

#### **ANNUAL REPORTS**

**ASSESSMENT VALUES** 

AGRICULTURAL

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

Jerry Boone, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2016

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Thomas H. Mattox, Commissioner

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#### DETERMINATION OF AGRICULTURAL ASSESSMENT

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

#### A. Land Classification System

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

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

#### B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture<sup>1</sup> for all farming in New York State:

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

In the event that the data required for calculation are not published by the U.S.

Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.

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

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

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

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

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

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

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

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

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

Organic Soil Group	Percentage of Base Agricultural Assessment Value
Δ	Two times Mineral Soil Group 1a
B	•
	65
<u> </u>	55
D	35

#### Farm Woodland

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

#### **Orchards and Vineyards**

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

#### Aquaculture

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

#### **Sources of Data Used**

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

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

#### **Data Sources**

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, <u>New York Agricultural Statistics 2011 –2012</u>(September 2012).

See web site

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

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

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

#### **APPENDIX**

**Calculation of 2012** 

**Agricultural Assessment Values** 

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

	ON DATA															
	2003	VALUE	2004 ACRES	VALUE	2005	VALUE	2006	VALUE	2007	VALUE	2008	VALUE	2009	VALUE	2010	VALUE
FIELD CROPS	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)
Wheat	120.0	\$15,455	100.0	\$14,840	95.0	\$17,134	95.0	\$23,354	85.0	\$31,175	122.0	\$49,959	105.0	\$32,078	100.0	\$40,5
Oats	70.0	7,982	50.0	5,850	75.0	6,642	67.0	8,280	60.0	9,361	64.0	12,038	60.0	9,702	58.0	7,9
Rye Barley	8.0 13.0	688 1,359	8.0 10.0	774 1,087	10.0 15.0	600 1,323	10.0 12.0	580 1,181	6.0 11.0	360 1,488	N/A 9.0	N/A 2.233	N/A 10.0	N/A 1.855	N/A 10.0	N/A 1.70
Soybeans	138.0	37,674	172.0	36,223	188.0	41,059	198.0	56,379	203.0	88,670	226.0	85,767	254.0	97,752	279.0	147,3
Com for grain Com for silage	440.0 550.0	150,137 252,175	500.0 470.0	144,570 207,740	460.0 520.0	130,622 227,188	480.0 460.0	211,766 227,700	550.0 505.0	355,520 271,286	640.0 445.0	396,288 352,440	595.0 470.0	314,934 290,178	590.0 455.0	460,20 311,21
Hay, all	1,850.0	417,760	1,270.0	325,324	1,650.0	284,235	1,520.0	316,755	1,360.0	330,552	1,320.0	362,961	1,360.0	310,154	1,380.0	260,7
Potatoes	21.7	63,473	19.2	42,768	20.1	64,280	19.0	68,400	18.3	61,543	17.8	94,554	N/A	N/A	N/A	N/A
Dry beans	ACRES	10,080 VALUE	ACRES	8,537 VALUE	ACRES	6,655 VALUE	18.0 ACRES	6,760 VALUE	ACRES	10,218 VALUE	ACRES	20,088 VALUE	15.6 ACRES	8,878 VALUE	ACRES	7,8°
VEG/FRUITS	,	\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)	/	\$(000)		\$(000)
Beets, processing	2,200	2,204 \$38,351	3,900 9,500	2,824 \$37,952	2,100 8,700	2,964 \$59,132	2,100 9,300	2,108 \$57,823	2,400	1,824 \$84,818	N/A	N/A	N\A 9,200	N/A \$54,502	N/A	N/A
Cabbage, fresh Cabbage processing	9,800 N/A	N/A	2,000	4,040	2,100	3,857	3,000	3,981	11,200 2,600	4,460	9,900 N/A	\$101,261 N\A	9,200 N/A	\$54,502 N/A	10,100 N/A	\$74,44 N/A
Carrots, fresh and proc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cauliflower, fresh	640	1,665	630	590	470	1,739	350	1,764	320	1,296	400	1,782	400	2,366	460	3,4
Cucumbers, fresh	4,400	11,422	4,200	22,025	3,600	12,226	3,300	21,757	4,100	19,688	3,600	16,146	3,200	16,051	2,800	18,46
Green peas, processing	14,800	9,817	18,000	11,747	19,900	11,414	17,400	13,361	NA	N/A	N/A	N/A	N/A	NA	N/A	NA
Lettuce, fresh	NA	N/A	NA	N/A	N/A	N/A	N/A	N/A	NA	NVA	N/A	N/A	N/A	N/A	N/A	N/A
Onions, fresh Snap beans, fresh	11,700 9,000	43,278 24,480	11,100 7,100	46,101 13,119	11,700 7,300	41,283 20,736	9,400 8,200	40,391 38,294	10,500 7,800	38,628 39,243	10,100 6,600	58,918 40,536	10,300 6,700	67,592 23,584	9,800 6,700	53,70 39,20
	21,900	13,777	20,400	12,953	21,200	12,802	19,900	15,064	N/A	39,243 N/A	20,400	21,539	19,400	14,864	22,100	21,5
Snap beans, processing Sweet corn, fresh	29,000	68,702	23,100	49,434	23,200	49,810	21,900	61,758	22,500	59,400	22,900	73,865	21,500	58,265	22,800	71,1
Sweet corn, processing	14,400	8,523	19,000	8,563	17,600	9,339	17,200	8,908	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tomatoes, fresh	2,300	25,953	2,400	22,860	2,000	21,456	2,000	30,760	2,400	32,486	2,700	43,092	2,500	32,725	2,800	28,49
Bell Peppers	900	10,764	800	8,390	900	10,886	1,000	9,522	1,100	9,656	1,000	13,936	1,000	12,325	1,100	9,90
Eggplant	440	3,822	360	2,587	420	3,720	410	4,357	480	5,670	470	6,192	410	6,061	370	4,0
Endive/Escarole	270	1,849	190	733	300	1,770	290	2,096	260	1,291	240	2,785	290	4,235	290	1,9
Pumkins	5,300	9,943	6,300	25,389	5,300	21,942	5,500	18,833	6,400	22,694	5,900	38,444	6,000	21,750	6,800	35,0
Spinach	400	1,539	370	924	370	449	310	340	250	550	320	1,320	280	926	310	9
Squash	3,600	22,273	3,900	36,059	3,500	23,717	3,000	23,562	3,500	23,146	3,800	32,528	4,500	23,004	4,600	36,77
Apples	45,000	\$154,030	45,000	\$193,560	45,000	\$167,900	45,000	\$250,905	42,000	\$288,260	42,000	\$255,170	42,000	\$208,865	42,000	\$226,81
Peaches	1,700	4,218	1,700	4,232	1,700	2,828	1,700	4,489	1,700	3,995	1,600	4,796	1,600	5,406	1,600	7,02
Tart cherries	2,000	2,262	2,000	4,381	2,000	3,243	1,800	2,725	1,600	3,871	1,600	3,879	1,600	2,459	1,500	1,36
Pears Sweet cherries	1,400 700	5,513 1,046	1,400 700	5,370 1,245	1,400 700	4,088 1,267	1,400 700	6,685 1,973	1,200 700	5,120 3,518	1,200 700	4,742 3,241	1,200 700	4,854 2.295	1,200 700	4,25 2,25
Grapes	33,000	38,253	34,000	32,124	34,000	38,535	36,000	39,946	37,000	53,843	37,000	58,354	37,000	48,336	37,000	68,40
Strawberries, fresh and proc.	1,500	7,750	1,500	10,400	1,500	8,060	1,500	7,480	1,400	7,590	1,400	7,425	1,400	9,020	1,400	6,89
Blueberries Red Raspberries	800 450	2,578 5,760	800 450	2,315 3.702	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	4,107 3.928	900 500	4,558 4,052	900 500	4,52 3,74
Total Acres Harvested Total Value Of Production	3,452,300	\$1,476,555	2,843,500	\$1,351,332	3,274,360	\$1,320,264	3,093,010	\$1,597,630	2,977,610	\$1,880,316	3,035,830	\$2,174,314	3,042,180	\$1,693,626	3,064,730	\$1,962,00
Value of Production Per Acre	\$428	\$1,470,000	\$475	\$1,001,00Z	\$403	ψ1,320,20 <del>1</del>	\$517	ψ1,337,030	\$631	\$1,000,510	\$716	92,174,514	\$557	\$1,035,020	\$640	ψ1,302,00
CALCULATED VALU	IES															
(in millions) Adjusted Production Expenses Total Production Expenses	3040		3133		3000		3257		3816		4050		3734		3920	
Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property			3133 162 65		3000 191 73		3257 209 84		3816 239 87		4050 262 92		3734 230 92		3920 232 90	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt	3040 158 67		162 65		191 73		209 84		239 87		262 92		230 92		232 90	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp.	3040 158		162		191		209		239		262		230		232	
(in millions) Adjusted Production Expenses Total Production Expenses -Taws on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp. Management Charge	3040 158 67 2815		162 65 2906		191 73 2736		209 84 2964		239 87 3490		262 92 3696		230 92 3412		232 90 3598	
(in millions) Adjusted Production Expenses Total Production Expenses -Taxes on Farm Property -Interest on Mortgage Debt Adjusted Total Production Exp.	3040 158 67		162 65		191 73		209 84		239 87		262 92		230 92		232 90	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -Interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses	3040 158 67 2815 37 197		162 65 2906 40 203		191 73 2736 40 191		209 84 2964 40 207		239 87 3490 49 244		262 92 3696 53 259		230 92 3412 43 239		232 90 3598 51 252	
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(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Talaxes on Farm Property -Interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land	3040 158 67 2815 37 197		162 65 2906 40 203 244		191 73 2736 40 191 232		209 84 2964 40 207 247		239 87 3490 49 244 293		262 92 3696 53 259 311		230 92 3412 43 239 282		232 90 3598 51 252 303	
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(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Talass on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land Interest on Mortgage Debt Land % of Tot Real Est Value Debt Attributable to Land  Adjusted Net Farm Income  Management Charge  -Management Charge -Management Charge -Management Charge -Property Taxes -Mortgage Debt Attributable to Land  Adjusted Net Farm Income  Management Charge -Property Taxes -Mortgage Debt Attributable to Land  Adjusted Net Farm Income  Adjusted Net Farm Income	3040 158 67 2815 37 197 234 67 639 42 234 158 42		162 65 2906 40 203 244 65 63% 41 913 244 162 41		191 73 2736 40 191 232 73 63% 46 1042 232 191		209 84 2964 40 207 247 84 63% 53 722 247 209 53		239 87 3490 49 244 293 87 63% 55 1059 293 239 239		262 92 3696 53 259 311 92 63% 58		230 92 3412 43 239 282 63% 58 553 282 230 58		232 90 3598 51 252 303 90 63% 56 1147 303 232 256	
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(in millions) Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taizes on Farm Property Interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income +7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income - Wet Property Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income  Wet Property Taxes - Mortgage Debt Attributable to Land  Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income	3040 158 67 2815 37 197 234 67 639 42 42 639 234 158 42		162 65 2906 40 203 244 65 63% 41 11 162 41 872		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53		239 87 3490 49 244 293 87 63% 55 1059 293 239 55		262 92 3696 53 259 311 92 63% 58 1221 262 58		230 92 3412 43 239 282 83% 58 553 559		232 90 3598 51 252 252 303 90 63% 56 1147 303 232 56	
