipts | 3,291,167 | 3,210,068 | 3,447,444 | 4,238,117 | 3,334,404 | 3,033,269 | 3,294,469 | 3,108,847 | 3,377,321 |
| Dairy products, Milk | 2,740,484 | 2,552,652 | 2,848,220 | 3,479,038 | 2,554,552 | 2,503,250 | 2,706,704 | 2,475,775 | 2,847,285 |
| Meat animals | 275,444 | 343,667 | 296,697 | 431,524 | 396,662 | 283,004 | 337,083 | 346,165 | 282,393 |
| Miscellaneous livestock | 125,892 | 137,530 | 129,971 | 127,016 | 121,167 | 117,104 | 108,009 | 114,897 | 121,173 |
| Poultry and eggs | 149,347 | 176,219 | 172,556 | 200,539 | 262,023 | 129,910 | 142,673 | 172,009 | 126,470 |
| Home consumption | 8,379 | 8,053 | 17,678 | 22,769 | 18,174 | 9,435 | 10,113 | 10,258 | 12,056 |
| Inventory adjustment | 7,520 | -11,156 | 58,429 | -10,814 | 31,377 | 46,869 | -22,294 | -33,322 | 23,514 |
| | | | | | | | | | |
| Farm-related income | 595,228 | 820,004 | 876,812 | 743,431 | 658,373 | 567,716 | 737,346 | 661,052 | 884,598 |
| Forest products sold | 17,096 | 17,213 | 30,337 | 24,174 | 35,899 | 26,520 | 19,252 | 15,078 | 12,788 |
| Gross imputed rental value of farm dwellings | 264,448 | 301,276 | 279,515 | 276,297 | 283,474 | 243,948 | 290,993 | 322,943 | 326,290 |
| Machine hire and customwork | 53,590 | 45,654 | 59,970 | 132,927 | 83,218 | 46,823 | 68,648 | 21,040 | 29,501 |
| Other farm income | 260,093 | 455,861 | 506,991 | 310,034 | 255,782 | 250,423 | 358,452 | 301,991 | 516,018 |
| Total commodity insurance indemnities | 36,714 | 49,121 | 66,103 | 43,696 | 52,240 | 57,341 | 97,312 | 56,398 | 81,343 |
| · | | | | | | | | | |
| Federal commodity insurance indemnities | 36,033 | 46,824 | 65,590 | 38,652 | 50,463 | 49,676 | 81,056 | 37,362 | 72,542 |
| Net cash rent received by operator landlords 2/ | -1,360 | 4,820 | 5,181 | -477 | 1,802 | 6,763 | -3,293 | -8,477 | -10,024 |
| Value of agricultural sector production | 5,951,848 | 6,258,146 | 6,686,563 | 7,043,329 | 5,916,094 | 5,567,217 | 5,931,522 | 5,667,018 | 6,125,317 |
| | | | | | | | | | |
| Intermediate product expenses 1/ | 2,635,763 | 3,111,408 | 3,162,127 | 3,422,060 | 3,177,783 | 3,028,254 | 2,957,144 | 3,048,850 | 2,811,535 |
| Farm origin | 916,741 | 1,081,374 | 1,127,403 | 1,203,004 | 1,188,881 | 1,129,394 | 1,196,211 | 1,189,350 | 1,105,359 |
| Feed purchases | 669,030 | 765,776 | 830,672 | 860,724 | 854,035 | 777,457 | 846,924 | 838,311 | 799,554 |
| Livestock and poultry purchases | 52,067 | 83,038 | 55,225 | 82,225 | 90,360 | 79,126 | 59,799 | 76,025 | 69,873 |
| Seed purchases | 195,645 | 232,560 | 241,505 | 260,055 | 244,487 | 272,811 | 289,489 | 275,014 | 235,933 |
| Manufactured inputs | 679,451 | 790,712 | 842,693 | 865,452 | 719,987 | 674,446 | 626,229 | 676,813 | 627,172 |
| Electricity | 87,172 | 85,419 | 91,867 | 87,654 | 96,106 | 100,884 | 79,108 | 86,685 | 77,819 |
| Fertilizer, lime, and soil conditioners | 197,002 | 246,847 | 258,011 | 269,399 | 225,760 | 219,558 | 184,402 | 220,604 | 194,584 |
| Pesticides | 122,539 | 137,050 | 138,523 | 149,188 | 128,208 | 126,734 | 120,062 | 130,390 | 118,771 |
| Fuel and oils | 272,739 | 321,396 | 354,291 | 359,211 | 269,914 | 227,270 | 242,656 | 239,133 | 235,998 |
| Other intermediate expenses 1/ | 1,039,571 | 1,239,322 | 1,192,032 | 1,353,604 | 1,268,914 | 1,224,414 | 1,134,705 | 1,182,687 | 1,079,004 |
| • | | | | | | | | | |
| Machine hire and custom work | 65,598 | 58,274 | 61,776 | 74,189 | 65,811 | 67,374 | 47,004 | 41,424 | 54,903 |
| Marketing, storage, and transportation | 113,880 | 138,327 | 104,527 | 191,392 | 142,490 | 147,066 | 126,337 | 182,705 | 132,816 |
| Repair and maintenance 1/ | 366,122 | 385,186 | 437,818 | 409,973 | 431,913 | 371,549 | 346,822 | 377,940 | 331,327 |
| Miscellaneous expenses 1/ | 493,971 | 657,534 | 587,911 | 678,050 | 628,700 | 638,424 | 614,541 | 580,619 | 559,958 |
| Total insurance premiums 4/ | 119,532 | 179,140 | 175,315 | 194,325 | 183,081 | 170,494 | 176,388 | 170,607 | 165,598 |
| Federal commodity insurance premiums | 12,693 | 12,399 | 13,682 | 18,249 | 16,088 | 17,161 | 19,031 | 20,613 | 21,229 |
| Irrigation | 1,508 | 2,622 | 1,734 | 3,518 | 1,932 | 2,211 | 1,600 | 1,000 | 1,615 |
| Contract labor | 18,836 | 20,088 | 42,982 | 27,955 | 36,302 | 21,761 | 24,369 | 25,507 | 19,743 |
