



**Department of
Taxation and Finance**

**2022 AGRICULTURAL
ASSESSMENT VALUES**

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

Amanda Hiller, Commissioner

STATE OF NEW YORK

KATHY HOCHUL, GOVERNOR

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

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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.
8. Number of acres harvested for all reported crops.

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

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 2022, the years 2013-2020 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	a 100
	b 89
2	a 89
	b 79
3	a 79
	b 68
4	a 68
	b 58
5	a 58
	b 47
6	a 47
	b 37
7	37
8	26
9	16
10	5

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

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

Farm Woodland

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

Orchards and Vineyards

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

Aquaculture

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

Sources of Data Used

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

For this year, the calculation is based on the most current agricultural data as revised for the 2013 through 2020 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)

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

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2022

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2022 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 results

CROP PRODUCTION DATA																		
	2013		2014		2015		2016		2017		2018		2019		2020			
	ACRES (000)	VALUE (\$000)																
FIELD CROPS																		
Wheat	115.0	\$51,612	95.0	\$33,576	110.0	36,868	115.0	36,508	125.0	40,870	95.0	34,807	66	22,869	120	41,580		
Oats	46.0	11,095	40.0	9,223	40.0	5,359	60.0	7,161	35.0	4,235	43.0	6,780	39	8,447	32	5,851		
Rye	NA	NA																
Barley	8.0	1,918	8.0	1,391	9.0	1,701	NA	NA	NA	NA	8.0	1,346	4	801	5	1,125		
Soybeans	278.0	170,803	327.0	141,009	301.0	117,781	320.0	125,559	265.0	110,426	325.0	137,760	225	91,800	312	160,711		
Corn for grain	690.0	427,276	680.0	413,630	590.0	338,324	570.0	286,767	485.0	317,806	615.0	406,786	545	361,662	510	384,336		
Corn for silage	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	530	468,414		
Hay, all	1,430.0	494,810	1,370.0	467,318	1,230.0	439,904	1,360.0	436,660	1,320.0	446,820	1,220.0	423,976	1,180	382,006	1,060	281,010		
Potatoes	17.1	66,451	15.8	54,747	14.8	50,557	14.8	44,755	14.4	50,803	13.4	47,409	NA	NA	NA	NA		
Dry beans	8.8	7,792	NA	NA	7.8	3,823	NA	NA										
	ACRES \$0	VALUE \$0	ACRES \$000	VALUE \$000														
VEG/FRUITS																		
Beets, processing	NA	NA																
Cabbage, fresh	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	11,700	81,693		
Cabbage processing	NA	NA	NA	NA	NA	NA	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,700	81,693		
Cauliflower, fresh	430	3,169	470	2,623	410	2,255	NA	NA										
Cucumbers, fresh	1,700	9,163	1,700	10,091	1,900	17,298	NA	NA										
Green peas, processing	NA	NA	NA	NA	NA	NA	8,100	3,482	8,900	6,760	6,700	3,351	NA	NA	NA	NA		
Onions, fresh	6,500	31,600	8,000	33,798	7,500	40,533	7,000	46,655	6,900	50,682	7,500	42,752	7,000	36,140	7,200	42,595		
Snap beans, fresh	10,200	50,378	9,800	52,137	10,700	58,464	NA	NA										
Snap beans, processing	18,900	16,434	20,420	27,575	NA	NA	28,300	52,146	24,000	35,881	26,300	34,023	25,300	32,052	27,200	24,259		
Sweet corn, fresh	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	40,422	25,000	36,867		
Sweet corn, processing	NA	NA																
Tomatoes, fresh	2,700	32,380	2,600	23,962	2,300	31,395	NA	NA										
Bell Peppers	NA	NA	NA	NA	NA	NA	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA		
Eggplant	NA	NA																
Endive/Escarole	NA	NA																
Pumpkins	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	5,600	13,203		
Spinach	NA	NA																
Squash	4,500	37,984	4,300	31,371	4,200	24,950	5,600	27,936	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,656		
Apples	40,000	\$237,233	41,500	\$257,665	42,300	287,425	43,000	345,935	43,600	357,238	42,000	262,345	44,000	276,199	44,000	328,142		
Peaches	1,600	5,748	1,600	12,640	1,600	8,631	1,400	3,329	1,200	8,135	NA	NA	NA	NA	NA	NA		
Tart cherries	1,600	4,295	1,600	3,107	1,600	2,626	1,600	2,400	1,400	2,436	NA	NA	1,400	724	1,400	4,618		
Pears	1,000	5,144	1,000	3,472	1,000	4,800	NA	NA										
Sweet cherries	700	3,168	700	2,008	700	2,930	NA	NA										
Grapes	37,000	75,327	36,000	69,350	35,000	57,031	34,000	63,700	33,000	69,078	NA	NA	NA	NA	NA	NA		
Strawberries, fresh and proc.	1,400	7,729	1,000	7,520	800	7,366	1,260	11,844	1,200	10,415	700	6,229	NA	NA	NA	NA		
Blueberries	900	2,129	800	4,061	1,000	3,995	900	3,235	800	3,771	NA	NA	NA	NA	NA	NA		
Red Raspberries	NA	NA																
Total Acres Harvested	3,259,430		3,148,890		2,922,810		2,033,705		3,135,360		2,923,400		2,906,400		2,642,500		2,707,000	
Total Value Of Production		\$745		\$2,428,824		\$699		\$696		\$678		\$741		\$677		\$692		\$1,829,512
Value of Production Per Acre																	\$731	

CALCULATED VALUES																
(in millions)																
Adjusted Production Expenses																
Total Production Expenses	4,905		5,386		5,008		4,949		4,695		4,692		4,288		4,655	
-Taxes on Farm Property	238		325		303		284		285		303		305		401	
-Interest on Mortgage Debt	113		120		122		133		132		146		149		141	
Adjusted Total Production Exp.	4,554		4,942		4,583		4,532		4,278		4,243		3,834		4,113	
Management Charge																
1% of Gross Farm Income	67		70		59		56		59		56		61		58	
+ 7% of Production Expenses	319		346		321		317		299		297		268		288	
Total Management Charge	386		416		380		373		359		353		329		346	
Mortgage Debt Attributable to Land																
Interest on Mortgage Debt x Land % of Tot Real Est Value	113		120		122		133		132		146		149		141	
63%			63%		63%		63%		63%		63%		63%		63%	
Debt Attributable to Land	71		76		77		84		83		92		94		89	
Adjusted Net Farm Income																
Net Farm Income	1,857		1,685		978		706		1,312		1,031		1,903		1,827	
-Management Charge	386		416		380		373		359		353		329		346	
+Property Taxes	238		325		303		284		285		303		305		401	
+Mortgage Debt Attributable to Land	71		76		77		84		83		92		94		89	
Adjusted Net Farm Income	1,780		1,669		978		700		1,322		1,073		1,973		1,972	
% Net Profit																
Adjusted Net Farm Income	1,780		1,669		978		700		1,322		1,073		1,973		1,972	
Realized Gross Farm Income	6,687		7,043		5,916		5,567		5,932		5,642		6,068		5,769	
% Net Profit =	27%		24%		17%		13%		22%		19%		33%		34%	

MINERAL SOILS BASE VALUE															
A. Capitalization Rate of 10%	10%		10%		10%		10%		10%		10%		10%		10%
B. Annual Percent Net Profit	27%		24%		17%		13%		22%		19%		33%		34%
C. Value of Production Per Acre	745		699		696		678		741		677		692		731
Capitalized Value of Production Per Acre (B x C / A) =	1,983		1,655		1,150		853		1,651		1,287		2,251		2,500

Production expenses by category, 2012-2021F
Nominal (current dollars)

New York	2012	2013	2014	2015	2016	2017	2018	2019	2020
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	4,824,779	4,904,688	5,386,287	5,008,460	4,948,981	4,695,488	4,691,823	4,287,858	4,654,816
Excluding operator dwellings 1/	4,690,221	4,793,199	5,252,539	4,871,656	4,837,559	4,597,881	4,580,094	4,169,378	4,553,648
Cash expenses									
Excluding operator dwellings 1/	4,227,062	4,291,453	4,652,664	4,292,379	4,256,655	4,091,432	4,124,315	3,743,244	4,143,685
Excluding net rent to landlords 1/	4,169,035	4,224,915	4,591,874	4,228,170	4,177,360	4,070,240	4,135,101	3,769,841	4,159,365
Current operating									
Including operator dwellings 1/	3,816,634	3,905,428	4,179,093	3,841,395	3,768,735	3,656,714	3,697,571	3,344,842	3,634,600
Excluding operator dwellings 1/	3,755,168	3,852,237	4,124,759	3,771,318	3,721,650	3,608,846	3,640,722	3,284,527	3,591,288
Factor payments to stakeholders									
Including operator dwellings 1/	968,824	959,815	970,796	882,545	1,000,805	899,740	842,898	717,830	735,162
Excluding operator dwellings 1/	949,569	949,535	959,360	870,353	987,840	887,292	829,008	707,387	729,048
Nonfactor payments									
Excluding operator dwellings	3,740,652	3,843,664	4,293,179	4,001,303	3,849,718	3,710,589	3,751,086	3,461,991	3,824,600
Intermediate product expenses									
Including operator dwellings	3,111,408	3,162,127	3,422,060	3,177,783	3,028,254	2,957,144	3,048,850	2,812,931	3,065,216
Excluding operator dwellings	3,049,942	3,108,937	3,367,726	3,107,706	2,981,169	2,909,276	2,992,001	2,752,616	3,021,903
Farm-origin									
Feed	765,776	830,672	860,724	854,035	777,457	846,924	838,311	799,554	881,375
Livestock and poultry	83,038	55,225	82,225	90,360	79,126	59,799	76,025	71,269	86,126
Seed	232,560	241,505	260,055	244,487	272,811	289,489	275,014	235,933	264,882
Manufactured inputs									
Pesticide	790,712	842,693	865,452	719,987	674,446	626,229	676,813	627,172	668,232
Fertilizer, lime, and soil conditioner	137,050	138,523	149,188	128,208	126,734	120,062	130,390	118,771	132,972
Fuel and oils	246,847	258,011	269,399	225,760	219,558	184,402	220,604	194,584	228,523
Electricity	321,396	354,291	359,211	269,914	227,270	242,656	239,133	235,998	216,852
Other intermediate									
Including operator dwellings	1,239,322	1,192,032	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600
Excluding operator dwellings	1,177,856	1,138,842	1,299,270	1,198,837	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288
Repair and maintenance									
Including operator dwellings	385,186	437,818	409,973	431,913	371,549	346,822	377,940	331,327	385,783
Excluding operator dwellings	350,964	407,349	382,363	388,223	346,385	319,020	343,634	294,593	363,927
Machine hire and custom work									
Including operator dwellings	58,274	61,776	74,189	65,811	67,374	47,004	41,424	54,903	50,871
Marketing, storage, and transportation									
Including operator dwellings	138,327	104,527	191,392	142,490	147,066	126,337	182,705	132,816	167,559
Miscellaneous									
Including operator dwellings	657,534	587,911	678,050	628,700	638,424	614,541	580,619	559,958	560,388
Excluding operator dwellings	630,291	565,190	651,326	602,313	616,502	594,475	558,075	536,377	538,932
Labor expenses									
Cash labor									
Including operator dwellings	697,782	724,664	745,816	655,856	733,408	693,727	643,290	514,103	559,089
Excluding operator dwellings	20,088	42,982	27,955	36,302	21,761	24,369	25,507	19,743	29,643
Hired labor									
Including operator dwellings	677,694	681,683	717,861	619,554	711,648	669,358	617,784	494,360	529,446
Non-cash employee compensation									
Including operator dwellings	7,444	18,636	11,217	7,757	7,073	5,843	5,431	17,808	10,295
Interest expenses									
Including operator dwellings	226,284	193,622	204,764	213,674	225,651	223,031	248,026	248,338	226,848
Excluding operator dwellings	207,028	183,342	193,328	201,481	212,686	210,584	234,135	237,895	220,734
Nonreal estate interest									
Including operator dwellings	96,527	80,476	85,181	91,383	92,924	90,593	101,742	99,452	85,687
Real estate									
Including operator dwellings	129,757	113,146	119,583	122,290	132,727	132,438	146,283	148,886	141,161
Excluding operator dwellings	110,501	102,866	108,147	110,098	119,762	119,990	132,393	138,444	135,047
Net rent to landlords									
Including landlord capital consumption	57,402	65,874	36,954	41,561	56,434	1,508	-28,342	-42,676	-31,428
Excluding landlord capital consumption	58,028	66,537	60,790	64,210	79,295	21,192	-10,785	-26,597	-15,681
Net rent to nonoperator landlords									
Including landlord capital consumption	7,748	8,892	6,533	7,348	9,977	267	-5,011	-7,545	-5,556
Excluding landlord capital consumption	7,833	8,981	10,747	11,352	14,019	3,747	-1,907	-4,702	-2,772
Net rent to nonoperator landlords									
Including landlord capital consumption	49,654	56,982	30,420	34,213	46,457	1,241	-23,332	-35,131	-25,872
Excluding landlord capital consumption	50,195	57,556	50,043	52,858	65,277	17,446	-8,879	-21,895	-12,908
Property taxes and fees									
Including operator dwellings	251,346	237,639	324,738	303,016	283,626	285,107	302,628	305,148	401,497
Excluding operator dwellings	214,282	207,972	285,004	263,127	250,096	256,654	265,674	265,227	357,639
Personal property taxes									
Including operator dwellings	661	1,879	28,782	17,975	14,182	26,109	15,745	16,975	44,562
Motor vehicle registration and licensing fees									
Including operator dwellings	6,973	6,850	7,027	8,279	8,670	8,881	7,220	7,822	8,259
Real estate property taxes									
Including operator dwellings	243,711	228,910	288,930	276,762	260,774	250,117	279,663	280,352	348,676
Excluding operator dwellings	206,647	199,243	249,196	236,873	227,245	221,664	242,709	240,430	304,819
Capital consumption									
Including operator dwellings	473,112	502,126	640,738	608,814	614,535	529,128	471,940	432,206	423,299
Excluding operator dwellings	456,340	483,774	612,495	594,169	596,693	520,290	467,904	424,405	415,415