(in millions) Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxess on Farm Property Interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income +7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income - Were Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income - Whort Property Taxes - Mortgage Debt Attributable to Land - Adjusted Net Farm Income - Mortgage Debt Attributable - Mortgage Debt Attrib	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42		162 65 2906 40 203 244 65 63% 41 913 244 162 41		191 73 2736 40 191 232 73 63% 46 46 1042 232 191 46		209 84 2964 40 207 247 247 88 463% 53 722 247 209 53		239 87 3490 49 244 293 87 63% 55 1059 293 239 55		262 92 3696 53 259 311 92 63% 58 1221 311 262 58		230 92 3412 43 239 92 63% 58 553 282 230 58		232 90 3598 51 252 303 90 63% 56 1147 303 232 56	
(in millions) Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxess on Farm Property Interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income +7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income - Were Taxes - Mortgage Debt Attributable to Land Adjusted Net Farm Income - Whort Property Taxes - Mortgage Debt Attributable to Land - Adjusted Net Farm Income - Mortgage Debt Attributable - Mortgage Debt Attrib	3040 158 67 2815 37 197 234 67 639 42 42 639 234 158 42		162 65 2906 40 203 244 65 63% 41 11 162 41 872		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53		239 87 3490 49 244 293 87 63% 55 1059 293 239 55		262 92 3696 53 259 311 92 63% 58 1221 262 58		230 92 3412 43 239 282 83% 58 553 559		232 90 3598 51 252 252 303 90 63% 56 1147 303 232 56	
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(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property Interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income 1% of Gross Farm Income 1% of Gross Farm Income Mortgage Debt Attributable to Land Interest on Mortgage Debt X Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Management Charge 4Property Taxes 4Nortgage Debt Attributable to Land  Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income Realized Gross Farm Income % Net Profit  % Net Profit  % Net Profit  % Net Profit =  % Net Profit =  MINERAL SOILS BASE VALUE	3040 158 67 2815 37 197 234 67 63% 42 639 42 64 654 604 604		162 65 2906 40 203 244 65 63% 411 118 244 1182 41 872 4046 22%		191 73 2736 40 191 232 73 63% 46 46 1042 232 191 46 1047 1047 4041		209 84 2964 40 207 247 84 63% 53 53 7722 247 209 53 737 3979		239 87 3490 49 244 293 87 63% 55 55 1059 293 239 55 1059 4875 22%		262 92 3696 53 259 311 92 63% 58 1221 311 262 58 1230 1230		230 92 3411 43 239 282 63% 58 553 282 230 58 559 4287		90 3598 511 252 303 90 63% 56 1147 303 232 56 1133 1133 5067 22%	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Tales on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Mineral Solls Base Value  Acapitalization Rate of 10%	3040 158 67 2815 37 197 234 67 63% 42 42 639 234 158 42 604		162 65 2906 40 203 244 65 63% 41 162 41 872 872		191 73 2736 40 191 232 73 63% 46 1042 232 232 232 191 46 1047		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737		239 87 3490 49 244 293 87 63% 55 55 1059 293 239 55 1059		262 92 3696 53 259 311 92 63% 58 1221 262 58		92 92 3412 43 239 282 83% 58 553 559 4287		232 90 3598 511 252 303 90 633% 566 1147 303 232 56 1133	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Artifubable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit  Adjusted Net Farm Income % Net Profit  Mincral Solls Base VALUE  ACapitalization Rate of 10% B Annual Percent Net Profit 10% B Annual Percent Net Profit	3040 158 67 2815 37 197 234 67 63% 42 639 234 158 42 604 3678		162 65 2906 40 203 244 65 63% 41 913 244 242 41 872 872 4046 22%		191 73 2736 40 191 232 73 63% 46 46 1042 232 191 46 1047 1047 1047 1047 1047		209 84 40 207 247 247 84 63% 53 722 247 737 737 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22%		262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 51 252 303 90 63% 56 1147 303 232 56 1133 1133 5067 22%	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income 1% of Gross Farm Income 1% of Gross Farm Income Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Mortgage Debt Attributable to Land Adjusted Net Farm Income Adjusted Net Farm Income Management Charge 4Property Taxes 4Property Taxes 4Property Taxes 4Property Taxes 4Progrape Debt Attributable to Land Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income Mortgage Debt Attributable Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Ret Farm Income	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42 604 604 3678 16% 16% 428		162 65 2906 40 203 244 65 63% 411 113 872 412 41 872 4046 22%		191 73 2736 40 191 232 73 63% 46 6 1042 232 191 46 1047 4041 26%		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 3979 19%		239 87 3490 49 244 293 87 63% 55 55 1059 293 239 55 1059 4875 22%		262 92 3696 53 259 311 92 63% 58 1221 311 262 58 1230 1230		230 92 3411 43 239 282 63% 58 553 282 230 559 4287 13%		90 3598 511 252 303 90 63% 56 63% 1147 303 232 256 1133 1133 5067 22%	
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(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Management Charge +Mortgage Debt Attributable to Land Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Baland MINERAL SOILS BASE VALUE  A.Capitalization Rate of 10% B. Arnual Percent Net Profit C. Value of Production Per Acer  Capitalized Value of Productit	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42 604 3678 16%		162 65 2906 40 203 244 65 63% 41 162 41 872 872 4046 22% 475		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46 1047 1047 4041 26% 10% 26% 403		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737 737 739 998 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22% 631		262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230 5271 23% 716		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 511 252 303 90 639% 566 1147 303 232 56 1133 1133 5067 22% 640	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taws on Farm Property Interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge  Mortgage Debt Attributable to Land  Mortgage Debt Attributable to Land  Adjusted Net Farm Income Adjusted Net Farm Income  Net Profit  Adjusted Net Farm Income  % Net Profit  Adjusted Net Farm Income	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42 604 3678 16%		162 65 2906 40 203 244 65 63% 41 162 41 872 872 4046 22% 475		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46 1047 1047 4041 26% 10% 26% 403		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737 737 739 998 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22% 631		262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230 5271 23% 716		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 511 252 303 90 639% 566 1147 303 232 56 1133 1133 5067 22% 640	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Management Charge +Mortgage Debt Attributable to Land Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Baland MINERAL SOILS BASE VALUE  A.Capitalization Rate of 10% B. Arnual Percent Net Profit C. Value of Production Per Acer  Capitalized Value of Productit	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42 604 3678 16%		162 65 2906 40 203 244 65 63% 41 162 41 872 872 4046 22% 475		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46 1047 1047 4041 26% 10% 26% 403		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737 737 739 998 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22% 631		262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230 5271 23% 716		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 511 252 303 90 639% 566 1147 303 232 56 1133 1133 5067 22% 640	
(in millions) Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property - interest on Mortgage Debt Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income 1% of Gross Farm Income 1% of Total Real Est Value Debt Attributable to Land Interest on Mortgage Debt X Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit Adjusted Net Farm Income % Net Profit BAGUIST SASSE VALUE A. Capitalization Rate of 10% B. Arrusal Percert Net Profit C. Value of Production Per Ace Capitalized Value of Productic	3040 158 67 2815 37 197 234 67 639 42 639 234 158 42 604 3678 16%		162 65 2906 40 203 244 65 63% 41 162 41 872 872 4046 22% 475		191 73 2736 40 191 232 73 63% 46 1042 2322 191 46 1047 1047 4041 26% 10% 26% 403		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737 737 739 99 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22% 631		262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230 5271 23% 716		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 511 252 303 90 639% 566 1147 303 232 56 1133 1133 5067 22% 640	
(in millions)  Adjusted Production Expenses Total Production Expenses Total Production Expenses Total Production Expenses Taxes on Farm Property -interest on Mortgage Debt  Adjusted Total Production Exp. Management Charge 1% of Gross Farm Income + 7% of Production Expenses Total Management Charge  Mortgage Debt Attributable to Land Interest on Mortgage Debt x Land % of Tot Real Est Value Debt Attributable to Land Adjusted Net Farm Income Net Farm Income Net Farm Income Net Farm Income Management Charge +Mortgage Debt Attributable to Land Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Adjusted Net Farm Income  % Net Profit Baland MINERAL SOILS BASE VALUE  A.Capitalization Rate of 10% B. Arnual Percent Net Profit C. Value of Production Per Acer  Capitalized Value of Productit	3040 158 67 2815 37 197 234 67 63% 42 234 158 42 604 604 3678 16% 428	of ¢apitalized	162 65 2906 40 203 244 65 63% 411 1162 872 412 872 413 872 414 1025 1025	Previou	191 73 2736 40 191 232 73 63% 46 1042 2322 191 46 1047 1047 4041 26% 10% 26% 403		209 84 2964 40 207 247 84 63% 53 53 722 247 209 53 737 737 737 739 99 19%		239 87 3490 49 244 293 87 63% 55 1059 293 239 55 1059 4875 22% 631	ue Per Acre	262 92 3696 53 311 92 63% 58 1221 311 262 58 1230 1230 5271 23% 716		230 92 3412 43 239 282 63% 58 553 282 230 58 559 4287 13%		232 90 3598 511 252 303 90 639% 566 1147 303 232 56 1133 1133 5067 22% 640	