| | .0,000 | 20,000 | .2,552 | 21,000 | 55,502 | 2.,.01 | 2.,000 | 20,001 | 10,140 |
| Net government transactions | -226,624 | -147,068 | -163,008 | -297,259 | -232,595 | -195,971 | -209,014 | -221,424 | -182,415 |
| Direct government payments | 57,385 | 104,277 | 74,631 | 27,479 | 70,421 | 87,655 | 76,094 | 81,203 | 122,733 |
| Property taxes and fees 1/ | 284,009 | 251,346 | 237,639 | 324,738 | 303,016 | 283,626 | 285,107 | 302,628 | 305,148 |
| Motor vehicle registration and licensing fees | 6,304 | 6,973 | 6,850 | 7,027 | 8,279 | 8,670 | 8,881 | 7,220 | 7,822 |
| J ==================================== | | 0,0.0 | 0,000 | 1,021 | 3,2.0 | 5,5.0 | 5,551 | ., | .,022 |
| | 2,02.1 | | | | | | | | |
| Gross value added | | 2.979.581 | 3.318.446 | 3.296.055 | 2.469.415 | 2.321.231 | 2.740.995 | 2,371.237 | 3.111.623 |
| Gross value added Capital consumption 1/ | 3,070,624 | 2,979,581 473.112 | 3,318,446 502.126 | 3,296,055 640,738 | 2,469,415 608.814 | 2,321,231 614.535 | 2,740,995 529,136 | 2,371,237 471,958 | |
| Gross value added Capital consumption 1/ Net value added | | 2,979,581 473,112 2,506,469 | 3,318,446 502,126 2,816,321 | 3,296,055 640,738 2,655,317 | 2,469,415 608,814 1,860,601 | 2,321,231 614,535 1,706,696 | 2,740,995 529,136 2,211,859 | 2,371,237 471,958 1,899,279 | 432,186 |
| Capital consumption 1/ Net value added | 3,070,624 290,908 2,779,716 | 473,112 2,506,469 | 502,126 2,816,321 | 640,738 2,655,317 | 608,814 1,860,601 | 614,535 1,706,696 | 529,136 2,211,859 | 471,958 1,899,279 | 432,186 2,679,437 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ | 3,070,624 290,908 2,779,716 712,401 | 473,112 2,506,469 968,824 | 502,126 2,816,321 959,815 | 640,738 2,655,317 970,796 | 608,814 1,860,601 882,545 | 614,535 1,706,696 1,000,805 | 529,136 2,211,859 899,739 | 471,958 1,899,279 842,898 | 432,186 2,679,437 717,631 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ Hired labor and non-cash employee compensation | 3,070,624 290,908 2,779,716 712,401 464,095 | 473,112 2,506,469 | 502,126 2,816,321 959,815 700,319 | 640,738 2,655,317 970,796 729,078 | 608,814 1,860,601 882,545 627,311 | 614,535 1,706,696 1,000,805 718,720 | 529,136 2,211,859 899,739 675,201 | 471,958 1,899,279 842,898 623,215 | 432,186 2,679,437 717,631 512,168 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ | 3,070,624 290,908 2,779,716 712,401 | 473,112 2,506,469 968,824 | 502,126 2,816,321 959,815 | 640,738 2,655,317 970,796 | 608,814 1,860,601 882,545 | 614,535 1,706,696 1,000,805 | 529,136 2,211,859 899,739 | 471,958 1,899,279 842,898 | 432,186 2,679,437 717,631 512,168 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ Hired labor and non-cash employee compensation | 3,070,624 290,908 2,779,716 712,401 464,095 | 473,112 2,506,469 968,824 685,138 | 502,126 2,816,321 959,815 700,319 | 640,738 2,655,317 970,796 729,078 | 608,814 1,860,601 882,545 627,311 | 614,535 1,706,696 1,000,805 718,720 | 529,136 2,211,859 899,739 675,201 | 471,958 1,899,279 842,898 623,215 | 432,186 2,679,437 717,631 512,168 -7,526 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ Hired labor and non-cash employee compensation Net rent paid to operator landlords | 3,070,624 290,908 2,779,716 712,401 464,095 4,414 | 473,112 2,506,469 968,824 685,138 7,748 | 502,126 2,816,321 959,815 700,319 8,892 | 640,738 2,655,317 970,796 729,078 6,533 | 608,814 1,860,601 882,545 627,311 7,348 | 614,535 1,706,696 1,000,805 718,720 9,977 | 529,136 2,211,859 899,739 675,201 266 | 471,958 1,899,279 842,898 623,215 -5,011 | 3,111,623 432,186 2,679,437 717,631 512,168 -7,526 -35,045 248,034 |
| Capital consumption 1/ Net value added Factor payments to stakeholders 3/ Hired labor and non-cash employee compensation Net rent paid to operator landlords Net rent paid to nonoperator landlords | 3,070,624 290,908 2,779,716 712,401 464,095 4,414 28,284 | 473,112 2,506,469 968,824 685,138 7,748 49,654 | 502,126 2,816,321 959,815 700,319 8,892 56,982 | 640,738 2,655,317 970,796 729,078 6,533 30,420 | 608,814 1,860,601 882,545 627,311 7,348 34,213 | 614,535 1,706,696 1,000,805 718,720 9,977 46,457 | 529,136 2,211,859 899,739 675,201 266 1,241 | 471,958 1,899,279 842,898 623,215 -5,011 -23,332 | 432,186 2,679,437 717,631 512,168 -7,526 -35,045 |