Footnotes

Data as of September 2, 2021

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2021 dollars)' is selected, nominal

USDA/ERS Farm Income and Wealth Statistics

Value added to the U.S. economy by the agricultural sector, 2012-2021F
Nominal (current dollars)

New York	2012 \$1,000	2013 \$1,000	2014 \$1,000	2015 \$1,000	2016 \$1,000	2017 \$1,000	2018 \$1,000	2019 \$1,000	2020 \$1,000
Value of crop production									
Crop cash receipts	2,231,176	2,286,199	2,049,826	1,873,766	1,909,928	1,911,887	1,895,132	1,802,991	1,945,108
Feed crops	2,289,735	2,254,709	2,141,100	1,984,846	2,018,209	1,926,952	1,896,115	1,958,920	2,033,999
Food grains	614,708	574,691	559,870	468,744	416,663	391,788	434,234	481,664	445,098
Fruits and nuts	42,443	47,040	44,373	35,418	38,999	41,416	41,404	28,062	36,327
Oil crops	323,035	347,528	359,823	374,804	430,443	451,073	272,177	276,923	332,760
Vegetables and melons	171,933	187,921	149,787	112,535	131,937	107,032	112,844	116,738	125,264
All other crops	508,404	447,702	397,315	344,419	306,060	249,454	254,429	159,104	164,554
Home consumption	629,211	649,826	629,932	648,926	694,107	686,190	781,027	896,430	929,996
Inventory adjustment	-62,688	27,293	-110,720	-124,841	-121,071	-17,199	-3,114	-158,635	-91,755
Value of animals and products production									
Animals and products cash receipts	3,206,965	3,523,551	4,250,072	3,383,956	3,089,574	3,282,289	3,085,783	3,380,262	3,239,107
Dairy products, Milk	3,210,068	3,447,444	4,238,117	3,334,404	3,033,269	3,294,469	3,108,847	3,354,541	3,261,596
Meat animals	2,552,652	2,848,220	3,479,038	2,554,552	2,503,250	2,706,704	2,475,775	2,847,096	2,703,498
Miscellaneous livestock	343,667	296,697	431,524	396,662	283,004	337,083	346,165	271,618	296,601
Poultry and eggs	137,530	129,971	127,016	121,167	117,104	108,009	114,897	119,476	122,138
Home consumption	176,219	172,556	200,539	262,023	129,910	142,673	172,009	116,351	139,359
Inventory adjustment	8,053	17,678	22,769	18,174	9,435	10,113	10,258	12,056	16,923
Farm-related income									
Forest products sold	820,004	876,812	743,431	658,373	567,716	737,346	661,052	884,580	585,007
Gross imputed rental value of farm dwellings	17,213	30,337	24,174	35,899	26,520	19,252	15,078	12,788	15,734
Machine hire and customwork	301,276	279,515	276,297	283,474	243,948	290,993	322,943	326,290	272,682
Other farm income	45,654	59,970	132,927	83,218	46,823	68,648	21,040	29,501	23,718
Total commodity insurance indemnities	455,861	506,991	310,034	255,782	250,423	358,452	301,991	516,000	272,873
Federal commodity insurance indemnities	49,121	66,103	43,696	52,240	57,341	97,312	56,398	81,343	78,050
Net cash rent received by operator landlords 2/	46,824	65,590	38,652	50,463	49,676	81,056	37,362	72,542	56,604
Value of agricultural sector production									
	6,258,146	6,686,563	7,043,329	5,916,094	5,567,217	5,931,522	5,641,967	6,067,833	5,769,222
Intermediate product expenses 1/									
Farm origin	3,111,408	3,162,127	3,422,060	3,177,783	3,028,254	2,957,144	3,048,850	2,812,931	3,065,216
Feed purchases	1,081,374	1,127,403	1,203,004	1,188,881	1,129,394	1,196,211	1,189,350	1,106,756	1,232,383
Livestock and poultry purchases	765,776	830,672	860,724	854,035	777,457	846,924	838,311	799,554	881,375
Seed purchases	83,038	55,225	82,225	90,360	79,126	59,799	76,025	71,269	86,126
Manufactured inputs	232,560	241,505	260,055	244,487	272,811	289,489	275,014	235,933	264,882
Electricity	790,712	842,693	865,452	719,987	674,446	626,229	676,813	627,172	668,232
Fertilizer, lime, and soil conditioners	85,419	91,867	87,654	96,106	100,884	79,108	86,685	77,819	89,885
Pesticides	246,847	258,011	269,399	225,760	219,558	184,402	220,604	194,584	228,523
Fuel and oils	137,050	138,523	149,188	128,208	126,734	120,062	130,390	118,771	132,972
Other intermediate expenses 1/	321,396	354,291	359,211	269,914	227,270	242,656	239,133	235,998	216,852
Machine hire and custom work	1,239,322	1,192,032	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600
Marketing, storage, and transportation	58,274	61,776	74,189	65,811	67,374	47,004	41,424	54,903	50,871
Repair and maintenance 1/	138,327	104,527	191,392	142,490	147,066	126,337	182,705	132,816	167,559
Miscellaneous expenses 1/	385,186	437,818	409,973	431,913	371,549	346,822	377,940	331,327	385,783
Total insurance premiums 4/	657,534	587,911	678,050	628,700	638,424	614,541	580,619	559,958	560,388
Federal commodity insurance premiums	179,140	175,315	194,325	183,081	170,494	176,388	170,607	165,598	170,582
Irrigation	12,399	13,682	18,249	16,088	17,161	19,031	20,613	21,229	22,793
Contract labor									
	20,088	42,982	27,955	36,302	21,761	24,369	25,507	19,743	29,643
Net government transactions									
Direct government payments	-147,068	-163,008	-297,259	-232,595	-195,971	-209,014	-221,424	-182,415	311,231
Property taxes and fees 1/	104,277	74,631	27,479	70,421	87,655	76,094	81,203	122,733	712,727
Motor vehicle registration and licensing fees	251,346	237,639	324,738	303,016	283,626	285,107	302,628	305,148	401,497
Gross value added									
Capital consumption 1/	2,979,581	3,318,446	3,296,055	2,469,415	2,321,231	2,740,995	2,346,186	3,052,743	2,985,595
Net value added	473,112	502,126	640,738	608,814	614,535	529,128	471,940	432,206	423,299
Factor payments to stakeholders 3/									
Hired labor and non-cash employee compensation	968,824	959,815	970,796	882,545	1,000,805	899,740	842,898	717,830	735,162
Net rent paid to operator landlords	685,138	700,319	729,078	627,311	718,720	675,201	623,215	512,168	539,742
Net rent paid to nonoperator landlords	7,748	8,892	6,533	7,348	9,977	267	-5,011	-7,545	-5,556
Total interest expenses 1/	49,654	56,982	30,420	34,213	46,457	1,241	-23,332	-35,131	-25,872
Net farm income									
	1,537,644	1,856,506	1,684,521	978,055	705,891	1,312,127	1,031,348	1,902,707	1,827,134

Footnotes

Data as of September 2, 2021

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2021 dollars)' is selected, nominal values are

[USDA/ERS Farm Income and Wealth Statistics](#)



Memorandum

TO: Interested Parties
FROM: Edward Martorana
SUBJECT: 2022 Agricultural Assessment Values Per Acre
DATE: January 2022

On the next page is the schedule of 2022 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 2022, and for village assessment rolls completed in 2023.

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

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

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

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 2022
 And For Village Assessment Rolls Completed in 2023

	Mineral Soil Group	Value Per Acre
1	a	\$1,194
	b	1063
2	a	1063
	b	943
3	a	943
	b	812
4	a	812
	b	693
5	a	693
	b	561
6	a	561
	b	442
7		442
8		310
9		191
10		60

Organic Soil Group (muck)	Value Per Acre
A	\$2,388
B	1,552
C	1,313
D	\$836

Aquaculture	\$1,194
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Farm Woodland	\$442
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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 3, 2022 for the city and town rolls completed in 2022 and for the village assessment rolls completed in 2023.

Edward Martorana

**Edward Martorana,
Manager Valuation Services Bureau**



**Department of
Taxation and Finance**

**2023 AGRICULTURAL
ASSESSMENT VALUES**

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

Amanda Hiller, Commissioner

STATE OF NEW YORK

KATHY HOCHUL, GOVERNOR

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

January 2023

DETERMINATION OF AGRICULTURAL ASSESSMENT

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

A. Land Classification System

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

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

B. Calculation of a Base Agricultural Assessment Value

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

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

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

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 2023, the years 2014-2021 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
	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
B	65
C	55
D	35

Farm Woodland

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

Orchards and Vineyards

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

Aquaculture

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

Sources of Data Used

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

For this year, the calculation is based on the most current agricultural data as revised for the 2014 through 2021 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)

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

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2023

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2023 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 results

CROP PRODUCTION DATA																		
	2014		2015		2016		2017		2018		2019		2020		2021			
	ACRES (000)	VALUE \$(000)																
FIELD CROPS																		
Wheat	95.0	\$33,576	110.0	36,868	115.0	36,508	125.0	40,870	95.0	34,807	66	22,869	120	45,698	125	66,413		
Oats	40.0	9,223	40.0	5,359	60.0	7,161	35.0	4,235	43.0	6,780	39	8,447	32	6,920	29	7,001		
Rye	NA																	
Barley	8.0	1,391	9.0	1,701	NA	NA	NA	NA	8.0	1,346	4	801	5	1,140	5	1,449		
Soybeans	327.0	141,009	301.0	117,781	320.0	125,558	265.0	110,426	325.0	137,760	225	91,800	312	179,806	320	205,216		
Corn for grain	680.0	413,630	590.0	338,324	570.0	286,767	485.0	317,806	615.0	406,786	545	361,662	500	478,850	585	635,018		
Corn for silage	450.0	402,570	480.0	387,600	510.0	416,976	495.0	423,225	445.0	377,939	445	375,669	530	468,414	NA	NA		
Hay, all	1,370.0	467,318	1,230.0	439,904	1,360.0	436,660	1,320.0	446,820	1,220.0	423,976	1,180	382,006	1,060	295,260	1,160	394,085		
Potatoes	15.8	54,747	14.8	50,557	14.8	44,755	14.4	50,803	13.4	47,409	NA	NA	NA	NA	NA	NA		
Dry beans	NA	NA	7.8	3,823	NA													
	ACRES \$(000)	VALUE \$(000)																
VEG/FRUITS																		
Beets, processing	NA																	
Cabbage, fresh	8,300	\$72,376	8,100	59,616	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,700	81,693	NA	NA		
Cabbage processing	NA	NA	NA	NA	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,400	90,641	10,800	76,280		
Cauliflower, fresh	470	2,623	410	2,255	NA													
Cucumbers, fresh	1,700	10,091	1,900	17,298	NA													
Green peas, processing	NA	NA	NA	NA	8,100	3,482	8,900	6,760	6,700	3,351	NA	NA	NA	NA	NA	NA		
Onions, fresh	8,000	33,798	7,500	40,533	7,000	46,655	6,900	50,682	7,500	42,752	7,000	36,140	7,200	42,595	6,800	67,463		
Snap beans, fresh	9,800	52,137	10,700	58,464	NA													
Snap beans, processing	20,420	27,575	NA	NA	28,300	52,146	24,000	35,881	26,300	34,023	25,300	32,052	26,200	24,431	23,700	27,578		
Sweet corn, fresh	18,100	42,399	16,700	31,427	26,600	48,720	25,700	31,992	26,600	36,257	26,500	40,422	23,600	34,707	23,600	41,167		
Sweet corn, processing	NA	NA	NA	NA	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA	NA	NA		
Tomatoes, fresh	2,600	23,962	2,300	31,395	NA													
Bell Peppers	NA	NA	NA	NA	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA	NA	NA		
Eggplant	NA																	
Endive/Escarole	Na																	
Pumpkins	5,200	20,493	4,400	11,046	5,700	12,717	5,600	11,123	5,700	8,037	5,700	8,635	4,700	11,081	5,100	15,390		
Spinach	NA																	
Squash	4,300	31,371	4,200	24,950	5,600	27,936	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,656	4,400	30,492		
Apples	41,500	\$257,665	42,300	287,425	43,000	345,935	43,600	357,238	42,000	262,345	44,000	276,199	44,000	328,142	44,000	344,708		
Peaches	1,600	12,640	1,600	8,631	1,400	3,329	1,200	8,135	NA									
Tart cherries	1,600	3,107	1,600	2,626	1,600	2,400	1,400	2,436	NA	NA	1,400	724	1,300	4,664	NA	NA		
Pears	1,000	3,472	1,000	4,800	NA													
Sweet cherries	700	2,008	700	2,930	NA													
Grapes	36,000	69,350	35,000	57,031	34,000	63,700	33,000	69,078	NA									
Strawberries, fresh and proc.	1,000	7,520	800	7,366	1,260	11,844	1,200	10,415	700	6,229	NA	NA	NA	NA	NA	NA		
Blueberries	800	4,061	1,000	3,995	900	3,235	800	3,771	NA									
Red Raspberries	NA																	
Total Acres Harvested	3,148,890		2,922,810		3,135,360		2,923,400		2,906,400		2,642,500		2,693,300		2,342,400			
Total Value Of Production		\$2,200,112		\$2,033,705		\$2,126,108		\$2,166,497		\$677		\$1,968,150		\$1,829,512		\$2,117,698		
Value of Production Per Acre	699		696		678		741		677		692		786		816.37		\$1,912,260	
CALCULATED VALUES																		
(in millions)																		
Adjusted Production Expenses																		
Total Production Expenses	5,386		5,008		4,949		4,695		4,692		4,286		4,659		4,451			
-Taxes on Farm Property	325		303		284		285		303		305		401		350			
-Interest on Mortgage Debt	120		122		133		132		147		149		143		145			
Adjusted Total Production Exp.	4,942		4,583		4,532		4,278		4,242		3,832		4,115		3,956			
Management Charge																		
1% of Gross Farm Income	70		59		56		59		56		61		58		66			
+7% of Production Expenses	346		321		317		299		297		268		288		277			
Total Management Charge	416		380		373		359		353		329		346		343			
Mortgage Debt Attributable to Land																		
Interest on Mortgage Debt x Land % of Tot Real Est Value	120		122		133		132		147		149		143		145			
63%			63%		63%		63%		63%		63%		63%		63%			
Debt Attributable to Land	76		77		84		83		93		94		90		91			
Adjusted Net Farm Income																		
Net Farm Income	1,685		978		706		1,312		1,031		1,904		1,816		2,434			
-Management Charge	416		380		373		359		353		329		346		343			
+Property Taxes	325		303		284		285		303		305		401		350			
+Mortgage Debt Attributable to Land	76		77		84		83		93		94		90		91			
Adjusted Net Farm Income	1,669		978		700		1,322		1,073		1,974		1,962		2,532			
% Net Profit																		
Adjusted Net Farm Income	1,669		978		700		1,322		1,073		1,974		1,962		2,532			
Realized Gross Farm Income	7,043		5,916		5,567		5,932		5,642		6,068		5,774		6,631			
% Net Profit =	24%		17%		13%		22%		19%		33%		34%		38%			
MINERAL SOILS BASE VALUE																		
A. Capitalization Rate of 10%	10%		10%		10%		10%		10%		10%		10%		10%			
B. Annual Percent Net Profit	24%		17%		13%		22%		19%		33%		34%		38%			
C. Value of Production Per Acre	699		696		678		741		677		692		786		816			
Capitalized Value of Production Per Acre (B x C / A) =	1,655		1,150		853		1,651		1,288		2,253		2,672		3,117			