Item 1/								
	2003	2004	2005	2006	2007	2008	2009	2010
		Thousand do	ollars					
Value of crop production (Total)	1,307,223	1,284,436	1,263,286	1,499,345	1,664,637	2,071,051	1,605,668	1,8
Food grains	1,307,223	17,264,436	15.367	22.286	27,721	52,926	34.625	1,0
Feed crops	176,077	196.622	178.626	212,799	267,268	389.784	351,409	3
Oil crops	35,427	41.181	42,518	55,575	82,726	107,050	107,089	1
Fruits and tree nuts	184,780	236,578	250,063	274,914	351,612	391,593	316,237	3
Vegetables	425.623	419.772	423.005	470.880	517.527	624.568	461.730	F
All other crops	378,126	373,946	402,426	430,885	419,417	437,510	408,738	- 2
Home consumption	3,302	2,933	2,378	2,557	1,816	2,307	2,586	•
Value of inventory adjustment 2/	83,965	-4,584	-51,097	29,449	-3,450	65,313	-76,746	
Value of livestock production (Total)	1,824,363	2,246,502	2,240,812	1,956,816	2,718,357	2,687,607	2,031,769	2,5
Meat animals	132,735	144,994	189,952	163,501	119,177	165,836	133,862	
Dairy products	1,559,555	1,950,144	1,913,724	1,609,742	2,377,987	2,380,800	1,685,312	2,2
Poultry and eggs	91,888	100,013	85,723	90,418	117,485	138,994	105,512	1
Miscellaneous livestock	65,220	53,710	60,210	61,449	76,160	73,477	70,991	
Home consumption	5,231	5,113	4,915	4,917	4,694	5,238	4,748	
Value of inventory adjustment 2/	-30,266	-7,472	-13,712	26,789	22,854	-76,738	31,344	
Revenues from services and forestry (Total)	384.502	432.933	394.105	395,173	428.830	443.075	500.328	
Machine hire and customwork	56,897	51,577	45,350	33,451	34,470	30,038	56,691	
Forest products sold	21,400	22,200	22,200	23,300	23.000	20,900	18.400	
Other farm income	99.934	145.060	101.360	95.127	135,270	148,954	152,630	
Gross imputed rental value of farm dwellings	206,271	214,096	225,195	243,295	236,090	243,183	272,607	
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/alue of agricultural sector production (Sum of Above Totals)	3,516,088	3,963,871	3,898,203	3,851,334	4,811,824	5,201,733	4,137,765	5,
Purchased inputs (Sum of Below Totals)	1,744,989	1,825,530	1,702,633	1,831,035	2,213,032	2,433,296	2,136,115	2,
Farm origin (Total)	646,535	639,064	553,275	596,619	715,109	846,665	733,999	
Feed purchased	462,231	471,115	392,414	426,093	502,403	626,486	525,847	
Livestock and poultry purchased	10,593	9,678	17,771	22,757	27,515	18,560	12,507	
Seed purchased	173,711	158,271	143,090	147,769	185,191	201,619	195,645	
M /	404.004	440.444	475.000	504.000	040 400	070.005	000.000	
Manufactured inputs (Total)  Fertilizers and lime	401,034 103,609	442,144 110,774	475,020 127,120	521,033 140,261	612,460 149,313	676,035 195,438	600,306 158,158	
Pesticides	90,796	95,301	90,584	93,545	111,817	105,690	119,475	
Petroleum fuel and oils Electricity	122,115 84,514	150,958 85,111	172,369 84,947	197,828 89,399	241,822 109,508	267,243 107,664	214,364 108,309	
Electricity	64,514	65,111	64,947	69,399	109,508	107,004	106,309	
Other purchased inputs (Total)	697.420	744,322	674,338	713.383	885,463	910,596	801,810	
Repair and maintenance of capital items	169,604	171,335	154,430	184,874	193,319	187,349	172,523	
Machine hire and customwork								
	33,322 110,854	41,292 128,206	33,212 110,150	38,535 105,302	35,842 146,066	35,588 137,345	45,573 130,084	
Marketing, storage, and transportation expenses								
Contract labor Miscellaneous expenses	23,295 360,345	23,678 379,811	23,169 353,377	21,003 363,669	26,596 483,640	18,585 531,729	22,537 431,093	
Miscellarieous experises	300,345	3/9,611	353,377	303,009	463,640	531,729	431,093	
Net government transactions (See Below Adjustments)	-1,280	-86,501	-55,586	-87,848	-185,878	-199,160	-88,118	
Direct Government payments	162,288	82,076	143,240	127,875	62,892	69,113	149,065	
Motor vehicle registration and licensing fees	5,984	6,100	8,077	6,646	9,776	6,434	6,975	
Property taxes	157.584	162,477	190,749	209.077	238,994	261,839	230,208	
riopeity taxes	137,364	102,477	190,749	209,077	230,994	201,039	230,200	
Pross value added (Production Total less Input Total plus	1,769,819	2,051,840	2,139,984	1,932,451	2,412,914	2,569,277	1,913,531	2,
ransaction Total) Capital consumption	411,080	432,823	458,622	473,974	487,081	523,978	549,920	
let value added. (Cross Value Added Inc. Control	4.050.700					2.045.200		
let value added (Gross Value Added less Capital consumption)	1,358,739	1,619,017	1,681,362	1,458,477	1,925,833	2,045,299	1,363,611	1,
Payments to stakeholders (Total of Below Values)	720,175	706,064	639,504	736,351	867,155	824,301	810,901	
Employee compensation (total hired labor)	516,874	515,665	442,486	517,913	623,483	595,469	560,999	
Not and analysed by annual sector lendlesses	49,053	40,723	19,110	16,781	30,948	14,166	39,588	
Net rent received by nonoperator landlords	154,248	149,676	177,908	201.657	212,724	214,666	210,314	
Real estate and nonreal estate interest	,		,	201,007				
	638.564	912.953	1,041,858	722.126	1.058.678	1.220.998	552,710	1

#### Memorandum



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

**TO:** Interested Parties

FROM: Frank Dirolf

SUBJECT: 2012 Agricultural Assessment Values Per Acre

DATE: January 2012

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

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

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

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

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

Northern Region Φ(518) 486-4403	16 Sheridan Avenue Albany, NY 12210	Central Region Φ(315) 471-2347	Deys Centennial Plaza 401 So. Salina St., 5 <sup>th</sup> floor Syracuse, NY 13202
Southern Region Φ(845) 567-2648	263 Route 17K, Suite 2001 Newburgh, NY 12550	Western Region Φ(585) 343-6329	Genesee County Building #2 3837 West Main Road Batavia, NY 14020
Long Island Φ(631) 777-1785	560 Broadhollow Road Melville, NY 11747	Saranac Lake Φ(518) 891-1780	43 Broadway Saranac Lake, NY 12983

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

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

45

10

0

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

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

#### 2013 AGRICULTURAL

#### **ASSESSMENT VALUES**



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

Thomas H. Mattox, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2013



#### DETERMINATION OF AGRICULTURAL ASSESSMENT

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

#### A. Land Classification System

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

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

#### B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture<sup>2</sup> for all farming in New York State:

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

In the event that the data required for calculation are not published by the U.S.

Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.