Footnotes

Data as of December 2, 2020
F = Forecast values.
NA = Data are not available/applicable.
Values are rounded to the nearest thousand. When 'Real (2020 dollars)' is selected, nominal values are

USDA/ERS Farm Income and Wealth Statistics



Memorandum

TO: Interested Parties FROM: Edward Martorana

SUBJECT: 2021 Agricultural Assessment Values Per Acre

DATE: January 2021

On the next page is the schedule of 2021 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 2021, and for village assessment rolls completed in 2022.

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

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 2020 And For Village Assessment Rolls Completed in 2021

| s | Mineral Soil Group | Value Per Acre |
|------|-----------------------|-------------------|
| 1 | а | \$1,148 |
| 9754 | b | 1022 |
| 2 | a | 1022 |
| | b | 907 |
| 3 | а | 907 |
| | b | 781 |
| 4 | а | 781 |
| | b | 666 |
| 5 | а | 666 |
| | b | 540 |
| 6 | а | 540 |
| | b | 425 |
| 7 | - | 425 |
| 8 | P | 298 |
| 9 | 19 | 184 |
| 10 | | 57 |

| Organic Soil Group (muck) | | Value Per Acre |
|------------------------------|---|-------------------|
| 9 | A | \$2,296 |
| | В | 1,492 |
| 1 | С | 1,263 |
| | D | \$804 |

| Aquaculture | \$1,148 |
|-------------|---------|
|-------------|---------|

| Farm Woodland | \$425 |
|---------------|-------|
|---------------|-------|

I, Edward Martorana, Manager of Valuation Services Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 10, 2020 for the city and town rolls completed in 2020 and for the village assessment rolls completed in 2021.

Edward Martorana