Production expenses by category, 2013-2022F
Nominal (current dollars)

New York	2013	2014	2015	2016	2017	2018	2019	2020	2021
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	4,904,688	5,386,287	5,008,460	4,948,981	4,695,488	4,691,679	4,286,237	4,659,038	4,451,485
Excluding operator dwellings 1/	4,793,199	5,252,539	4,871,656	4,837,559	4,597,881	4,579,901	4,167,807	4,557,716	4,353,215
Cash expenses									
Excluding operator dwellings 1/	4,291,453	4,652,664	4,292,379	4,256,655	4,091,432	4,123,988	3,742,560	4,146,050	3,962,855
Excluding net rent to landlords 1/	4,224,915	4,591,874	4,228,170	4,177,360	4,070,240	4,136,149	3,770,320	4,164,403	3,999,680
Current operating									
Including operator dwellings 1/	3,905,428	4,179,093	3,841,395	3,768,735	3,656,714	3,697,571	3,344,855	3,634,607	3,533,215
Excluding operator dwellings 1/	3,852,237	4,124,759	3,771,318	3,721,650	3,608,846	3,640,722	3,284,540	3,591,295	3,477,322
Factor payments to stakeholders									
Including operator dwellings 1/	959,815	970,796	882,545	1,000,805	899,740	842,607	717,173	737,518	682,460
Excluding operator dwellings 1/	949,535	959,360	870,353	987,840	887,292	828,676	706,727	731,336	679,015
Nonfactor payments									
Excluding operator dwellings	3,843,664	4,293,179	4,001,303	3,849,718	3,710,589	3,751,225	3,461,080	3,826,380	3,674,200
Intermediate product expenses									
Including operator dwellings	3,162,127	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728
Excluding operator dwellings	3,108,937	3,367,726	3,107,706	2,981,169	2,909,276	2,992,001	2,752,629	3,021,910	2,924,834
Farm-origin									
Feed	830,672	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182
Livestock and poultry	55,225	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123
Seed	241,505	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459
Manufactured inputs									
Pesticide	842,693	865,452	719,987	674,446	626,229	676,813	627,172	668,232	725,605
Fertilizer, lime, and soil conditioner	138,523	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263
Fuel and oils	258,011	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806
Electricity	354,291	359,211	269,914	227,270	242,656	239,133	235,998	216,852	243,793
Other intermediate									
Including operator dwellings	1,192,032	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358
Excluding operator dwellings	1,138,842	1,299,270	1,198,837	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288	1,056,465
Repair and maintenance									
Including operator dwellings	437,818	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667
Excluding operator dwellings	407,349	382,363	388,223	346,385	319,020	343,634	294,593	363,927	343,457
Machine hire and custom work									
61,776	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247	
Marketing, storage, and transportation									
104,527	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004	
Miscellaneous									
Including operator dwellings	587,911	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440
Excluding operator dwellings	565,190	651,326	602,313	616,502	594,475	558,075	536,377	538,932	556,757
Labor expenses									
Cash labor									
Cash labor	724,664	745,816	655,856	733,408	693,727	643,290	514,103	559,089	541,452
Contract labor	42,982	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821
Hired labor	681,683	717,861	619,554	711,648	669,358	617,784	494,360	529,446	496,630
Non-cash employee compensation									
18,636	11,217	7,757	7,073	5,843	5,431	17,808	10,295	11,036	
Interest expenses									
Including operator dwellings	193,622	204,764	213,674	225,651	223,031	249,115	248,807	231,947	226,271
Excluding operator dwellings	183,342	193,328	201,481	212,686	210,584	235,184	238,361	225,765	222,826
Nonreal estate interest									
80,476	85,181	91,383	92,924	90,593	102,399	99,886	88,816	81,771	
Real estate									
Including operator dwellings	113,146	119,583	122,290	132,727	132,438	146,716	148,921	143,130	144,501
Excluding operator dwellings	102,866	108,147	110,098	119,762	119,990	132,785	138,475	136,948	141,055
Net rent to landlords									
Including landlord capital consumption	65,874	36,954	41,561	56,434	1,508	-29,723	-43,802	-34,170	-51,478
Excluding landlord capital consumption	66,537	60,790	64,210	79,295	21,192	-12,160	-27,759	-18,353	-36,824
Net rent to nonoperator landlords									
Including landlord capital consumption	8,892	6,533	7,348	9,977	267	-5,255	-7,744	-6,041	-9,101
Excluding landlord capital consumption	8,981	10,747	11,352	14,019	3,747	-2,150	-4,908	-3,245	-6,510
Net rent to nonoperator landlords									
Including landlord capital consumption	56,982	30,420	34,213	46,457	1,241	-24,468	-36,058	-28,129	-42,377
Excluding landlord capital consumption	57,556	50,043	52,858	65,277	17,446	-10,011	-22,852	-15,109	-30,314
Property taxes and fees									
Including operator dwellings	237,639	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585
Excluding operator dwellings	207,972	285,004	263,127	250,096	256,654	265,674	265,227	357,639	310,568
Personal property taxes									
1,879	28,782	17,975	14,182	26,109	15,745	16,975	44,562	18,616	
Motor vehicle registration and licensing fees									
6,850	7,027	8,279	8,670	8,881	7,220	7,822	8,259	10,057	
Real estate property taxes									
Including operator dwellings	228,910	288,930	276,762	260,774	250,117	279,663	280,352	348,676	320,912
Excluding operator dwellings	199,243	249,196	236,873	227,245	221,664	242,709	240,430	304,819	281,895
Capital consumption									
Including operator dwellings	502,126	640,738	608,814	614,535	529,128	472,088	431,228	425,158	393,891
Excluding operator dwellings	483,774	612,495	594,169	596,693	520,290	468,044	423,481	417,187	393,977

Footnotes

Data as of September 1, 2022.

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2022 dollars)' is selected, nominal

USDA/ERS Farm Income and Wealth Statistics

Value added to the U.S. economy by the agricultural sector, 2013-2022F
Nominal (current dollars)

New York	2013 \$1,000	2014 \$1,000	2015 \$1,000	2016 \$1,000	2017 \$1,000	2018 \$1,000	2019 \$1,000	2020 \$1,000	2021 \$1,000
Value of crop production									
Crop cash receipts	2,286,199	2,049,826	1,873,766	1,909,928	1,911,887	1,895,132	1,803,124	1,957,668	2,468,060
Feed crops	2,254,709	2,141,100	1,984,846	2,018,209	1,926,952	1,896,115	1,959,097	2,090,998	2,386,436
Food grains	574,691	559,870	468,744	416,663	391,788	434,234	481,840	477,360	623,232
Fruits and nuts	47,040	44,373	35,418	38,999	41,416	41,404	28,062	38,815	62,814
Oil crops	347,528	359,823	374,804	430,443	451,073	272,177	276,923	332,806	349,970
Vegetables and melons	187,921	149,787	112,535	131,937	107,032	112,844	116,738	151,525	174,571
All other crops	447,702	397,315	344,419	306,060	249,454	254,429	159,104	160,496	227,664
Home consumption	649,826	629,932	648,926	694,107	686,190	781,027	896,430	929,996	948,185
Inventory adjustment	4,197	19,446	13,760	12,790	2,134	2,131	2,705	2,864	2,356
	27,293	-110,720	-124,841	-121,071	-17,199	-3,114	-158,678	-136,194	79,268
Value of animals and products production									
Animals and products cash receipts	3,523,551	4,250,072	3,383,956	3,089,574	3,282,289	3,085,783	3,380,262	3,231,537	3,532,275
Dairy products, Milk	3,447,444	4,238,117	3,334,404	3,033,269	3,294,469	3,108,847	3,354,541	3,254,025	3,510,928
Meat animals	2,848,220	3,479,038	2,554,552	2,503,250	2,706,704	2,475,775	2,847,096	2,696,241	2,925,153
Miscellaneous livestock	296,697	431,524	396,662	283,004	337,083	346,165	271,618	297,127	318,528
Poultry and eggs	129,971	127,016	121,167	117,104	108,009	114,897	119,476	121,377	118,468
Home consumption	17,678	22,769	18,174	9,435	10,113	10,258	116,351	139,280	148,780
Inventory adjustment	58,429	-10,814	31,377	46,869	-22,294	-33,322	13,665	-39,412	-1,143
Farm-related income									
Forest products sold	876,812	743,431	658,373	567,716	737,346	660,808	884,380	584,523	631,131
Gross imputed rental value of farm dwellings	30,337	24,174	35,899	26,520	19,252	15,078	12,788	15,734	16,189
Machine hire and customwork	279,515	276,297	283,474	243,948	290,993	322,943	326,290	272,682	353,292
Other farm income	59,970	132,927	83,218	46,823	68,648	21,040	29,501	23,718	59,433
Total commodity insurance indemnities	506,991	310,034	255,782	250,423	358,452	301,747	515,801	272,388	202,217
Federal commodity insurance indemnities	66,103	43,696	52,240	57,341	97,312	56,398	81,343	78,050	65,207
Net cash rent received by operator landlords 2/	65,590	38,652	50,463	49,676	81,056	37,362	72,542	56,604	45,734
	5,181	-477	1,802	6,763	-3,293	-8,721	-10,242	-9,209	-12,736
Value of agricultural sector production									
	6,686,563	7,043,329	5,916,094	5,567,217	5,931,522	5,641,723	6,067,766	5,773,728	6,631,466
Intermediate product expenses 1/									
Farm origin	3,162,127	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728
Feed purchases	1,127,403	1,203,004	1,188,881	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764
Livestock and poultry purchases	830,672	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182
Seed purchases	55,225	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123
Manufactured inputs	241,505	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459
Electricity	842,693	865,452	719,987	674,446	626,229	676,813	627,172	668,232	725,605
Fertilizer, lime, and soil conditioners	91,867	87,654	96,106	100,884	79,108	86,685	77,819	89,885	90,743
Pesticides	258,011	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806
Fuel and oils	138,523	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263
Other intermediate expenses 1/	1,192,032	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358
Machine hire and custom work	61,776	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247
Marketing, storage, and transportation	104,527	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004
Repair and maintenance 1/	437,818	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667
Miscellaneous expenses 1/	587,911	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440
Total insurance premiums 4/	175,315	194,325	183,081	170,494	176,388	170,607	165,598	170,582	227,692
Federal commodity insurance premiums	13,682	18,249	16,088	17,161	19,031	20,613	21,229	22,793	34,321
Irrigation	1,734	3,518	1,932	2,211	1,600	1,000	1,615	1,546	774
Contract labor									
	42,982	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821
Net government transactions									
Direct government payments	-163,008	-297,259	-232,595	-195,971	-209,014	-221,424	-182,415	300,245	-95,356
Property taxes and fees 1/	74,631	27,479	70,421	87,655	76,094	81,203	122,733	701,741	254,229
Motor vehicle registration and licensing fees	237,639	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585
Gross value added									
Capital consumption 1/	3,318,446	3,296,055	2,469,415	2,321,231	2,740,995	2,345,942	3,052,663	2,979,107	3,510,561
Net value added	502,126	640,738	608,814	614,535	529,128	472,088	431,228	425,158	393,891
	2,816,321	2,655,317	1,860,601	1,706,696	2,211,867	1,873,854	2,621,435	2,553,949	3,116,669
Factor payments to stakeholders 3/									
Hired labor and non-cash employee compensation	959,815	970,796	882,545	1,000,805	899,740	842,607	717,173	737,518	682,460
Net rent paid to operator landlords	700,319	729,078	627,311	718,720	675,201	623,215	512,168	539,742	507,667
Net rent paid to nonoperator landlords	8,892	6,533	7,348	9,977	267	-5,255	-7,744	-6,041	-9,101
Total interest expenses 1/	56,982	30,420	34,213	46,457	1,241	-24,468	-36,058	-28,129	-42,377
	193,622	204,764	213,674	225,651	223,031	249,115	248,807	231,947	226,271
Net farm income									
	1,856,506	1,684,521	978,055	705,891	1,312,127	1,031,248	1,904,262	1,816,431	2,434,209

Footnotes

Data as of September 1, 2022.