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

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

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

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

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

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

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

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

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

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

#### Farm Woodland

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

#### **Orchards and Vineyards**

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

#### Aquaculture

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

#### **Sources of Data Used**

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

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

#### **Data Sources**

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, <u>New York</u> Agricultural Statistics 2012 –2013(January 2013).

See web site

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

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

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

#### **APPENDIX**

**Calculation of 2013** 

**Agricultural Assessment Values** 

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

CROP PRODUCTIO	ON DATA															
	2004		2005		2006		2007		2008		2009		2010		2011	
	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE
FIELD CROPS	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)	(000)	\$(000)
Wheat Oats	100.0 50.0	\$14,840 5,850	95.0 75.0	\$17,134 6,642	95.0 67.0	\$23,354 8,280	85.0 60.0		122.0 64.0	\$47,346 12,968	105.0 60.0	\$33,033 8,870	100.0 58.0	\$42,478 9,365	93.0 34.0	\$36,97 7,65
Rye	8.0	774	10.0	600	10.0	580	6.0	360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barley Soybeans	10.0 172.0	1,087 36,223	15.0 188.0	1,323 41,059	12.0 198.0	1,181 56,379	11.0 203.0		9.0 226.0	2,223 107,079	10.0 254.0	1,855 99,390	10.0 279.0	2,008 152,669	9.0 277.0	1,96 136,97
Corn for grain	500.0	144,570	460.0	130,622	480.0	211,766	550.0		640.0	398,131	595.0	320,515	590.0	557,550	620.0	540,11
Corn for silage	470.0	207,740	520.0	227,188	460.0	227,700	505.0		445.0	352,440	470.0	290,178	455.0	311,220	470.0	427,88
Hay, all	1,270.0	325,324	1,650.0	284,235	1,520.0	316,755	1,360.0		1,320.0	367,398 92,275	1,360.0	298,485	1,380.0	272,868	1,340.0	312,98
Potatoes Dry beans	19.2	42,768 8.537	20.1	64,280 6.655	19.0 18.0	68,400 6,760	18.3 16.5	61,543 10,218	16.8	18,144	16.5 15.6	63,360 6.755	16.0 14.9	69,120 8.657	N/A 11.8	N/A 7.87
	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE
VEG/FRUITS		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)
Beets, processing	3,900	2,824	2,100	2,964	2,100	2,108	2,400		NA	N/A	NA	N/A	NA	N/A	NA	NA
Cabbage, fresh	9,500	\$37,952	8,700	\$59,132	9,300	\$57,833	11,200		9,500	\$79,110	9,000	\$55,833	10,400	\$87,980	10,700	\$86,64
Cabbage processing Cauliflower, fresh	2,000 630	4,040 590	2,100 470	3,857 1,739	3,000 350	3,981 1,764	2,600 320		N/A 400	N/A 1,782	N/A 400	N/A 2,366	N/A 460	N/A 3,417	N/A 430	N/A 2,40
Cucumbers, fresh	4,200	22,025	3,600	12,226	3,300	21,757	4,100		3,600	16,146	3,200	16,051	2,800	18,469	2,900	18,56
Green peas, processing	18,000	11,747	19,900	11,414	17,400	13,361	N/A	N/A	N/A	N/A	NA	N/A	N/A	N/A	NA	N/A
Onions, fresh	11,100	46,101	11,700	41,283	12,100	40,391	10,500		10,100	58,918	10,300	67,592	9,800	53,702	6,200	33,05
Snap beans, fresh	7,100	13,119	7,300	20,736	8,200	38,294	7,800		6,600	40,536	6,700	23,584	6,700	39,208	5,300	31,04
Snap beans, processing	20,400	12,953	21,200	12,802	19,900	15,064	NA	N/A	20,400	21,539	19,400	14,864	22,100	21,587	13,600	15,20
Sweet corn, fresh	23,100	49,434	23,200	49,810	21,900	61,758	22,500		22,900	73,865	21,500	58,265	22,800	71,136	19,600	53,62
Sweet corn, processing Comatoes, fresh	19,000 2,400	8,563 22,860	17,600 2.000	9,339 21,456	17,200 2.000	8,908 30,760	N/A 2,400	N/A 32.486	N/A 2.700	N/A 43.092	NA 2.500	N/A 32.725	N/A 2.800	N/A 28.498	N/A 2,700	N/A 36.63
omatoes, fresh Bell Peppers	2,400 800	22,860 8.390	2,000	10,886	1,000	9,522	1,100	32,486 9.656	1,000	43,092 13,936	1,000	12,325	1,100	28,498 9.900	2,700 N/A	36,63 NA
ggplant	360	2,587	420	3,720	410	4.357	480		470	6.192	410	6,061	370	4.027	NA	N/A
Indive/Escarole	190	733	300	1,770	290	2,096	260		240	2,785	290	4,235	290	1,984	NA	N/A
Pumkins	6,300	25,389	5,300	21,942	5,500	18,833	6,400		5,900	38,444	6,000	21,750	6,800	35,088	6,300	23,63
pinach	370	924	370	449	310	340	250		320	1,320	280	926	310	973	N/A	NA
Squash	3,900	36,059	3,500	23,717	3,000	23,562	3,500	23,146	3,800	32,528	4,500	23,004	4,600	36,777	4,400	42,88
Apples	45,000	\$193,560	45,000	\$167,900	45,000	\$250,905	42,000	\$288,260	42,000	\$260,980	42,000	\$210,720	42,000	\$225,855	42,000	\$251.47
Peaches	1,700	4,232	1,700	2,828	1,700	4,489	1,700		1,600	4,796	1,600	5,406	1,600	7,023	1,600	8,35
Tart cherries	2,000	4,381	2,000	3,243	1,800	2,725	1,600	3,871	1,600	3,879	1,600	2,459	1,500	1,360	1,500	1,42
Pears Sweet cherries	1,400 700	5,370 1,245	1,400 700	4,088 1,267	1,400 700	6,685 1,973	1,200 700	5,120 3,518	1,200 700	4,742 3,241	1,200 700	4,854 2,295	1,200 700	4,932 2,255	1,200 700	6,95 2.10
Grapes	34,000	32,124	34,000	38,535	36,000	39,946	37,000	53,303	37,000	57,493	37,000	47,748	37,000	68,316	37,000	67,86
Strawberries, fresh and proc. Blueberries	1,500	10,400	1,500	8,060	1,500	7,480	1,500		1,400	7,425 4,107	1,400	9,020 4,558	1,400	6,895	1,400	8,46
ed Raspberries	800 450	2,315 3,702	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	3,928	900 500	4,052	900 500	4,521 3,746	900 N/A	3,95 N/A
tel Acces Hereneted	0.040.500		0.074.000		0.005.740		0.077.740		0.005.400		2.050.400		2 224 222		0.040.000	
tal Acres Harvested tal Value Of Production liue of Production Per Acre	2,843,500 \$475	\$1,351,332	3,274,360 \$403	\$1,320,264	3,095,710 \$516	\$1,597,640	2,977,710 \$631	\$1,879,776	3,035,430 \$718	\$2,178,788	3,058,480 \$573	\$1,753,134	3,081,030 \$702	\$2,163,584	3,013,230 \$719	\$2,166,70
ALCULATED VALU	IFS															
(in millions) diusted Production Expenses								_						_		
Total Production Expenses	3133		3000		3257		3823		4051		3751		3864		3999	
Taxes on Farm Property	162		191		209		239		262		230		232		269	
nterest on Mortgage Debt	67		65		73		84		87		92		92		92	
djusted Total Production Exp.	2904		2744		2975		3500		3703		3428		3540		3637	
lanagement Charge 1% of Gross Farm Income	40		40		40		49		53		44		51		58	
7% of Production Expenses	203		192		208		245		259		240		248		255	
otal Management Charge	244		233		248		294		312		284		298		312	
ortgage Debt Attributable																
Land Iterest on Mortgage Debt	67		65		73		84		87		92		92		92	
Land % of Tot Real Est Value	63%		63%		63%		63%		63%		63%		63%		63%	
ebt Attributable to Land	42		41		46		53		55		58		58		58	
			71		0		- 55		55		30		30		30	
	913		1042		722		1052		1225		672		1187		1776	
	913		233		248		1052		312		284		1187 298		312	
let Farm Income	244		191		209		239		262		230		232		269	
let Farm Income fanagement Charge Property Taxes	162				46		53		55		58		58		58	
et Farm Income lanagement Charge Property Taxes Mortgage Debt Attributable			41													
et Farm Income lanagement Charge Property Taxes Mortgage Debt Attributable Land	162 42						1050		1230		676		1179		1791	
et Farm Income lanagement Charge Property Taxes fortgage Debt Attributable Land djusted Net Farm Income	162		1041		729		1000				676		1179		1791	
et Farm Income lanagement Charge roperty Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit	162 42				<b>729</b>		1050		1230				11/9			
let Farm Income Inangement Charge Property Taxes Iorigage Debt Attributable Land Idjusted Net Farm Income Net Profit Indiusted Net Farm Income	162 42 874		<b>1041</b>		729		1050								5770	
et Farm Income lanagement Charge roperly Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income salized Gross Farm Income	874 874 4046		1041 1041 4041		729 3979		1050 4875		5277		4423		5051		5775	
et Farm Income anagement Charge roperly Taxes fortgage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income salizad Gross Farm Income	162 42 874		<b>1041</b>		729		1050								5775 31%	
et Farm hoome Anagement Charge **Popenty Tawas dortrages Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm hoome 4, Net Profit =	874 874 4046 22%		1041 1041 4041		729 3979		1050 4875		5277		4423		5051			
let Farm Income Anagement Charge Property Tawas Morttage Debt Attributable Land dijusted Net Farm Income Net Profit digissed Net Farm Income tealized Gross Farm Income % Net Profit = INERAL SOILS BASE VALUE	874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23%		31%	
let Farm Income Amagement Charge Property Taxes Wortragee Debt Attributable Land djusted Net Farm Income Net Profit Adjusted Harm Income Wet Profit INET ATTRIBUTED WHET PROFIT INETAL SOILS BASE VALUI C.Capitalization Rate of 10%	874 874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23% 10%		31% 10%	
let Farm Income Anagament Charge Property Tawas Morttage Debt Attributable Land dijusted Net Farm Income Net Profit tealized Gross Farm Income Kelzied Gross Farm Income Kent Profit = INRERAL SOLS BASE VALUI Capitalization Rate of 10% Capitalization Rate of 10%	874 874 4046 22%		1041 1041 4041 26%		729 3979 18%		1050 4875 22%		5277 23%		4423 15%		5051 23%		31%	
udjusted Net Farm Income let Farm broome let Farm broome let Farm broome Annagement Charge Propenty Tasse Mortgage Debt Attributable be Land  dijusted Net Farm Income , Net Profit Adjusted Net Farm Income kealized Gross Farm broome % Net Profit =  lineRAL SOILS BASE VALUI LC Capitalization Rate of 10% Armail Percent Net Profit LV Jables of Production Ferrit LV Jables of Production Ferrit LV Jables of Production For Profit of the Logitalization Rate of Production Ferrit LV Jables OF PRODUCTIO	874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26%		729 3979 18%		1050 4875 22% 10% 22%		5277 23% 10% 23%		15% 10% 15%		5051 23% 10% 23%		31% 10% 31%	
et Farm hoome Inanaement Charge Property Tawes Indrugage Debt Attributable Land djusted Net Farm Income Net Profit djusted Net Farm Income ealized Gross Farm hoome 6, Net Profit = INERAL SOLLS BASE VALUI Capitalization Rate of 10% Capitalization Rate of 10%	874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26%		729 3979 18%		1050 4875 22% 10% 22%		5277 23% 10% 23%		15% 10% 15%		5051 23% 10% 23%		31% 10% 31%	
nt Farm boome anagement Charge ropenty Tawas fortragage Debt Attributable Land dijusted Net Farm Income Net Profit digisted Het Farm Income salazed Gross Farm Income is Net Profit NETRAL SOILS BASE VALUI Capitalization Rate of 10% Annual Percent Net Profit Value of Production Per Acre apitalized Value of Producti	162 42 874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26% 403		729 3979 18% 10% 18% 516		1050 4875 22% 10% 22% 631		5277 23% 10% 23% 718		15% 15% 10% 15% 573		10% 23% 702		31% 10% 31% 719	
st Farm knome anagement Charge roperty Tawas fortrage Debt Attributable Land  jlysted Net Farm Income Net Profit digisted Net Farm Income salzaed Gross Farm Income s, Net Profit =  NETRAL SOILS BASE VALUI Capitalization Rate of 10% Annual Percent Net Profit value of Production Per Acre apitalized Value of Production Per Acre apitalized Value of Production	162 42 874 874 4046 22% 10% 475		1041 1041 4041 26% 10% 26% 403		729 3979 18% 10% 18% 516		1050 4875 22% 10% 22% 631		5277 23% 10% 23% 718		15% 15% 10% 15% 573		10% 23% 702		31% 10% 31% 719	

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

#### Memorandum



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

TO: Interested Parties

FROM: Frank Dirolf

SUBJECT: 2013 Agricultural Assessment Values Per Acre

DATE: January 2013

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

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

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

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

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

Northern Region Φ(518) 486-4403	16 Sheridan Avenue Albany, NY 12210	Central Region Φ(315) 471-2347	Deys Centennial Plaza 401 So. Salina St., 5 <sup>th</sup> floor Syracuse, NY 13202
Southern Region $\Phi(845)$ 567-2648	263 Route 17K, Suite 2001 Newburgh, NY 12550	Western Region Φ(585) 343-6329	Genesee County Building #2 3837 West Main Road Batavia, NY 14020
Long Island Φ(631) 777-1785	560 Broadhollow Road Melville, NY 11747	Saranac Lake Φ(518) 891-1780	43 Broadway Saranac Lake, NY 12983

### STATE OF NEW YORK **DEPARTMENT OF TAXATION AND FINANCE**

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

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

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

Thomas H. Mattox Commissioner of Taxation and Finance

# 2014 AGRICULTURAL ASSESSMENT VALUES



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

Thomas H. Mattox, Commissioner

#### STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

February 2014



#### DETERMINATION OF AGRICULTURAL ASSESSMENT

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

#### A. Land Classification System

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

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

#### B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture<sup>3</sup> for all farming in New York State:

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

In the event that the data required for calculation are not published by the U.S.

Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.

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

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

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

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

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

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

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

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

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

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

#### Farm Woodland

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

#### **Orchards and Vineyards**

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

#### Aquaculture

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

#### **Sources of Data Used**

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

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

#### **Data Sources**

New York Agricultural Statistics Service, Dept. of Agriculture and Markets, <u>New York Agricultural Statistics 2013 –2014</u>(January 2014).