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2022 dollars)' is selected, nominal values are

[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 2023
 And For Village Assessment Rolls Completed in 2024

	Mineral Soil Group	Value Per Acre
1	a	\$1,218
	b	1084
2	a	1084
	b	962
3	a	962
	b	828
4	a	828
	b	706
5	a	706
	b	572
6	a	572
	b	451
7		451
8		317
9		195
10		61

Organic Soil Group (muck)	Value Per Acre
A	\$2,436
B	1,583
C	1,340
D	\$853

Aquaculture	\$1,218
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Farm Woodland	\$451
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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 5, 2023 for the city and town rolls completed in 2023 and for the village assessment rolls completed in 2024.

Edward Martorana

**Edward Martorana,
Manager Valuation Services Bureau**



**Department of
Taxation and Finance**

**2024 AGRICULTURAL
ASSESSMENT VALUES**

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

Amanda Hiller, Commissioner

STATE OF NEW YORK

KATHY HOCHUL, GOVERNOR

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

January 2024

DETERMINATION OF AGRICULTURAL ASSESSMENT

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

A. Land Classification System

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

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

B. Calculation of a Base Agricultural Assessment Value

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

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

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

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 2024, the years 2015-2022 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

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

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

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

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

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

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

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

Farm Woodland

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

Orchards and Vineyards

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

Aquaculture

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

Sources of Data Used

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

For this year, the calculation is based on the most current agricultural data as revised for the 2015 through 2022 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)

[USDA - National Agricultural Statistics Service - New York](#)

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

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2024

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2023 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 results

CROP PRODUCTION DATA																	
	2015		2016		2017		2018		2019		2020		2021		2022		
	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)													
FIELD CROPS																	
Wheat	110.0	36,868	115.0	36,508	125.0	40,870	95.0	34,807	66	22,869	120	45,698	125	66,413	100	57,240	
Oats	40.0	5,359	60.0	7,161	35.0	4,235	43.0	6,780	39	8,447	32	6,920	29	7,001	49	20,517	
Rye	NA	NA	NA														
Barley	9.0	1,701	NA	NA	NA	NA	8.0	1,346	4	801	5	1,140	5	1,445	4	1,678	
Soybeans	301.0	117,781	320.0	125,558	265.0	110,426	325.0	137,760	225	91,800	312	179,806	320	205,218	325	207,675	
Corn for grain	590.0	338,324	570.0	286,767	485.0	317,806	615.0	406,786	545	361,662	500	478,850	585	635,018	565	543,375	
Corn for silage	480.0	387,600	510.0	416,976	495.0	423,225	445.0	377,939	445	375,669	530	468,414	NA	NA	NA	NA	
Hay, al	1,230.0	439,904	1,360.0	436,660	1,320.0	446,820	1,220.0	423,976	1,180	382,006	1,060	295,260	1,160	394,083	1,180	435,284	
Potatoes	14.8	50,557	14.8	44,755	14.4	50,803	13.4	47,409	NA	NA	NA	NA	NA	NA	NA	NA	
Dry beans	7.8	3,823	NA	NA	NA												
	ACRES \$(000)	VALUE \$(000)															
VEG/FRUITS																	
Beets, processing	NA	NA	NA														
Cabbage, fresh	8,100	59,616	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,700	81,693	NA	NA	NA	NA	
Cabbage processing	NA	NA	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,400	90,641	10,800	76,288	7,100	49,342	
Cauliflower, fresh	410	2,255	NA	NA	NA												
Cucumbers, fresh	1,900	17,298	NA	NA	NA												
Green peas, processing	NA	NA	8,100	3,482	8,900	6,760	6,700	3,351	NA	NA	NA	NA	NA	NA	NA	NA	
Onions, fresh	7,500	40,533	7,000	46,655	6,900	50,682	7,500	42,752	7,000	36,140	7,200	42,595	6,800	67,463	NA	NA	
Snap beans, fresh	10,700	58,464	NA	NA	NA												
Snap beans, processing	NA	NA	28,300	52,146	24,000	35,881	26,300	34,023	25,300	32,052	26,200	24,431	23,700	27,578	24,200	43,413	
Sweet corn, fresh	16,700	31,427	26,600	48,720	25,700	31,992	26,600	36,257	26,500	40,422	23,600	34,707	23,600	41,161	20,200	37,620	
Sweet corn, processing	NA	NA	NA														
Tomatoes, fresh	2,300	31,395	NA	NA	NA												
Bell Peppers	NA	NA	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA	NA	NA	NA	NA	
Eggplant	NA	NA	NA														
Endive/Escarole	NA	NA	NA														
Pumpkins	4,400	11,046	5,700	12,717	5,600	11,123	5,700	8,037	5,700	8,635	4,700	11,081	5,100	15,398	4,600	11,938	
Spinach	NA	NA	NA														
Squash	4,200	24,950	5,600	27,936	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,656	4,400	30,492	4,600	21,519	
Apples	42,300	287,425	43,000	345,935	43,600	357,238	42,000	262,345	44,000	276,199	44,000	328,142	44,000	344,703	47,000	343,096	
Peaches	1,600	8,631	1,400	3,329	1,200	8,135	NA	NA	NA								
Tart cherries	1,600	2,626	1,600	2,400	1,400	2,436	NA	NA	1,400	724	1,300	4,664	NA	NA	NA	NA	
Pears	1,000	4,800	NA	NA	NA												
sweet cherries	700	2,930	NA	NA	NA												
Grapes	35,000	57,031	34,000	63,700	33,000	69,078	NA	NA	NA								
Strawberries, fresh and proc.	800	7,366	1,260	11,844	3,200	10,415	700	6,229	NA	NA	NA	NA	NA	NA	NA	NA	
Blueberries	1,000	3,995	900	3,235	80	3,771	NA	NA	NA								
Red Raspberries	NA	NA	NA														
Total Acres Harvested	2,922,810		3,135,360		2,923,400		2,906,400		2,642,500		2,693,300		2,342,400		2,330,700		
Total Value of Production		\$2,033,705		\$2,126,108		\$2,166,497		\$1,968,150		\$692		\$1,829,512		\$2,117,698		\$1,912,266	
Value of Production Per Acre	\$696		\$678		\$741		\$677		\$692		\$786		\$816.37		\$760.59		
CALCULATED VALUES																	
(in millions)																	
Adjusted Production Expenses																	
Total Production Expenses	5,008		4,949		4,695		4,683		4,278		4,654		4,462		5,675		
-Taxes on Farm Property	303		284		285		303		305		401		350		390		
-Interest on Mortgage Debt	122		133		132		147		149		143		150		183		
Adjusted Total Production Exp.	4,583		4,532		4,278		4,233		3,824		4,110		3,962		5,102		
Management Charge																	
1% of Gross Farm Income	59		56		59		56		61		58		66		89		
+ 7% of Production Expenses	321		317		299		296		268		288		277		357		
Total Management Charge	380		373		359		353		328		345		343		446		
Mortgage Debt Attributable to Land																	
Interest on Mortgage Debt	122		133		132		147		149		143		150		183		
x Land % of Tot Real Est Value	69%		63%		63%		63%		63%		63%		63%		63%		
Debt Attributable to Land	77		84		83		93		94		90		95		115		
Adjusted Net Farm Income																	
Net Farm Income	978		706		1,312		1,040		1,912		1,823		2,401		3,319		
-Management Charge	380		373		359		353		328		345		343		446		
+Property Taxes	303		284		285		303		305		401		350		390		
+Mortgage Debt Attributable to Land	77		84		83		93		94		90		95		115		
Adjusted Net Farm Income	978		700		1,322		1,082		1,983		1,969		2,501		3,379		
% Net Profit																	
Adjusted Net Farm Income	978		700		1,322		1,082		1,983		1,969		2,501		3,379		
Realized Gross Farm Income	5,916		5,567		5,932		5,642		6,068		5,774		6,606		8,901		
% Net Profit =	17%		13%		22%		19%		33%		34%		38%		38%		
MINERAL SOILS BASE VALUE																	
A Capitalization Rate of 10%	10%		10%		10%		10%		10%		10%		10%		10%		
B Annual Percent Net Profit	17%		13%		22%		19%		33%		34%		38%		38%		
c. Value of Production Per Acre	696		678		741		677		692		786		816		761		
Capitalized Value of Production																	
Per Acre (B x C / A) =	1,150		853		1,651		1,299		2,262		2,682		3,091		2,887		

Production expenses by category, 2014-2023F
Nominal (current dollars)

New York	2014	2015	2016	2017	2018	2019	2020	2021	2022
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	5,386,287	5,008,460	4,948,981	4,695,488	4,683,188	4,278,401	4,653,699	4,462,372	5,674,854
Excluding operator dwellings 1/	5,252,539	4,871,656	4,837,559	4,597,881	4,571,870	4,160,424	4,552,668	4,361,854	5,513,309
Cash expenses									
Excluding operator dwellings 1/	4,652,664	4,292,379	4,256,655	4,091,432	4,123,988	3,742,560	4,145,950	3,964,547	5,065,037
Excluding net rent to landlords 1/	4,591,874	4,228,170	4,177,360	4,070,240	4,136,149	3,770,320	4,164,403	4,003,326	5,140,903
Current operating									
Including operator dwellings 1/	4,179,093	3,841,395	3,768,735	3,656,714	3,697,571	3,344,855	3,634,607	3,533,215	4,663,152
Excluding operator dwellings 1/	4,124,759	3,771,318	3,721,650	3,608,846	3,640,722	3,284,540	3,591,295	3,477,322	4,550,531
Factor payments to stakeholders									
Including operator dwellings 1/	970,796	882,545	1,000,805	899,740	842,935	717,476	737,621	685,992	1,125,358
Excluding operator dwellings 1/	959,360	870,353	987,840	887,292	829,004	707,030	731,440	680,433	1,118,331
Nonfactor payments									
Excluding operator dwellings	4,293,179	4,001,303	3,849,718	3,710,589	3,742,867	3,453,394	3,821,228	3,681,421	4,394,978
Intermediate product expenses									
Including operator dwellings	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,707,680
Excluding operator dwellings	3,367,726	3,107,706	2,981,169	2,909,276	2,992,001	2,752,629	3,021,910	2,924,834	3,595,058
Farm-origin									
Feed	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182	818,215
Livestock and poultry	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,162
Seed	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459	434,233
Manufactured inputs									
Pesticide	865,452	719,987	674,446	626,229	676,813	627,172	668,232	725,605	965,195
Fertilizer, lime, and soil conditioner	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263	171,702
Fuel and oils	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806	338,259
Electricity	359,211	269,914	227,270	242,656	239,133	235,998	216,852	243,793	358,151
Other intermediate									
Including operator dwellings	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,426,875
Excluding operator dwellings	1,299,270	1,198,837	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288	1,056,465	1,314,254
Repair and maintenance									
Including operator dwellings	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667	442,527
Excluding operator dwellings	382,363	388,223	346,385	319,020	343,634	294,593	363,927	343,457	358,056
Machine hire and custom work									
Including operator dwellings	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247	59,806
Marketing, storage, and transportation									
Including operator dwellings	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004	144,002
Miscellaneous									
Including operator dwellings	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440	780,540
Excluding operator dwellings	651,326	602,313	616,502	594,475	558,075	536,377	538,932	556,757	752,389
Labor expenses									
Cash labor									
Including operator dwellings	745,816	655,856	733,408	693,727	643,290	514,103	559,089	541,452	919,819
Excluding operator dwellings	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821	26,118
Hired labor									
Including operator dwellings	717,861	619,554	711,648	669,358	617,784	494,360	529,446	496,630	893,701
Non-cash employee compensation									
Including operator dwellings	11,217	7,757	7,073	5,843	5,431	17,808	10,295	11,036	35,654
Interest expenses									
Including operator dwellings	204,764	213,674	225,651	223,031	249,115	248,807	231,947	232,032	287,696
Excluding operator dwellings	193,328	201,481	212,686	210,584	235,184	238,361	225,765	226,472	280,669
Nonreal estate interest									
Including operator dwellings	85,181	91,383	92,924	90,593	102,399	99,886	88,816	81,771	104,263
Real estate									
Including operator dwellings	119,583	122,290	132,727	132,438	146,716	148,921	143,130	150,261	183,433
Excluding operator dwellings	108,147	110,098	119,762	119,990	132,785	138,475	136,948	144,702	176,406
Net rent to landlords									
Including landlord capital consumption	36,954	41,561	56,434	1,508	-29,395	-43,499	-34,067	-53,706	-91,693
Excluding landlord capital consumption	60,790	64,210	79,295	21,192	-12,160	-27,759	-18,453	-38,779	-75,865
Net rent to nonoperator landlords									
Including landlord capital consumption	6,533	7,348	9,977	267	-5,197	-7,690	-6,023	-9,495	-16,211
Excluding landlord capital consumption	10,747	11,352	14,019	3,747	-2,150	-4,908	-3,262	-6,856	-13,412
Net rent to nonoperator landlords									
Including landlord capital consumption	30,420	34,213	46,457	1,241	-24,198	-35,809	-28,044	-44,211	-75,483
Excluding landlord capital consumption	50,043	52,858	65,277	17,446	-10,011	-22,852	-15,191	-31,923	-62,453
Property taxes and fees									
Including operator dwellings	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585	390,239
Excluding operator dwellings	285,004	263,127	250,096	256,654	265,674	265,227	357,639	310,568	345,356
Personal property taxes									
Including operator dwellings	28,782	17,975	14,182	26,109	15,745	16,975	44,562	18,616	24,871
Motor vehicle registration and licensing fees									
Including operator dwellings	7,027	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,510
Real estate property taxes									
Including operator dwellings	288,930	276,762	260,774	250,117	279,663	280,352	348,676	320,912	356,858
Excluding operator dwellings	249,196	236,873	227,245	221,664	242,709	240,430	304,819	281,895	311,976
Capital consumption									
Including operator dwellings	640,738	608,814	614,535	529,128	463,269	423,090	419,716	401,246	425,460
Excluding operator dwellings	612,495	594,169	596,693	520,290	459,685	415,795	412,036	401,198	428,445

Footnotes

Data as of November 30, 2023.

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2023 dollars)' is selected, nominal

USDA/ERS Farm Income and Wealth Statistics

Value added to the U.S. economy by the agricultural sector, 2014-2023F
Nominal (current dollars)

New York	2014 \$1,000	2015 \$1,000	2016 \$1,000	2017 \$1,000	2018 \$1,000	2019 \$1,000	2020 \$1,000	2021 \$1,000	2022 \$1,000
Value of crop production									
Crop cash receipts	2,049,826	1,873,766	1,909,928	1,911,887	1,895,132	1,803,185	1,957,689	2,430,332	2,419,453
Feed crops	2,141,100	1,984,846	2,018,209	1,926,952	1,896,115	1,959,159	2,091,123	2,373,810	2,599,264
Food grains	559,870	468,744	416,663	391,788	434,234	481,840	477,360	609,646	739,815
Fruits and nuts	44,373	35,418	38,999	41,416	41,404	28,124	38,940	68,535	65,200
Oil crops	359,823	374,804	430,443	451,073	272,177	276,923	332,806	356,748	318,276
Vegetables and melons	149,787	112,535	131,937	107,032	112,844	116,738	151,525	173,628	206,508
All other crops	397,315	344,419	306,060	249,454	254,429	159,104	160,496	217,067	259,448
Home consumption	629,932	648,926	694,107	686,190	781,027	896,430	929,996	948,185	1,010,017
Inventory adjustment	19,446	13,760	12,790	2,134	2,131	2,705	2,864	2,356	14,354
	-110,720	-124,841	-121,071	-17,199	-3,114	-158,679	-136,298	54,166	-194,164
Value of animals and products production									
Animals and products cash receipts	4,250,072	3,383,956	3,089,574	3,282,289	3,085,783	3,380,262	3,231,537	3,544,748	4,973,821
Dairy products, Milk	4,238,117	3,334,404	3,033,269	3,294,469	3,108,847	3,354,541	3,254,025	3,523,401	4,938,302
Meat animals	3,479,038	2,554,552	2,503,250	2,706,704	2,475,775	2,847,096	2,696,241	2,925,153	4,086,414
Miscellaneous livestock	431,524	396,662	283,004	337,083	346,165	271,618	297,127	331,704	383,211
Poultry and eggs	127,016	121,167	117,104	108,009	114,897	119,476	121,377	117,765	115,908
Home consumption	200,539	262,023	129,910	142,673	172,009	116,351	139,280	148,780	352,769
Inventory adjustment	22,769	18,174	9,435	10,113	10,258	12,056	16,923	22,490	26,953
	-10,814	31,377	46,869	-22,294	-33,322	13,665	-39,412	-1,143	8,566
Farm-related income									
Forest products sold	743,431	658,373	567,716	737,346	660,866	884,434	584,558	630,731	1,507,574
Gross imputed rental value of farm dwellings	24,174	35,899	26,520	19,252	15,078	12,788	15,734	16,189	17,166
Machine hire and customwork	276,297	283,474	243,948	290,993	322,943	326,290	272,682	353,292	386,441
Other farm income	132,927	83,218	46,823	68,648	21,040	29,501	23,718	59,433	114,912
Total commodity insurance indemnities	310,034	255,782	250,423	358,452	301,805	515,854	272,424	201,817	989,054
Federal commodity insurance indemnities	43,696	52,240	57,341	97,312	56,398	81,343	78,050	65,207	69,362
Net cash rent received by operator landlords 2/	38,652	50,463	49,676	81,056	37,362	72,542	56,604	45,734	50,839
	-477	1,802	6,763	-3,293	-8,663	-10,188	-9,173	-13,136	-23,621
Value of agricultural sector production									
	7,043,329	5,916,094	5,567,217	5,931,522	5,641,781	6,067,881	5,773,785	6,605,811	8,900,849
Intermediate product expenses 1/									
Farm origin	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,707,680
Feed purchases	1,203,004	1,188,881	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,315,610
Livestock and poultry purchases	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182	818,215
Seed purchases	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,162
Manufactured inputs	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459	434,233
Electricity	865,452	719,987	674,446	626,229	676,813	627,172	668,232	725,605	965,195
Fertilizer, lime, and soil conditioners	87,654	96,106	100,884	79,108	86,685	77,819	89,885	90,743	97,083
Pesticides	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806	338,259
Fuel and oils	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263	171,702
Other intermediate expenses 1/	359,211	269,914	227,270	242,656	239,133	235,998	216,852	243,793	358,151
Machine hire and custom work	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,426,875
Marketing, storage, and transportation	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247	59,806
Repair and maintenance 1/	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004	144,002
Miscellaneous expenses 1/	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667	442,527
Total insurance premiums 4/	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440	780,540
Federal commodity insurance premiums	194,325	183,081	170,494	176,388	170,607	165,598	170,582	227,692	223,824
Irrigation	18,249	16,088	17,161	19,031	20,613	21,229	22,793	34,321	42,105
	3,518	1,932	2,211	1,600	1,000	1,615	1,546	774	2,722
Contract labor									
	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821	26,118
Net government transactions									
Direct government payments	-297,259	-232,595	-195,971	-209,014	-221,424	-182,415	301,652	-92,219	-296,982
Property taxes and fees 1/	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585	390,239
Motor vehicle registration and licensing fees	7,027	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,510
Gross value added									
Capital consumption 1/	3,296,055	2,469,415	2,321,231	2,740,995	2,346,000	3,052,778	2,980,571	3,488,043	4,870,069
Net value added	640,738	608,814	614,535	529,128	463,269	423,090	419,716	401,246	425,460
	2,655,317	1,860,601	1,706,696	2,211,867	1,882,731	2,629,688	2,560,855	3,086,797	4,444,609
Factor payments to stakeholders 3/									
Hired labor and non-cash employee compensation	970,796	882,545	1,000,805	899,740	842,935	717,476	737,621	685,992	1,125,358
Net rent paid to operator landlords	729,078	627,311	718,720	675,201	623,215	512,168	539,742	507,667	929,355
Net rent paid to nonoperator landlords	6,533	7,348	9,977	267	-5,197	-7,690	-6,023	-9,495	-16,211
Total interest expenses 1/	30,420	34,213	46,457	1,241	-24,198	-35,809	-28,044	-44,211	-75,483
	204,764	213,674	225,651	223,031	249,115	248,807	231,947	232,032	287,696
Net farm income									
	1,684,521	978,055	705,891	1,312,127	1,039,796	1,912,213	1,823,234	2,400,805	3,319,251

Footnotes

Data as of November 30, 2023.

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2023 dollars)' is selected, nominal values are

[USDA/ERS Farm Income and Wealth Statistics](#)



Memorandum

TO: Interested Parties
FROM: Mary Malaty
SUBJECT: 2024 Agricultural Assessment Values Per Acre
DATE: January 2024

On the next page is the schedule of 2024 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 2024, and for village assessment rolls completed in 2025.

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

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

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

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 2024
And For Village Assessment Rolls Completed in 2025

Mineral Soil Group	Value Per Acre
1a	\$1,242
1b	\$1,105
2a	\$1,105
2b	\$981
3a	\$981
3b	\$845
4a	\$845
4b	\$720
5a	\$720
5b	\$584
6a	\$584
6b	\$460
7	\$460
8	\$323
9	\$199
10	\$62

Organic Soil Group (muck)	Value
A	\$2,484
B	\$1,615
C	\$1,366
D	\$869

Aquaculture	\$1,242
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Farm Woodland	\$460
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I, Mary Malaty, Manager of Special Valuation and Fiscal Support Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 18, 2024, for the city and town rolls completed in 2024 and for the village assessment rolls completed in 2025.

mary malaty

Mary Malaty, Manager Special Valuation and Fiscal Support Bureau



**Department of
Taxation and Finance**

**2025 AGRICULTURAL
ASSESSMENT VALUES**

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

Amanda Hiller, Commissioner

STATE OF NEW YORK

KATHY HOCHUL, GOVERNOR

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

January 2025

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.
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.

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

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 2025, the years 2016-2023 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

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

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

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

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

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

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

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

Farm Woodland

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

Orchards and Vineyards

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

Aquaculture

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

Sources of Data Used

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

For this year, the calculation is based on the most current agricultural data as revised for the 2015 through 2022 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)
[USDA - National Agricultural Statistics Service - New York](#)

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

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2025

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2025 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 results

CROP PRODUCTION DATA																	
	2016		2017		2018		2019		2020		2021		2022		2023		
	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	115.0	36,508	125.0	40,870	95.0	34,807	66	22,869	120	45,698	125	66,413	100	57,240	120	69,012	
Oats	60.0	7,161	35.0	4,235	43.0	6,780	39	8,447	32	6,920	29	7,001	49	20,517	44	11,616	
Rye	NA	NA	NA	NA	NA	NA	NA	NA									
Barley	NA	NA	NA	NA	NA	8.0	1,346	4	801	5	1,140	5	1,449	4	1,678	5	1,609
Soybeans	320.0	125,558	265.0	110,426	325.0	137,760	225	91,800	312	179,806	320	205,216	325	207,675	340	221,952	
Corn for grain	570.0	286,767	485.0	317,806	615.0	406,786	545	361,662	500	478,850	585	635,018	565	543,375	600	472,230	
Corn for silage	510.0	416,976	495.0	423,225	445.0	377,939	445	375,669	530	468,414	NA	NA	NA	NA	NA	NA	
Hay																	
Hay and Haylage	1,360.0	436,660	1,320.0	446,820	1,220.0	423,976	1,180	382,006	1,060	295,260	1,160	394,085	1,180	435,284	1,450	745,796	
Potatoes	14.8	44,755	14.4	50,803	13.4	47,409	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Drybeans	NA	NA	NA	NA	NA	NA	NA	NA									
	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)	
VEG/FRUITS																	
Beets, processing	NA	NA	NA	NA	NA	NA	NA	NA									
Cabbage, fresh	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,700	81,693	NA	NA	NA	NA	NA	NA	
Cabbage processing	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,400	90,641	10,800	76,280	7,100	49,342	6,300	42,090	
Cauliflower, fresh	NA	NA	NA	NA	NA	NA	NA	NA									
Cucumbers, fresh	NA	NA	NA	NA	NA	NA	NA	NA									
Green peas, processing	8,100	3,482	8,900	6,760	6,700	3,351	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Onions, fresh	7,000	46,655	6,900	50,682	7,500	42,752	7,000	36,140	7,200	42,595	6,800	67,463	NA	NA	NA	NA	
Snap beans, fresh	NA	NA	NA	NA	NA	NA	NA	NA									
Snap beans, processing	28,300	52,146	24,000	35,881	26,300	34,023	25,300	32,052	26,200	24,431	23,700	27,578	24,200	43,413	17,200	29,600	
Sweet corn, fresh	26,600	48,720	25,700	31,992	26,600	36,257	26,500	40,422	23,600	34,707	23,600	41,167	20,200	37,620	18,600	40,599	
Sweet corn, processing	NA	NA	NA	NA	NA	NA	NA	NA									
Tomatoes, fresh	NA	NA	NA	NA	NA	NA	NA	NA									
Bell Peppers	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Eggplant	NA	NA	NA	NA	NA	NA	NA	NA									
Endive/Escarole	NA	NA	NA	NA	NA	NA	NA	NA									
Pumpkins	5,700	12,717	5,600	11,123	5,700	8,037	5,700	8,635	4,700	11,081	5,100	15,390	4,600	11,938	3,800	7,946	
Spinach	NA	NA	NA	NA	NA	NA	NA	NA									
Squash	5,600	27,936	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,656	4,400	30,492	4,600	21,519	3,800	18,877	
Apples	43,000	345,935	43,600	357,238	42,000	262,345	44,000	276,199	44,000	328,142	44,000	344,708	47,000	343,096	44,000	408,283	
Peaches	1,400	3,329	1,200	8,135	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Tart cherries	1,600	2,400	1,400	2,436	NA	NA	1,400	724	1,300	4,444	NA	NA	NA	NA	NA	NA	
Pears	NA	NA	NA	NA	NA	NA	NA	NA									
Sweet cherries	NA	NA	NA	NA	NA	NA	NA	NA									
Grapes	34,000	63,700	33,000	69,078	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Strawberries, fresh and proc.	1,260	11,844	1,200	10,415	700	6,229	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Blueberries	900	3,235	800	3,771	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Red Raspberries	NA	NA	NA	NA	NA	NA	NA	NA									
Total Acres Harvested	3,135,360		2,923,400		2,906,400		2,642,500		2,693,300		2,342,400		2,330,700		2,652,700		
Total Value Of Production		\$2,126,108		\$2,166,497		\$1,968,150		\$1,829,512		\$2,117,698		\$1,912,260		\$1,772,697		\$2,069,610	
Value of Production Per Acre	\$678		\$741		\$677		\$692		\$786		\$816.37		\$760.59		\$780.19		
CALCULATED VALUES																	
(in millions)																	
Adjusted Production Expenses	4,949	4,688	4,683	4,683	4,278	4,278	4,654	4,654	4,462	4,462	6,203	6,203	6,973	6,973			
Total Production Expenses	284	285	303	303	305	305	401	401	350	350	392	392	345	345			
-Taxes on Farm Property	133	133	147	147	149	149	143	143	150	150	243	243	268	268			
-Interest on Mortgage Debt																	
Adjusted Total Production Exp.	4,532	4,270	4,233	4,233	3,824	3,824	4,110	4,110	3,962	3,962	5,568	5,568	6,360	6,360			
Management Charge																	
1% of Gross Farm Income	56	59	56	56	60	60	59	59	68	68	91	91	82	82			
+7% of Production Expenses	317	299	296	296	268	268	288	288	277	277	390	390	445	445			
Total Management Charge	373	358	352	352	328	328	347	347	345	345	481	481	527	527			
Mortgage Debt Attributable to Land																	
Interest on Mortgage Debt	133	133	147	147	149	149	143	143	150	150	243	243	268	268			
x Land % of Tot Real Est Value	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%		
Debt Attributable to Land	84	84	93	93	94	94	90	90	95	95	153	153	169	169			
Adjusted Net Farm Income	706	1,320	1,023	1,023	1,874	1,874	1,936	1,936	2,580	2,580	2,997	2,997	1,414	1,414			
Net Farm Income	373	358	352	352	328	328	347	347	345	345	481	481	527	527			
-Management Charge	284	285	303	303	305	305	401	401	350	350	392	392	345	345			
+Property Taxes	84	84	93	93	94	94	90	90	95	95	153	153	169	169			
+Mortgage Debt Attributable to Land																	
Adjusted Net Farm Income	700	1,331	1,066	1,066	1,945	1,945	2,082	2,082	2,679	2,679	3,061	3,061	1,400	1,400			
% Net Profit																	
Adjusted Net Farm Income	700	1,331	1,066	1,066	1,945	1,945	2,082	2,082	2,679	2,679	3,061	3,061	1,400	1,400			
Realized Gross Farm Income	5,567	5,932	5,605	5,605	6,030	6,030	5,887	5,887	6,785	6,785	9,106	9,106	8,223	8,223			
% Net Profit =	13%	22%	19%	19%	32%	32%	35%	35%	39%	39%	34%	34%	17%	17%			
MINERAL SOILS BASE VALUE																	
A.Capitalization Rate of 10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%			
B.Annual Percent Net Profit	13%	22%	19%	19%	32%	32%	35%	35%	39%	39%	34%	34%	17%	17%			
C.Value of Production Per Acre	678	741	677	692	786	786	816	816	761	761	780	780					
Capitalized Value of Production	853	1,663	1,288	2,234	2,780	2,780	3,223	3,223	2,556	2,556	1,329	1,329					
8 Year Avg of Capitalized Value of Production Per Acre	1,991				1,242				Base Value Per Acre with 2 % Rule	1,267							