See web site

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

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

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

#### **APPENDIX**

**Calculation of 2014** 

**Agricultural Assessment Values** 

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

CROP PRODUCTIO			_	2000					_							
	2005		2006		2007		2008		2009		2010		2011		2012	
	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE ' \$(000)	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)	ACRES (000)	VALUE \$(000)
FIELD CROPS																
Wheat Oats	95.0 75.0	\$17,134 6,642	95.0 67.0	\$23,354 8,280	85.0 60.0		122.0 64.0	\$47,346 12,968	105.0 60.0	\$33,033 8,870	100.0 58.0	\$42,478 9,365	93.0 34.0	\$37,133 6,919	85.0 50.0	\$44, 12,
Rye Barlev	10.0 15.0	600 1.323	10.0 12.0	580 1.181	6.0 11.0	360	N/A 9.0	N/A 2,223	N/A 10.0	N/A 1.855	N/A 10.0	N/A 2.008	N/A 9.0	N/A 2.318	N/A 8.0	N/A
Soybeans	188.0	41,059	198.0	56,379	203.0		226.0	107,079	254.0	99,390	279.0	152,669	277.0	146,505	312.0	2, 195,
Corn for grain	460.0	130,622	480.0	211,766	550.0	355,520	640.0	398,131	595.0	320,515	590.0	557,550	620.0	568,974	680.0	687,
Com for silage Hay, all	520.0 1,650.0	227,188 284,235	460.0 1,520.0	227,700 316,755	505.0 1,360.0		445.0 1,320.0	352,440 367,398	470.0 1,360.0	290,178 298,485	455.0 1,380.0	311,220 272,868	470.0 1,340.0	427,888 308,184	475.0 1,560.0	532, 385,
Potatoes	20.1	64,280	19.0	68,400	18.3	61,543	17.8	92,275	16.5	63,360	16.0	69,120	16.2	63,585 7,953	16.5	64,4
Dry beans	ACRES	6,655 VALUE	18.0 ACRES	6,760 VALUE	16.5 ACRES	VALUE	ACRES	18,144 VALUE	15.6 ACRES	6,755 VALUE	ACRES	8,657 VALUE	ACRES	VALUE	9.5 ACRES	VALUE
VEG/FRUITS		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000)		\$(000
VEG/FROITS																
Beets, processing	2,100	2,964	2,100	2,108	2,400		NA	N/A	N/A	NA	NA	NA	NA	N/A	N/A	NA
Cabbage, fresh Cabbage processing	8,700 2,000	\$59,132 4,040	9,300 2,100	\$57,833 3,857	11,200 3,000		9,500 N/A	\$79,110 N/A	9,000 N\A	\$55,833 N/A	10,400 N/A	\$87,890 N\A	10,700 N/A	\$81,875 N\A	10,800 N/A	\$105, N/A
Cauliflower, fresh	470	1,739	350	1,764	320	1,296	400	1,782	400	2,366	460	3,417	430	2,401	470	4,
Cucumbers, fresh	3,600	12,226	3,300	21,757	4,100		3,600	16,146	3,200	16,051	2,800	18,469	2,900	18,560	2,900	25,8
Green peas, processing	19,900	11,414 41,283	17,400	13,361	N/A	N/A	N/A	N/A								
Onions, fresh Snap beans, fresh	11,700 7,300	20,736	9,400 8,200	40,391 38,294	10,500 7,800		10,100 6.600	58,918 40,536	10,300 6,700	67,592 23,584	9,800 6,700	53,702 39,208	6,200 5,300	26,695 31,040	10,100 5.300	46, 33,
Snap beans, processing	21,200	12,802	19,900	15,064	N/A	N/A	20,400	21,539	19,400		22,100	21,587	13,600	15,204	19,000	18,
Sweet corn, fresh	23,200	49,810	21,900	61,758	22,500		22,900	73,865	21,500	58,265	22,800	71,136	19,600	53,626	20,600	68,4
Sweet corn, processing Tomatoes, fresh	17,600 2,000	9,339 21,456	17,200 2,000	8,908 30,760	N/A 2,400	N/A 32,486	N/A 2,700	N/A 43,092	N\A 2,500	N/A 32,725	N/A 2,800	N/A 28,498	N/A 2,700	N/A 36,634	N\A 2,800	N/A 47,
Bell Peppers	900	10,886	1,000	9,522	1,100		1,000	13,936	1,000	12,325	1,100	9,900	2,700 N/A	36,634 N/A	2,800 N/A	N/A
Eggplant	420	3,720	410	4,357	480	5,670	470	6,192	410	6,061	370	4,027	NA	N/A	NA	NA
Endive/Escarole	300	1,770	290	2,096	260		240	2,785	290	4,235	290	1,984	NA	N/A	N/A	NA
Pumkins Spinach	5,300	21,942 449	5,500	18,833	6,400		5,900	38,444	6,000		6,800	35,088	6,300	23,631	5,800	33,
Spinach Squash	370 3,500	23,717	310 3,000	340 23,562	250 3,500		320 3,800	1,320 32,528	280 4,500	926 23,004	310 4,600	973 36,777	N/A 4,400	N/A 42,887	N/A 4,500	N/A 41,
Apples	45,000	\$167,900	45,000	\$250,905	42,000		42,000	\$260,980	42,000		42,000	\$221,620	42,000	\$244,000	42,000	\$249,
Peaches Tart cherries	1,700 2,000	2,828 3,243	1,700 1,800	4,489 2,725	1,700 1,600	3,995 3,871	1,600 1,600	4,796 3,879	1,600 1,600	5,406 2,459	1,600 1,500	7,023 1,360	1,600 1,500	8,352 1,426	1,600 1,500	4,i 2,i
Pears	1,400	4,088	1,400	6,685	1,200		1,200	4,742	1,200	4,854	1,200	4,932 2,255	1,200	6,956	1,200	2,3
Sweet cherries Grapes	700 34,000	1,267 38,535	700 36,000	1,973 39,946	700 37,000		700 37,000	3,241 57,493	700 37,000	2,295 47,748	700 37,000	68,068	700 37,000	2,106 70,056	700 37,000	1,0 52,2
Strawberries, fresh and proc.	1,500	8,060	1,500	7,480	1,400	7,590	1,400	7,425	1,400	9,020	1,400	6,895	1,400	8,460	1,400	6,8
Blueberries Red Raspberries	850 450	1,963 3,400	900 450	2,796 4,797	900 500	3,373 5,723	900 500	4,107 3,928	900 500	4,558 4,052	900 500	4,521 3,746	900 N/A	3,957 N/A	900 N/A	3,8 N/A
Total Acres Harvested	3,274,260		3,092,110		2,978,010		3,035,430		3,058,480		3,081,030		3,029,430		3,364,570	
Total Value Of Production Value of Production Per Acre	\$403	\$1,320,447	\$517	\$1,597,516	\$631	\$1,879,297	\$718	\$2,178,788	\$573	\$1,753,134	\$701	\$2,159,011	\$742	\$2,247,325	\$797	\$2,680,3
value of Froduction Fer Acre	\$403		\$317		\$031		\$710		\$313		\$701		\$142		şisi	
CALCULATED VALU	ES															
(in millions) Adjusted Production Expenses																
Total Production Expenses	3000		3257		3823		4051		3751		3891		4053		4573	
-Taxes on Farm Property	191 65		209 73		239 84		262 87		230 92		232 106		269 107		241 107	
-Interest on Mortgage Debt	65		//3		84		87		92		106		107		107	
Adjusted Total Production Exp.	2744		2975		3500		3703		3428		3554		3677		4225	
Management Charge																
1% of Gross Farm Income	40		40		49		53		44		50		58		59	
+ 7% of Production Expenses	192		208		245		259		240		249		257		296	
Total Management Charge	233		248		294		312		284		299		315		354	
Mortgage Debt Attributable																
to Land																
Interest on Mortgage Debt x Land % of Tot Real Est Value	65 63%		73 63%		84 63%		87 63%		92 63%		106 63%		107 63%		107 63%	
Debt Attributable to Land	41		46		53		55		58		67		68		67	
Adjusted Net Farm Income Net Farm Income	1042		722		1052		1225		672		1124		1708		1296	
-Management Charge	233		248		294		312		284		299		315		354	
+Property Taxes +Mortgage Debt Attributable	191 41		209 46		239 53		262 55		230 58		232 67		269 68		241 67	
to Land																
Adjusted Net Farm Income	1041		729		1050		1230		676		1123		1730		1250	
% Net Profit Adjusted Net Farm Income	1041		729		1050		1230		676		1123		1730		1250	
4																
Realized Gross Farm Income	4041		3979		4875		5277		4423		5015		5762		5869	
% Net Profit =	26%		18%		22%		23%		15%		22%		30%		21%	
MINERAL SOILS BASE VALUE																
	10%		10%		10%		10%		10%		10%		10%		10%	
A.Capitalization Rate of 10%	26%		18%		22%		23%		15%		22%		30%		21%	
B.Annual Percent Net Profit	403		517		631		718		573		701		742		797	
B.Annual Percent Net Profit C.Value of Production Per Acre			947		1000		4.070				4 574		0.00=		4.000	
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio			947		1,360		1,673		877		1,570		2,227		1,696	
B.Annual Percent Net Profit C.Value of Production Per Acre	on 1,039															
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
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B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Productio																
B.Annual Percent Net Profit C.Value of Production Per Acre Capitalized Value of Production																
B.Armual Percent Net Profit  C. Value of Production Per Acre  Capitalized Value of Productio Per Acre (B x C / A) =	1,039	of Capitalized		Previo	us Year Capi	italized	999		Base Val	ue Per Acre	1019					

Item 1/	2005	2006	2007	2008	2009	2010	2011	2012
		Thousand do	ollars					
/alue of crop production (Total)	1,263,286	1,499,345	1,664,637	2,073,994	1,721,470	1,861,342	1,996,702	2,12
Food grains	15,367	22,286	27,721	53,053	35,170	35,173	40,163	3
Feed crops	178,626	212,799	267,268	391,693	355,523	333,524	503,115	56
Oil crops	42,518	55,575	82,726	108,180	109,461	135,329	155,672	17
Fruits and tree nuts	250,063	274,914	351,612	389,327	329,032	325,518	351,853	31
Vegetables	423,005	470,880	517,527	626,611	509,617	594,309	537,308	62
All other crops	402,426	430,885	419,417	437,510	420,911	421,155	456,324	46
Home consumption	2,378	2,557	1,816	2,307	2,133	2,653	1,953	
Value of inventory adjustment 2/	-51,097	29,449	-3,450	65,313	-40,377	13,681	-49,686	-
/alue of livestock production (Total)	2,240,812	1,956,816	2,718,357	2,687,607	2,046,894	2,559,837	3,222,422	3,0
Meat animals	189,952	163,501	119,177	165,836	138,397	187,486	273,576	3
Dairy products	1,913,724	1.609.742	2.377.987	2.380.800	1.685.312	2.206.494	2,740,484	2.5
Poultry and eggs	85,723	90,418	117,485	138,994	105,512	93.262	125,386	1
Miscellaneous livestock	60,210	61,449	76,160	73,477	81,128	72,895	70,620	
Home consumption	4,915	4,917	4.694	5,238	5,201	5,280	4,742	
Value of inventory adjustment 2/	-13,712	26,789	22,854	-76,738	31,344	-5,580	7,614	
Revenues from services and forestry (Total)	394,105	395,173	429,498	446,134	505,805	527,792	485,213	5
Machine hire and customwork	45,350	33,451	34,470	30,038	56,691	95,735	53,583	
Forest products sold	22,200	23,300	23,000	20,900	18,400	n/a	n/a	n/a
Other farm income	101,360	95,127	135,938	152,013	158,051	150,544	140,187	2
Gross imputed rental value of farm dwellings	225,195	243,295	236,090	243,183	272,663	262,613	273,343	2
/alue of agricultural sector production (Sum of Above Totals)	3,898,203	3,851,334	4,812,492	5,207,735	4,274,169	4,948,971	5,704,337	5,7
Purchased inputs (Sum of Below Totals)	1,702,633	1,831,035	2,214,003	2,429,067	2,136,770	2,282,819	2,477,146	2,7
Farm origin (Total)	553,275	596,619	715,109	846,201	735,417	817,081	911,443	1,0
Feed purchased	392,414	426,093	502,403	626.022	527,276	616,428	699,295	8
Livestock and poultry purchased	17,771	22,757	27,515	18.560	12,496	13,969	16,503	
Seed purchased	143,090	147,769	185,191	201,619	195,645	186,684	195,645	2
Manufactured inputs (Total)	475,020	521,033	612,460	676,035	594,092	606,745	675,563	7
Fertilizers and lime	127,120	140,261	149,313	195,438	151.494	181.341	196,601	2
Pesticides	90.584	93.545	111,817	105,690	119.475	104,158	122,539	1
Petroleum fuel and oils	172,369	197,828	241,822	267,243	214,814	223,518	259,661	2
Electricity	84,947	89,399	109,508	107,664	108,309	97,728	96,762	1
Other purchased inputs (Total)	674,338	713,383	886,434	906,831	807,261	858,993	890,140	9
Repair and maintenance of capital items	154,430	184,874	193.356	188,083	173,317	172.512	206,277	1
Machine hire and customwork	33,212	38,535	35,842	35,588	45,573	36,218	41,552	
Marketing, storage, and transportation expenses	110,150	105,302	146,056	136,975	138,682	154,236	162,726	1
Contract labor	23,169	21,003	26,596	18,585	23,335	18,452	18,993	
Miscellaneous expenses	353,377	363,669	484,584	527,600	426,354	477,575	460,592	4
Net government transactions (See Below Adjustments)	-55,586	-87,848	-185,878	-199,160	-88,168	-171,952	-217,696	-1
Direct Government payments	143,240	127,875	62,892	69,113	149,015	65,961	57,385	1
Motor vehicle registration and licensing fees Property taxes	8,077 190,749	6,646 209,077	9,776 238,994	6,434 261,839	6,975 230,208	5,948 231,965	6,250 268,869	2
Gross value added (Production Total less Input Total plus Fransaction Total)	2,139,984	1,932,451	2,412,611	2,579,508	2,049,231	2,494,200	3,009,457	2,8
Capital consumption	458,622	473,974	487,082	524,012	549,492	559,310	585,663	6
Net value added (Gross Value Added less Capital	1,681,362	1,458,477	1,925,529	2,055,496	1,499,739	1,934,890	2,423,794	2,2
Consumption) Payments to stakeholders (Total of Below Values)	639,504	736,351	873,472	830,124	827,621	811,365	715,404	9
Employee compensation (total hired labor)	442,486	517,913	629,797	601,301	578,926	527,937	454,693	6
Net rent received by nonoperator landlords	19,110	16,781	30.951	14,157	40,781	51,848	45,102	
Real estate and nonreal estate interest	177,908	201,657	212,724	214,666	207,914	231,580	215,609	2
Net farm income (Net Value Added less Payments	1,041,858	722,126	1,052,057	1,225,372	672,118	1,123,525	1,708,390	1,2
<ul> <li>Stakeholders)</li> <li>/alue of agricultural sector production is the gross value of the cor</li> </ul>	nmodities and services p	roduced within a year	ar.					
Net value-added is the sector's contribution to the National econon								
production earned by all factors-of-production, regardless of owners								
operators' share of income from the sector's production activities.								