Production expenses by category, 2015-2024F
Nominal (current dollars)

New York	2016	2018	2017	2018	2019	2020	2021	2022	2023
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	5,008,460	4,948,981	4,688,019	4,683,193	4,278,421	4,663,194	4,461,488	6,203,958	6,972,875
Excluding operator dwellings 1/	4,871,656	4,837,559	4,590,711	4,571,876	4,160,442	4,562,189	4,361,013	6,037,750	6,866,632
Cash expenses									
Excluding operator dwellings 1/	4,292,379	4,256,655	4,091,383	4,123,988	3,742,560	4,145,950	3,964,547	5,436,122	6,326,471
Excluding net rent to landlords 1/	4,228,170	4,177,360	4,071,563	4,136,149	3,770,320	4,164,403	4,003,326	5,553,442	6,376,148
Current operating									
Including operator dwellings 1/	3,841,395	3,768,735	3,666,714	3,697,571	3,344,855	3,634,607	3,533,215	5,005,885	5,714,483
Excluding operator dwellings 1/	3,771,318	3,721,650	3,608,846	3,640,722	3,284,540	3,591,295	3,477,322	4,893,285	5,658,931
Factor payments to stakeholders									
Including operator dwellings 1/	882,545	1,000,805	900,028	842,935	717,475	737,641	686,027	1,296,090	1,499,581
Excluding operator dwellings 1/	870,353	987,840	887,531	829,004	707,029	731,458	680,467	1,286,782	1,487,046
Nonfactor payments									
Excluding operator dwellings	4,001,303	3,849,718	3,703,180	3,742,872	3,453,413	3,820,730	3,680,546	4,750,968	5,379,585
Intermediate product expenses									
Including operator dwellings	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,889,660	4,503,548
Excluding operator dwellings	3,107,706	2,981,169	2,909,276	2,992,001	2,752,629	3,021,910	2,924,834	3,777,060	4,447,996
Farm-origin									
Feed	1,188,881	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,352,467	1,875,364
Livestock and poultry	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,191	111,672
Seed	244,487	272,811	289,489	275,014	235,933	264,882	221,459	456,926	392,092
Manufactured inputs									
Pesticide	719,987	674,446	626,229	676,813	627,172	668,232	725,605	1,066,123	1,057,237
Fertilizer, lime, and soil conditioner	128,208	126,734	120,062	130,390	118,771	132,972	134,263	192,064	187,699
Fuel and oils	225,760	219,558	184,402	220,604	194,584	228,523	256,806	343,143	313,731
Electricity	269,914	227,270	242,656	239,133	235,998	216,852	243,793	416,113	426,612
Other intermediate									
Including operator dwellings	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,368	1,471,070	1,570,947
Excluding operator dwellings	1,198,837	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288	1,056,465	1,358,470	1,515,396
Repair and maintenance									
Including operator dwellings	431,913	371,549	346,822	377,940	331,327	385,783	371,667	454,524	500,585
Excluding operator dwellings	388,223	346,385	319,020	343,634	294,593	363,927	343,457	369,002	470,909
Machine hire and custom work									
Marketing, storage, and transportation									
Miscellaneous									
Including operator dwellings	628,700	638,424	614,641	580,619	559,958	560,388	584,440	789,933	819,654
Excluding operator dwellings	602,313	616,502	594,475	558,075	536,377	538,932	556,757	762,855	793,778
Labor expenses									
Cash labor									
Contract labor	655,856	733,408	693,727	643,290	514,103	559,089	541,452	1,075,110	1,206,949
Hired labor	36,302	21,761	24,369	25,507	19,743	29,643	44,821	44,535	66,440
Non-cash employee compensation									
	619,554	711,648	669,358	617,784	494,360	529,446	496,630	1,030,575	1,140,508
	7,757	7,073	5,843	5,431	17,808	10,296	11,036	41,115	3,986
Indirect expenses									
Including operator dwellings	213,674	225,651	224,403	249,115	248,807	231,947	232,032	363,369	425,547
Excluding operator dwellings	201,481	212,686	211,906	235,184	238,361	225,765	226,472	354,061	413,012
Nonreal estate interest									
Real estate									
Including operator dwellings	122,290	132,727	132,966	146,716	148,921	143,130	150,251	243,300	258,185
Excluding operator dwellings	110,098	119,762	120,469	132,785	138,475	136,948	144,702	233,992	255,651
Net rent to landlords									
Including landlord capital consumption	41,561	56,434	424	-29,395	-43,500	-34,047	-53,672	-138,969	-70,460
Excluding landlord capital consumption	64,210	79,295	19,820	-12,160	-27,759	-18,453	-38,779	-117,320	-49,677
Net rent to operator landlords									
Including landlord capital consumption	7,348	9,977	75	-5,197	-7,690	-6,019	-9,489	-24,568	-12,457
Excluding landlord capital consumption	11,352	14,019	3,504	-2,150	-4,908	-3,262	-6,856	-20,741	-8,782
Net rent to nonoperator landlords									
Including landlord capital consumption	34,213	46,457	349	-24,198	-35,809	-28,028	-44,183	-114,401	-58,003
Excluding landlord capital consumption	52,858	65,277	16,316	-10,011	-22,852	-15,191	-31,923	-86,679	-40,895
Property taxes and fees									
Including operator dwellings	303,016	283,626	285,107	302,628	305,148	401,497	349,585	391,737	344,645
Excluding operator dwellings	263,127	250,096	256,654	265,674	265,227	357,639	310,568	347,211	308,192
Personal property taxes									
Motor vehicle registration and licensing fees	17,975	14,182	26,109	15,745	16,975	44,562	18,616	24,955	15,838
Real estate property taxes									
Including operator dwellings	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,717	8,525
Excluding operator dwellings	276,762	260,774	250,117	279,663	280,352	348,676	320,912	358,066	320,282
	236,873	227,245	221,664	242,709	240,430	304,819	281,895	313,539	283,828
Capital consumption									
Including operator dwellings	608,814	614,535	521,370	463,275	423,110	419,191	400,327	581,935	558,660
Excluding operator dwellings	594,169	596,693	512,881	499,691	415,814	411,538	400,323	582,162	556,958

Footnotes

Value added to the U.S. economy by the agricultural sector, 2015-2024F
Nominal (current dollars)

New York	2015	2016	2017	2018	2019	2020	2021	2022	2023
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Value of crop production	1,873,766	1,909,928	1,912,856	1,859,810	1,757,916	2,061,012	2,600,030	2,645,558	2,728,991
Crop cash receipts	1,984,846	2,018,209	1,927,915	1,873,100	1,917,717	2,150,493	2,577,696	2,841,394	2,745,091
Feed crops	468,744	416,663	391,788	429,428	467,175	481,824	636,805	723,376	620,436
Food grains	35,418	38,999	42,378	43,394	30,557	39,508	70,516	68,933	64,871
Fruits and nuts	374,804	430,443	451,073	271,870	276,923	332,806	380,703	346,871	411,152
Oil crops	112,535	131,937	107,032	112,844	116,738	151,525	173,628	204,143	199,404
Vegetables and melons	344,419	306,060	249,454	249,435	156,541	150,711	186,382	210,386	175,550
All other crops	648,926	684,107	686,190	766,129	869,784	994,119	1,129,651	1,287,686	1,273,681
Home consumption	13,760	12,790	2,134	2,131	2,705	2,864	2,356	16,636	18,061
Inventory adjustment	-124,841	-121,071	-17,194	-15,420	-162,507	-92,345	19,978	-212,472	-34,166
Value of animals and products production	3,383,956	3,089,574	3,282,289	3,084,279	3,387,556	3,241,427	3,554,404	4,999,498	4,393,321
Animals and products cash receipts	3,334,404	3,033,269	3,294,469	3,107,342	3,361,838	3,263,912	3,553,554	4,958,137	4,370,281
Dairy products, Milk	2,554,552	2,503,250	2,706,704	2,475,775	2,847,096	2,696,241	2,925,153	4,082,746	3,480,396
Meat animals	396,662	283,004	337,083	346,055	271,618	297,127	346,360	382,472	436,395
Miscellaneous livestock	121,167	117,104	108,009	116,459	124,993	130,445	131,192	135,668	136,063
Poultry and eggs	262,023	129,910	142,673	169,054	118,131	140,099	150,849	357,251	307,426
Home consumption	18,174	9,435	10,113	10,258	12,056	16,923	22,490	30,645	24,188
Inventory adjustment	31,377	46,869	-22,294	-33,322	13,662	-39,409	-21,639	10,716	-1,145
Farm-related Income	658,373	567,716	737,154	660,866	884,434	584,562	630,737	1,461,280	1,098,728
Forest products sold	35,899	26,520	19,252	15,078	12,788	15,734	16,189	19,889	17,781
Gross imputed rental value of farm dwellings	283,474	243,948	290,993	322,943	326,290	272,682	353,292	376,404	326,880
Machine hire and customwork	83,218	46,823	68,648	21,040	29,501	23,718	59,433	156,070	233,109
Other farm income	256,782	250,423	358,261	301,805	515,854	272,428	201,823	908,918	520,953
Total commodity insurance indemnities	52,240	57,341	97,312	56,398	81,343	78,050	65,207	66,682	112,296
Federal commodity insurance indemnities	50,463	49,676	81,056	37,362	72,542	56,604	45,734	50,839	74,151
Net cash rent received by operator landlords 2/	1,802	6,763	-3,485	-8,663	-10,188	-9,170	-13,130	-31,764	-19,101
Value of agricultural sector production	5,916,094	5,567,217	5,932,299	5,604,956	6,029,906	5,887,001	6,785,171	9,106,337	8,221,048
Intermediate product expenses 1/	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,889,660	4,503,548
Farm origin	1,188,881	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,352,467	1,875,364
Feed purchases	854,035	777,457	846,924	838,311	799,554	881,375	841,182	832,350	1,371,595
Livestock and poultry purchases	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,191	111,671
Seed purchases	244,487	272,811	289,489	275,014	235,933	264,882	221,459	456,926	392,096
Manufactured inputs	719,987	674,446	626,229	676,813	627,172	668,232	725,605	1,066,123	1,057,231
Electricity	96,106	100,884	79,108	86,685	77,819	89,885	90,743	114,802	129,194
Fertilizer, lime, and soil conditioners	225,760	219,558	184,402	220,604	194,584	228,523	256,806	343,143	313,731
Pesticides	128,208	126,734	120,062	130,390	118,771	132,972	134,283	182,064	187,696
Fuel and oils	269,914	227,270	242,656	239,133	235,998	216,852	243,793	416,113	426,611
Other intermediate expenses 1/	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,471,070	1,570,941
Machine hire and custom work	65,811	67,374	47,004	41,424	54,903	50,871	29,247	72,328	58,613
Marketing, storage, and transportation	142,490	147,066	126,337	182,705	132,816	167,599	127,004	154,284	192,096
Repair and maintenance 1/	431,913	371,549	346,822	377,940	331,327	385,783	371,667	454,524	500,581
Miscellaneous expenses 1/	628,700	638,424	614,541	580,619	599,958	560,388	584,440	789,933	819,654
Total insurance premiums 4/	183,081	170,494	176,388	170,607	165,598	170,582	227,682	217,755	227,341
Federal commodity insurance premiums	16,088	17,161	19,031	20,613	21,229	22,793	34,321	42,105	39,911
Irrigation	1,932	2,211	1,600	1,000	1,615	1,546	774	3,219	6,722
Contract labor	36,302	21,761	24,369	25,507	19,743	29,643	44,821	44,535	66,440
Net government transactions	-232,595	-195,971	-209,014	-221,424	-182,415	301,889	-92,219	-298,480	-180,056
Direct government payments	70,421	87,655	76,094	81,203	122,733	703,386	257,366	93,257	164,588
Property taxes and fees 1/	303,016	283,626	285,107	302,628	305,148	401,497	349,585	391,737	344,641
Motor vehicle registration and licensing fees	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,717	8,521
Gross value added	2,469,415	2,321,231	2,741,772	2,309,174	3,014,803	3,094,024	3,667,403	4,873,661	3,471,001
Capital consumption 1/	608,814	614,535	521,370	463,275	423,110	419,191	400,327	581,935	558,666
Net value added	1,860,601	1,706,696	2,220,402	1,845,899	2,591,693	2,674,833	3,267,076	4,291,726	2,912,341
Factor payments to stakeholders 3/	882,545	1,000,805	900,028	842,935	717,475	737,641	686,027	1,296,090	1,499,581
Hired labor and non-cash employee compensation	627,311	718,720	675,201	623,215	512,168	539,742	507,667	1,071,690	1,144,486
Net rent paid to operator landlords	7,348	9,977	75	-5,197	-7,690	-6,019	-8,489	-24,568	-12,451
Net rent paid to nonoperator landlords	34,213	46,457	349	-24,198	-35,809	-28,028	-44,183	-114,401	-58,003
Total interest expenses 1/	213,674	225,651	224,403	249,115	248,807	231,947	232,032	363,369	425,541
Net farm income	978,056	705,891	1,320,374	1,002,965	1,874,218	1,937,192	2,581,049	2,995,636	1,412,760

Footnotes



Department of Taxation and Finance

KATHY HOCHUL
Governor

AMANDA HILLER
Commissioner

Memorandum

TO: Interested Parties
FROM: Mary Malaty
SUBJECT: 2025 Agricultural Assessment Values Per Acre
DATE: January 8, 2025

On the next page is the schedule of 2025 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 2025, and for village assessment rolls completed in 2026.

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

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

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

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 2025
And For Village Assessment Rolls Completed in 2026

Mineral Soil Group	Value Per Acre
1a	\$ 1,267
1b	\$ 1,128
2a	\$ 1,128
2b	\$ 1,001
3a	\$ 1,001
3b	\$ 862
4a	\$ 862
4b	\$ 735
5a	\$ 735
5b	\$ 595
6a	\$ 595
6b	\$ 469
7	\$ 469
8	\$ 329
9	\$ 203
10	\$ 63

Organic Soil Group (muck)	Value
A	\$2,534
B	\$1,647
C	\$1,394
D	\$887

Aquaculture	\$1,267
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Farm Woodland	\$469
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I, Mary Malaty, Manager of Special Valuation and Fiscal Support Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 8, 2025, for the city and town rolls completed in 2025 and for the village assessment rolls completed in 2026.

mary malaty

Mary Malaty, Manager Special Valuation and Fiscal Support Bureau



**Department of
Taxation and Finance**

**2026 AGRICULTURAL
ASSESSMENT VALUES**

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

Amanda Hiller, Commissioner

STATE OF NEW YORK

KATHY HOCHUL, GOVERNOR

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

January 2026

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.
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.

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

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 2025, the years 2016-2023 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
2 b	79
3 a	79
3 b	68
4 a	68
4 b	58
5 a	58
5 b	47
6 a	47
6 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
B	65
C	55
D	35

Farm Woodland

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

Orchards and Vineyards

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

Aquaculture

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

Sources of Data Used

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

For this year, the calculation is based on the most current agricultural data as revised for the 2020 through 2024 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)
[USDA - National Agricultural Statistics Service - New York](#)

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

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2026

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2025 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 results

CROP PRODUCTION DATA																	
	2017		2018		2019		2020		2021		2022		2023		2024		
	ACRES (000)	VALUE (\$000)															
FIELD CROPS																	
Wheat	125.0	40,870	95.0	34,807	86	22,869	120	48,850	125	66,413	100	57,240	120	69,012	120	54,480	
Oats	35.0	4,238	43.0	6,780	39	5,447	32	6,920	29	7,001	49	20,517	44	11,616	40	8,450	
Rye	NA																
Soybeans	288.0	110,426	326.0	137,780	228	91,800	312	179,206	320	208,216	328	207,672	340	221,262	365	178,704	
Corn for grain	485.0	317,206	615.0	406,786	545	361,862	500	478,850	525	635,010	585	542,375	600	472,230	570	365,054	
Corn for silage	495.0	423,225	445.0	377,835	445	375,065	530	465,414	NA								
Hay																	
Hay and Haylage	1,320.0	446,820	1,220.0	423,975	1,180	382,006	1,060	295,260	1,180	394,065	1,180	428,254	1,450	745,795	1,555	780,161	
Potatoes	14.4	50,823	13.4	47,400	NA												
Dry beans	NA																
	ACRES (\$000)	VALUE (\$000)															
VEGETABLES																	
Beets	NA	2,800	9,527														
Cabbage, fresh	12,700	74,434	10,100	52,882	11,700	82,430	11,700	81,893	NA								
Cabbage	12,700	74,434	10,100	52,882	11,700	82,430	11,400	90,541	10,800	78,286	7,100	45,342	6,300	42,090	6,200	62,998	
Cauliflower, fresh	NA																
Cucumbers, fresh	NA	7,500	5,273														
Green peas	8,000	6,785	6,700	3,385	NA												
Onions, fresh	6,900	50,662	7,500	42,752	7,000	35,140	7,200	42,826	6,800	67,465	NA	NA	NA	NA	NA	2,800	9,527
Snap beans	24,000	35,861	25,300	34,020	25,300	32,021	25,200	24,431	23,700	27,579	24,200	43,413	17,200	29,600	14,400	48,895	
Sweet corn	25,700	31,922	25,800	36,167	40,422	23,600	34,703	23,000	41,167	20,200	37,620	18,500	40,599	20,500	31,404		
Tomatoes, fresh	NA																
Bell Peppers	900	5,196	1,400	8,485	NA												
Eggplant	NA																
Endive/ Escarole	NA																
Pumpkins	5,600	11,123	5,700	8,037	5,700	8,037	4,700	11,281	5,100	15,390	4,800	11,928	3,800	7,946	4,000	11,476	
Spinach	NA																
Squash	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,856	4,400	30,493	4,800	21,519	3,800	18,877	3,800	13,788	
Apples	43,600	357,230	42,000	282,345	44,000	278,190	44,000	328,142	44,000	344,705	47,000	343,056	44,000	406,283	46,000	381,227	
Peaches	1,200	8,195	NA														
Part cherries	1,400	2,436	NA	NA	NA	NA	1,400	1,234	1,200	4,854	NA	NA	NA	NA	NA		
Pears	NA																
Black cherries	NA																
Grapes	33,000	69,078	NA	33,000	62,972												
Strawberries, fresh and proc.	1,200	10,415	700	6,229	NA												
Blueberries	800	3,771	NA														
Red Raspberries	NA																
Total Acres Harvested	2,923,400	\$2,166,467	2,906,400	\$1,966,150	2,842,500	\$1,829,512	2,853,300	\$2,117,590	2,842,400	\$1,912,260	2,330,700	\$1,772,697	2,852,700	\$2,069,610	3,933,300	\$2,434,444	
Total Value of Production																	
Value of Production Per Acre	8741	\$677	\$677	\$682	\$786	\$786	\$819,37	\$819,37	\$819,37	\$819,37	\$780,19	\$780,19	\$780,19	\$780,19	\$780,19		
CALCULATED VALUES																	
(In millions)																	
Adjusted Production Expenses	4,688	4,683	4,278	4,653	4,651	4,204	5,991	5,979	5,991	5,979	5,991	5,979	5,991	5,979	5,991		
Total Production Expenses	295	303	305	401	350	392	345	395	350	345	243	298	300	300	300		
-Taxes on Farm Property	133	147	149	143	150	150	150	150	150	150	150	150	150	150	150		
-Interest on Mortgage Debt																	
Adjusted Total Production Exp.	4,270	4,233	3,824	4,109	3,961	5,569	6,378	5,964	5,964	5,964	5,964	5,964	5,964	5,964	5,964		
Management Charge																	
1% of Gross Farm Income	59	58	60	59	60	91	82	82	82	82	82	82	82	82	82		
+7% of Production Expenses	299	298	298	298	277	390	446	419	419	419	419	419	419	419	419		
Total Management Charge	358	352	328	346	346	481	529	501	501	501	501	501	501	501	501		
Mortgage Debt Attributable to Land																	
Interest on Mortgage Debt	133	147	149	143	150	243	268	300	300	300	300	300	300	300	300		
x Land % of Tot Real Est Value	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%	63%		
Debt Attributable to Land	84	93	94	90	95	153	169	169	169	169	169	169	169	169	169		
Adjusted Net Farm Income																	
Net Farm Income	1,330	1,023	1,874	1,937	2,581	2,996	1,415	1,597	1,415	1,597	1,415	1,597	1,415	1,597	1,415		
-Management Charge	358	352	328	346	345	401	529	501	529	501	529	501	529	501	529		
+Property Taxes	295	303	305	401	350	392	345	395	350	392	345	395	350	392	345		
-Mortgage Debt Attributable to Land	84	93	94	90	95	153	169	169	169	169	169	169	169	169	169		
Adjusted Net Farm Income	1,331	1,066	1,945	2,002	2,680	3,060	1,400	1,590	1,400	1,590	1,400	1,590	1,400	1,590	1,400		
% Net Profit																	
Adjusted Net Farm Income	1,331	1,066	1,945	2,002	2,680	3,060	1,400	1,590	1,400	1,590	1,400	1,590	1,400	1,590	1,400		
Realized Gross Farm Income	5,932	5,025	6,030	5,887	6,705	9,105	8,242	8,242	8,242	8,242	8,242	8,242	8,242	8,242	8,242		
% Net Profit =	22%	19%	32%	38%	38%	34%	17%	20%	17%	20%	17%	20%	17%	20%	17%		
Capitalized Value of Production Per Acre (B x C / A) =	1,083	1,088	1,234	1,781	3,224	2,688	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328		

8 Year Avg of Capitalized Value of Production Per Acre	1,042	Previous Year Capitalized Value of Production Per Acre	1,207	Base Value Per Acre with 2% Rule	1,200
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Production expenses by category, 2016-2025F
Nominal (current dollars)