# Memorandum



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

TO: Interested Parties FROM: Robert Wright

SUBJECT: 2015 Agricultural Assessment Values Per Acre

DATE: February 2015

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

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

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

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

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

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

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

_				T
	Mineral	Value	Organic Soil	Value
S	oil Group	Per Acre	Group (muck)	Per Acre
1	a	\$1,019	Α	\$2,038
Ŀ	b	907	В	1,325
2	а	907	С	1,121
	b	805	D	713
3	а	805		
	b	693		
4	а	693		
Ľ	b	591	Aquaculture	\$1,019
5	а	591		
	b	479	Farm Woodland	\$377
6	а	479		
L	b	377		
7		377		
8		265		
9		163		
10		51		

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

Patricia Holland

Director of Equalization and Valuation Services

# 2015 AGRICULTURAL

# **ASSESSMENT VALUES**



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

Kenneth Adams, Acting Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

January 2015

### DETERMINATION OF AGRICULTURAL ASSESSMENT

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

## A. Land Classification System

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

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

## B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture<sup>4</sup> for all farming in New York State:

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

In the event that the data required for calculation are not published by the U.S.

Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.

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

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

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

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

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

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

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

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

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

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

## Farm Woodland

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

## **Orchards and Vineyards**

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

## Aquaculture

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

### **Sources of Data Used**

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

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

### **Data Sources**

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

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

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, January 2015. <a href="http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx">http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx</a>

# **APPENDIX**

**Calculation of 2015** 

**Agricultural Assessment Values** 

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

Acre \$517	Total Value Of Production \$,092,110	Ixed (Adaptorilles)	Dod Dosphorios 450	rries, fresh and proc. 1.	ω	herries		erries	Peaches 1,700	Apples 45,000	Squash 3,000		<i>a</i>	Calcia		Eggnlant 110	<u> </u>	essing		essing		Onions, fresh 9,400	Green peas, processing 17,400	Cucumbers, fresh 3,300	Cauliflower, fresh 350	Cabbage processing 2,100	Cabbage, fresh 9,300	Beets, processing 2,100	VEGITA CITO	-		C				ain	Sowheans 198.0			at	FIELD CROPS	(000)		2006	
,007,010	\$1 597 516	4,797	4 707	7,480	39,946	1,973	6,685	2,725	4,489	\$250,905	23,562	340	340	40 000	2006	7 357	0.500	8,908	61,758	15,064	38,294	40,391	13,361	21,757	1,764	3,857	\$57,833	2,108			\$(000)	6,760	68,400	316,755	227,700	211,766	56.379	1 100	8,280	\$23,354		\$(000)	VALUE		
\$631	2,978,010	G	500	1,400	37,000	700	1,200	1,600	1,700	42,000	3,500	0.520	350	6 400	280	1,100	1,400	2 400	22,500	N.	7,800	10,500	N/A	4,100	320	3,000	11,200	2,400			200	16.5	18.3	1,360.0	505.0	550.0	202.0	4 00	60.0	85.0		(000)	ACRES	2007	
ψ., σ. σ., t. σ.	\$1 879 297	0,120	5,070	7,590	53,303	3,518	5,120	3,871	3,995	\$288,260	23,146	000	550	22,1	1 201	5,670	0.656	32 486 AM	59,400	N N	39,243	38,628	NA	19,688	1,296	3,981	\$84,818	1,824			\$(000)	10,218	61,543	330,552	271,286	355,520	88.670	1 100	9,361	\$31,175		\$(000)	VALUE		
\$718	3,035,430	000	900	_						42,000	3,800	320	330	6000	076	470	4,000	2 700 AVN	22,900	20,400	6,600	10,100	NA	3,600	400	NA	9,500	NA			707	16.8	17.8	1,320.0	445.0		226.0	NA.		122.0		(000)	ACRES	2008	
Π.	\$2 178 788	0,920	3,107			3,241			4,796	\$260,980	32,528									21		58,918	NA		1,782	NA	\$79,110	N/A			\$(000)						107 079	3		<b>60</b>		\$(000)	VALUE		
\$573	3,058,480	000	500	_				1,600		42,000	4,500					1,000		_				10,300	NA	3,200	400	NA	9,000	NA			200			_			254.0	3				(000)	ACRES	2009	
ψ.,	\$1 753 134	7,002	4,000	9,020	47,748	2,295	4,854	2,459	5,406	\$210,720	23,004	02.02.0	900	24,230	4 225	6.061	40 206	22 725 AN	58,265	14,864	23,584	67,592	NA	16,051	2,366	NA	\$55,833	NA		,	\$(000)	6,755	63,360	298,485	290,178	320,515	99 390	1 055	8,870	\$33,033		\$(000)	VALUE		
\$701	3,081,030	000	500	_						42,000	4,600		0			370		Τ,	22,800	22,100		9,800	N/A	2,800	460	X X	10,400	N			200			_			279.0	3				(000)	ACRES	2010	
Ψ£, 100, 101	\$2 159 101	0,740	3 7 / 6	6,895	68,068	2,255	4,932	1,360	7,023	\$221,620	36,777	27 78	35,000	35,000	1 084	4,027	20,490	28 408 ANN	71,136	21,587	39,208	53,702	NA	18,469	3,417	NA	\$87,980	NA		,	\$(000)	8,657	69,120	272,868	311,220	557,550	152 669	3 000	9,365 N/A	\$42,478		\$(000)	VALUE		
\$742	3,029,430	145	N/A	_						42,000	4,400	2						2 700 ANN	19,600			6,200	NA	2,900	430	NA	10,700	N/A				11.8	16.2	1,340.0			0.8	2	34.0	93.0		(000)	ACRES	2011	
	\$2 247 325		0,507							\$244,000	42,887								53,626				N	18,560	2,401		\$81,875	NA			\$(000)						146 505	2	6,919	€9		\$(000)	VALUE		
\$779	3,360,370	3			60				1,600	40,000	4,500	_											N	2,900	470		10,800	NA			200			_			3120	3				(000)	ACRES	2012	
Ψ., σ. τ. , του	\$2 617 468	3	N/A 0,090	6,880	52,183	1,073	2,350	2,844	4,022	\$249,790	41,211	2	00,001	200			NIV 47,174	N/A	68,433	18,762	33,465	46,036	N/A	25,822	4,290		£6	NA			\$(000)	9,318	63,961	393,003			195 187		12,058 N/A	\$44,714		\$(000)	VALUE		
\$736	3,258,030	5							1,600	40,000	4,500				2 3	2 3							¥	3,100	430		9,500	N N			200			_			278.0	3				(000)	ACRES	2013	
	\$2 396 590	3					5,144			\$237,233	37,984				2 3	2 3							¥		3,169		_	N N			\$(000)						166 800	I.				\$(000)	VALUE		