New York	2016 \$1,000	2017 \$1,000	2018 \$1,000	2019 \$1,000	2020 \$1,000	2021 \$1,000	2022 \$1,000	2023 \$1,000	2024 \$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	4,948,981	4,688,019	4,683,193	4,278,421	4,653,183	4,461,487	6,203,941	6,990,911	6,679,002
Excluding operator dwellings 1/	4,837,559	4,590,711	4,571,876	4,160,442	4,552,178	4,361,012	6,037,734	6,884,662	6,585,287
Cash expenses									
Excluding operator dwellings 1/	4,256,655	4,091,383	4,123,988	3,742,560	4,145,953	3,964,547	5,436,122	6,344,507	6,071,368
Excluding net rent to landlords 1/	4,177,360	4,071,563	4,136,149	3,770,320	4,164,403	4,003,326	5,553,434	6,394,223	6,181,557
Current operating									
Including operator dwellings 1/	3,768,735	3,656,714	3,697,571	3,344,855	3,634,607	3,533,215	5,005,885	5,732,466	5,429,366
Excluding operator dwellings 1/	3,721,650	3,608,846	3,640,722	3,284,540	3,591,295	3,477,322	4,893,285	5,676,914	5,375,897
Factor payments to stakeholders									
Including operator dwellings 1/	1,000,805	900,028	842,935	717,475	737,644	686,027	1,296,091	1,499,641	1,397,859
Excluding operator dwellings 1/	987,840	887,531	829,004	707,029	731,462	680,467	1,286,783	1,487,100	1,386,021
Nonfactor payments									
Excluding operator dwellings	3,849,718	3,703,180	3,742,872	3,453,413	3,820,716	3,680,545	4,750,951	5,397,562	5,199,266
Intermediate product expenses									
Including operator dwellings	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,889,660	4,521,531	4,272,474
Excluding operator dwellings	2,981,169	2,909,276	2,992,001	2,752,629	3,021,910	2,924,834	3,777,060	4,465,979	4,219,004
Farm-origin	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,352,467	1,893,347	1,725,336
Feed	777,457	846,924	838,311	799,554	881,375	841,182	832,350	1,371,599	1,199,438
Livestock and poultry	79,126	59,799	76,024	71,282	86,133	80,123	63,191	129,655	129,174
Seed	272,811	289,489	275,014	235,933	264,882	221,459	456,926	392,092	396,723
Manufactured inputs	674,446	626,229	676,813	627,172	668,232	725,605	1,066,123	1,057,237	1,032,238
Pesticide	126,734	120,062	130,390	118,771	132,972	134,263	192,064	187,699	196,429
Fertilizer, lime, and soil conditioner	219,558	184,402	220,604	194,584	228,523	256,806	343,143	313,731	339,467
Fuel and oils	227,270	242,656	239,133	235,998	216,852	243,793	416,113	426,612	361,329
Diesel	130,890	130,279	137,513	134,037	129,405	142,578	248,921	233,691	196,431
Gasoline and gasohol	42,462	45,717	39,063	41,563	36,908	52,954	65,955	70,334	60,028
LP gas	19,575	26,900	24,562	23,187	20,157	21,091	38,973	43,141	42,947
Natural gas	10,734	10,447	6,840	8,571	4,212	3,991	26,150	33,428	23,216
Oils and lubricants	18,458	19,622	17,867	19,728	18,746	18,433	24,581	26,047	24,416
All other fuels	5,152	9,691	13,289	8,912	7,425	4,745	11,533	19,971	14,291
Electricity	100,884	79,108	86,685	77,819	89,885	90,743	114,802	129,194	135,013
Other intermediate									
Including operator dwellings	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,471,070	1,570,947	1,514,900
Excluding operator dwellings	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288	1,056,465	1,358,470	1,515,396	1,461,431
Repair and maintenance									
Including operator dwellings	371,549	346,822	377,940	331,327	385,783	371,667	454,524	500,585	443,113
Excluding operator dwellings	346,385	319,020	343,634	294,593	363,927	343,457	369,002	470,909	418,764
Machine hire and custom work	67,374	47,004	41,424	54,903	50,871	29,247	72,328	58,613	78,202
Marketing, storage, and transportation	147,066	126,337	182,705	132,816	167,559	127,004	154,284	192,096	191,229
Miscellaneous									
Including operator dwellings	638,424	614,541	580,619	559,958	560,388	584,440	789,933	819,654	802,356
Excluding operator dwellings	616,502	594,475	558,075	536,377	538,932	556,757	762,855	793,778	773,235
Labor expenses									
Cash labor	733,408	693,727	643,290	514,103	559,089	541,452	1,075,110	1,206,949	1,146,876
Contract labor	21,761	24,369	25,507	19,743	29,643	44,821	44,535	66,440	100,223
Hired labor	711,648	669,358	617,784	494,360	529,446	496,630	1,030,575	1,140,508	1,046,653
Non-cash employee compensation	7,073	5,843	5,431	17,808	10,295	11,036	41,115	3,986	10,016
Interest expenses									
Including operator dwellings	225,651	224,403	249,115	248,807	231,947	232,032	363,361	425,645	470,489
Excluding operator dwellings	212,686	211,906	235,184	238,361	225,765	226,472	354,053	413,103	458,651
Nonreal estate interest	92,924	91,437	102,399	99,886	88,816	81,771	120,058	157,333	170,351
Real estate									
Including operator dwellings	132,727	132,966	146,716	148,921	143,130	150,261	243,303	268,311	300,138
Excluding operator dwellings	119,762	120,469	132,785	138,475	136,948	144,701	233,994	255,770	288,299
Net rent to landlords									
Including landlord capital consumption	56,434	424	-29,395	-43,500	-34,044	-53,672	-138,960	-70,499	-129,299
Excluding landlord capital consumption	79,295	19,820	-12,160	-27,759	-18,450	-38,779	-117,312	-49,716	-110,189
Net rent to operator landlords									
Including landlord capital consumption	9,977	75	-5,197	-7,690	-6,019	-9,489	-24,567	-12,464	-22,859
Excluding landlord capital consumption	14,019	3,504	-2,150	-4,908	-3,262	-6,856	-20,740	-8,789	-19,480
Net rent to nonoperator landlords									
Including landlord capital consumption	46,457	349	-24,198	-35,809	-28,026	-44,183	-114,393	-58,035	-106,440
Excluding landlord capital consumption	65,277	16,316	-10,011	-22,852	-15,189	-31,923	-96,572	-40,926	-90,708
Property taxes and fees									
Including operator dwellings	283,626	285,107	302,628	305,148	401,497	349,585	391,737	344,645	394,753
Excluding operator dwellings	250,096	256,654	265,674	265,227	357,639	310,568	347,211	308,192	357,025
Personal property taxes	14,182	26,109	15,745	16,975	44,562	18,616	24,955	15,838	40,919
Motor vehicle registration and licensing fees	8,670	8,881	7,220	7,822	8,259	10,057	8,717	8,525	9,778
Real estate property taxes									
Including operator dwellings	260,774	250,117	279,663	280,352	348,676	320,912	358,066	320,282	344,055
Excluding operator dwellings	227,245	221,664	242,709	240,430	304,819	281,895	313,539	283,828	306,328
Capital consumption									
Including operator dwellings	614,535	521,370	463,275	423,110	419,177	400,326	581,918	558,654	513,693
Excluding operator dwellings	596,693	512,881	459,691	415,814	411,524	400,322	582,146	556,952	523,013

Value added to the U.S. economy by the agricultural sector, 2016-2025F
Nominal (current dollars)

New York	2016	2017	2018	2019	2020	2021	2022	2023	2024
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Value of crop production	1,909,928	1,912,856	1,859,810	1,757,916	2,061,012	2,599,900	2,645,695	2,720,210	2,463,356
Crop cash receipts	2,018,209	1,927,915	1,873,100	1,917,717	2,150,493	2,575,712	2,837,442	2,733,042	2,481,352
Feed crops	416,663	391,788	429,428	467,175	481,824	636,805	723,376	602,390	523,648
Food grains	38,999	42,378	43,394	30,557	39,508	68,532	64,981	61,254	64,781
Fruits and nuts	430,443	451,073	271,870	276,923	332,806	380,703	346,871	398,096	444,199
Oil crops	131,937	107,032	112,844	116,738	151,525	173,628	204,143	199,404	193,882
Vegetables and melons	306,060	249,454	249,435	156,541	150,711	186,392	210,386	197,950	224,618
All other crops	694,107	686,190	766,129	869,784	994,119	1,129,651	1,287,686	1,273,948	1,030,224
Home consumption	12,790	2,134	2,131	2,705	2,864	2,356	16,636	18,069	24,339
Inventory adjustment	-121,071	-17,194	-15,420	-162,507	-92,345	21,832	-208,384	-30,901	-42,335
Value of animals and products production	3,089,574	3,282,289	3,084,279	3,387,556	3,241,427	3,554,404	4,999,498	4,423,163	4,863,812
Animals and products cash receipts	3,033,269	3,294,469	3,107,342	3,361,838	3,263,912	3,553,554	4,958,137	4,399,980	4,843,164
Dairy products, Milk	2,503,250	2,706,704	2,475,775	2,847,096	2,696,241	2,925,153	4,082,746	3,486,256	3,784,024
Meat animals	283,004	337,083	346,055	271,818	297,127	346,360	382,472	468,710	586,202
Miscellaneous livestock	117,104	108,009	116,459	124,993	130,445	131,192	135,668	136,551	141,060
Poultry and eggs	129,910	142,673	169,054	118,131	140,099	150,849	357,251	308,463	331,878
Home consumption	9,435	10,113	10,258	12,056	16,923	22,490	30,645	24,188	22,858
Inventory adjustment	46,869	-22,294	-33,322	13,662	-39,409	-21,639	10,716	-1,004	-2,210
Farm-related income	567,716	737,154	660,866	884,434	584,562	630,737	1,461,282	1,098,719	896,209
Forest products sold	26,520	19,252	15,078	12,788	15,734	16,189	19,889	17,787	15,231
Gross imputed rental value of farm dwellings	243,948	290,993	322,943	326,290	272,682	353,292	376,404	326,880	353,930
Machine hire and customwork	46,823	68,648	21,040	29,501	23,718	59,433	156,070	233,107	56,068
Other farm income	250,423	358,261	301,805	515,854	272,428	201,823	908,919	520,946	470,980
Total commodity insurance indemnities	57,341	97,312	56,398	81,343	78,050	65,207	66,682	112,295	112,364
Federal commodity insurance indemnities	49,676	81,056	37,362	72,542	56,604	45,734	50,839	74,151	86,809
Net cash rent received by operator landlords 2/	6,763	-3,485	-8,663	-10,188	-9,170	-13,130	-31,762	-19,108	-24,659
Value of agricultural sector production	5,567,217	5,932,299	5,604,955	6,029,906	5,887,001	6,785,041	9,106,474	8,242,092	8,223,377
Intermediate product expenses 1/	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,889,660	4,521,531	4,272,474
Farm origin	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,352,467	1,893,347	1,725,336
Feed purchases	777,457	846,924	838,311	799,554	881,375	841,182	832,350	1,371,599	1,199,438
Livestock and poultry purchases	79,126	59,799	76,024	71,282	86,133	80,123	63,191	129,655	129,174
Seed purchases	272,811	289,489	275,014	235,933	264,882	221,459	456,926	392,092	396,723
Manufactured inputs	674,446	626,229	676,813	627,172	668,232	725,605	1,066,123	1,057,237	1,032,238
Electricity	100,884	79,108	86,685	77,819	89,885	90,743	114,802	129,194	135,013
Fertilizer, lime, and soil conditioners	219,558	184,402	220,604	194,584	228,523	256,806	343,143	313,731	339,467
Pesticides	126,734	120,062	130,390	118,771	132,972	134,263	192,064	187,699	196,429
Fuel and oils	227,270	242,656	239,133	235,998	216,852	243,793	416,113	426,612	361,329
Other intermediate expenses 1/	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,471,070	1,570,947	1,514,900
Machine hire and custom work	67,374	47,004	41,424	54,903	50,871	29,247	72,328	58,613	78,202
Marketing, storage, and transportation	147,066	126,337	182,705	132,816	167,559	127,004	154,284	192,096	191,229
Repair and maintenance 1/	371,549	346,822	377,940	331,327	385,783	371,667	454,524	500,585	443,113
Miscellaneous expenses 1/	638,424	614,541	580,619	559,958	560,388	584,440	789,933	819,654	802,356
Total insurance premiums 4/	170,494	176,388	170,607	165,598	170,582	227,692	217,755	227,340	265,563
Federal commodity insurance premiums	17,161	19,031	20,613	21,229	22,793	34,321	42,105	39,918	35,495
Irrigation	2,211	1,600	1,000	1,615	1,546	774	3,219	6,722	4,724
Contract labor	21,761	24,369	25,507	19,743	29,643	44,821	44,535	66,440	100,223
Net government transactions	-195,971	-209,014	-221,424	-182,415	301,889	-92,219	-298,480	-180,059	-341,814
Direct government payments	87,655	76,094	81,203	122,733	703,386	257,366	93,257	164,586	52,939
Property taxes and fees 1/	283,626	285,107	302,628	305,148	401,497	349,585	391,737	344,645	394,753
Motor vehicle registration and licensing fees	8,670	8,881	7,220	7,822	8,259	10,057	8,717	8,525	9,778
Gross value added	2,321,231	2,741,772	2,309,174	3,014,803	3,094,024	3,667,273	4,873,799	3,474,062	3,508,866
Capital consumption 1/	614,535	521,370	463,275	423,110	419,177	400,326	581,918	558,654	513,693
Net value added	1,706,696	2,220,402	1,845,899	2,591,693	2,674,847	3,266,947	4,291,881	2,915,409	2,995,173
Factor payments to stakeholders 3/	1,000,805	900,028	842,935	717,475	737,644	686,027	1,296,091	1,499,641	1,397,859
Hired labor and non-cash employee compensation	718,720	675,201	623,215	512,168	539,742	507,667	1,071,690	1,144,495	1,056,669
Net rent paid to operator landlords	9,977	75	-5,197	-7,690	-6,019	-9,489	-24,567	-12,464	-22,859
Net rent paid to nonoperator landlords	46,457	349	-24,198	-35,809	-28,026	-44,183	-114,393	-58,035	-106,440
Total interest expenses 1/	225,651	224,403	249,115	248,807	231,947	232,032	363,361	425,645	470,489
Net farm income	705,891	1,320,374	1,002,965	1,874,218	1,937,204	2,580,920	2,995,790	1,415,768	1,597,314



Department of Taxation and Finance

KATHY HOCHUL
Governor

AMANDA HILLER
Commissioner

Memorandum

TO: Interested Parties
FROM: Mary Malaty
SUBJECT: 2026 Agricultural Assessment Values Per Acre
DATE: January 5, 2026

On the next page is the schedule of 2026 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 2026, and for village assessment rolls completed in 2027.

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

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

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

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 2026
And For Village Assessment Rolls Completed in 2027

Mineral Soil Group	Value Per Acre
1a	\$ 1,292
1b	\$ 1,150
2a	\$ 1,150
2b	\$ 1,021
3a	\$ 1,021
3b	\$ 879
4a	\$ 879
4b	\$ 749
5a	\$ 749
5b	\$ 607
6a	\$ 607
6b	\$ 478
7	\$ 478
8	\$ 336
9	\$ 207
10	\$ 65

Organic Soil Group (muck)	Value
A	\$2,584
B	\$1,680
C	\$1,421
D	\$904

Aquaculture	\$1,292
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Farm Woodland	\$478
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I, Mary Malaty, Manager of Special Valuation and Fiscal Support Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 5, 2026, for the city and town rolls completed in 2026 and for the village assessment rolls completed in 2027.

mary malaty

Mary Malaty, Manager of Special Valuation and Fiscal Support Bureau