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

Item 1/	2006	2007	2008	2009	2010	2011	2012	2013
	Thousand do	oliars						
alue of crop production (Total)	1,499,345	1,664,637	2,073,994	1,721,470	2,061,253	2,118,080	2,309,452 44,901	2,341,
Food grains Feed crops	22,286 212,799	27,721 267,268	53,053 391,693	35,170 355,523	39,942 421,549	39,320 592,718	664,462	53, <sup>-</sup> 604,8
Oil crops	55,575	82,726	108,180	109,461	131,011	152,726	178,472	181,0
Fruits and tree nuts	274,914	351,612	389,327	329,032	325,878	353,129	329,506	349,
Vegetables	470,880	517,527	626,611	509,617	566,406	493,921	574,055	522,
All other crops	430,885	419,417	437,510	420,911	586,226	579,956	551,241	561,
Home consumption	2,557	1,816	2,307	2,133	2,653	1,953	2,763	4,
Value of inventory adjustment 2/	29,449	-3,450	65,313	-40,377	-12,413	-95,643	-35,948	64,
alue of livestock production (Total)	1,956,816	2,718,357	2,687,607	2,046,894	2,616,951	3,219,830	3,140,572	3,401,
Meat animals	163,501	119,177	165,836	138,397	187,670	275,444	343,667	311,
Dairy products	1,609,742	2,377,987	2,380,800	1,685,312	2,206,494	2,740,484	2,552,652	2,847,
Poultry and eggs	90,418	117,485	138,994	105,512	96,644	110,855	123,495	137,
Miscellaneous livestock	61,449	76,160	73,477	81,128	83,129	99,079	109,188	108,
Home consumption	4,917	4,694	5,238	5,201	5,280	4,742	3,720	8,
Value of inventory adjustment 2/	26,789	22,854	-76,738	31,344	37,734	-10,774	7,850	-11,0
evenues from services and forestry (Total)	395,173	429,498	446,134	505,805	529,882	487,133	614,700	700,
Machine hire and customwork	33,451	34,470	30,038	56,691	95,735	53,583	35,414	46,
Forest products sold	23,300	23,000	20,900	18,400	20,990	20,020	19,064	19,
Other farm income	95,127	135,938	152,013	158,051	150,544	140,187	235,357	266,
Gross imputed rental value of farm dwellings	243,295	236,090	243,183	272,663	262,613	273,343	324,865	368,9
alue of agricultural sector production (Sum of Above Totals)	3,851,334	4,812,492	5,207,735	4,274,169	5,208,086	5,825,044	6,064,724	6,443,
urchased inputs (Sum of Below Totals)	1,831,035	2,214,003	2,429,067	2,136,770	2,282,819	2,477,146	3,112,380	3,237,
Farm origin (Total)	596,619	715,109	846,201	735,417	817,081	911,443	1,078,517	1,112,
Feed purchased	426,093	502,403	626,022	527,276	616,428	699,295	765,776	816,3
Livestock and poultry purchased	22,757	27,515	18,560	12,496	13,969	16,503	80,181	55,0
Seed purchased	147,769	185,191	201,619	195,645	186,684	195,645	232,560	241,
Manufactured inputs (Total)	521,033	612,460	676,035	594,092	606,745	675,563	790,766	843,9
Fertilizers and lime	140,261	149,313	195,438	151,494	181,341	196,601	246,847	259,2
Pesticides	93,545	111,817	105,690	119,475	104,158	122,539	137,050	138,5
Petroleum fuel and oils	197,828	241,822	267,243	214,814	223,518	259,661	321,396	354,2
Electricity	89,399	109,508	107,664	108,309	97,728	96,762	85,473	91,8
Other purchased inputs (Total)	713,383	886,434	906,831	807,261	858,993	890,140	1,243,098	1,280,4
Repair and maintenance of capital items	184,874	193,356	188,083	173,317	172,512	206,277	385,288	437,0
Machine hire and customwork	38,535	35,842	35,588	45,573	36,218	41,552	29,164	30,8
Marketing, storage, and transportation expenses	105,302	146,056	136,975	138,682	154,236	162,726	183,782	148,
Contract labor	21,003	26,596	18,585	23,335	18,452	18,993	20,178	43,3
Miscellaneous expenses	363,669	484,584	527,600	426,354	477,575	460,592	624,687	619,9
et government transactions (See Below Adjustments)	-87,848	-185,878	-199,160	-88,168	-171,952	-217,734	-146,843	-164,7
Direct Government payments	127,875	62,892	69,113	149,015	65,961	57,385	104,277	74,6
Motor vehicle registration and licensing fees	6,646	9,776	6,434	6,975	5,948	6,250	6,973	6,8
Property taxes	209,077	238,994	261,839	230,208	231,965	268,869	244,147	232,5
iross value added (Production Total less Input Total plus	1,932,451	2,412,611	2,579,508	2,049,231	2,753,315	3,130,164	2,805,500	3,041,3
ransaction Total) Capital consumption	473,974	487,082	524,012	549,492	559,310	585,663	450,376	490,
et value added (Gross Value Added less Capital	1,458,477	1,925,529	2,055,496	1,499,739	2,194,005	2,544,501	2,355,124	2.550.
onsumption)	1,400,477	1,923,329	2,033,490	1,499,709	2,194,003	2,044,001	2,000,124	2,000,
Payments to stakeholders (Total of Below Values)	736,351	873,472	830,124	827,621	811,365	715,404	946,205	972,
Employee compensation (total hired labor)	517,913	629,797	601,301	578,926	527,937	454,693	684,964	705,
Net rent received by nonoperator landlords  Real estate and nonreal estate interest	16,781 201,657	30,951 212,724	14,157 214,666	40,781 207,914	51,848 231,580	45,102 215,609	34,957 226,284	34, 231,
et farm income (Net Value Added less Payments	722,126					1,829,097		1,578,
o Stakeholders)	722,126	1,052,057	1,225,372	672,118	1,382,640	1,829,097	1,408,918	1,576
alue of agricultural sector production is the gross value of the cor			ar.					
et value-added is the sector's contribution to the National econor								
oduction earned by all factors-of-production, regardless of owner								
perators' share of income from the sector's production activities.								
onsistent with that employed by the Organization for Economic C positive value of inventory change represents current-year produ-								
negative value is an offset to production from prior years include								
omputed Economic Indicators ealized Gross Farm Income	2006 3,979,209	2007	2008	2009	2010 5 274 047	2011 5,882,429	2012 6 160 001	6 519
	3.979.209	4,875,384	5,276,848	4,423,184	5,274,047	5,882,429	6,169,001	6,518,
			4 051 476	3 751 066	3 801 407	4 053 333	4 760 091	4 020
tal Production Expenses	3,257,083	3,823,327	4,051,476 261,839	3,751,066 230,208	3,891,407	4,053,332	4,760,081 244 147	4,939, 232
ball Zead Gross Fairn Income otal Production Expenses axes on Farm Property Iterest on Mortgage Debt			4,051,476 261,839 87	3,751,066 230,208 92	3,891,407 231,965 106	4,053,332 268,869 107	4,760,081 244,147 130	4,939 232

# Memorandum



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

TO: Interested Parties FROM: Robert Wright

SUBJECT: 2015 Agricultural Assessment Values Per Acre

DATE: January 2015

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

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

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

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

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

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

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

S	Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	<u>a</u>	\$1,039	Α	\$2,078
•	b	925	В	1,351
2	_a	925	С	1,143
	b	821	D	727
3	_a	821		
	b	707		
4	а	707		
	b	603	Aquaculture	\$1,039
5	a	603		
,	b	488	Farm Woodland	\$384
6	а	488		
	b	384		
7		384		
8		270		
9		166		
10		52		

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

Patricia Holland

Director of Equalization and Valuation Services



# 2016 AGRICULTURAL ASSESSMENT VALUES

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

Jerry Boone, Commissioner

STATE OF NEW YORK

ANDREW M. CUOMO, GOVERNOR

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

## DETERMINATION OF AGRICULTURAL ASSESSMENT

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

# A. Land Classification System

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

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

## B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture<sup>5</sup> for all farming in New York State:

- 37. Farm real estate value is the total value of farmland and buildings, including improvements.
- 38. Farm structure value is the total value of farm buildings, including improvements.
- 39. Interest on mortgage debt is the total interest paid on farm real estate debt.

In the event that the data required for calculation are not published by the U.S.

Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.

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

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

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

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

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

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

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

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

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

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

## Farm Woodland

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

## **Orchards and Vineyards**

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

## Aquaculture

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

### **Sources of Data Used**

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

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

### **Data Sources**

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

http://www.nass.usda.gov/Statistics by State/New York/Publications/Annual Statistical Bulletin/2015/20 14-2015%20NY%20Annual%20Bulletin.pdf

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA, January 2016. <a href="http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx">http://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/value-added-years-by-state.aspx</a>

# **APPENDIX**

**Calculation of 2016** 

**Agricultural Assessment Values** 

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

Value of Production Per Acre	Total Acres Harvested Total Value Of Production		Red Raspberries	Blueberries	Grapes	Sweet cherries	Pears	Tart cherries	Peaches	Apples	Squasn	Opinadi	Spinach	Pumnkins	Endive/Escarole	Eggplant	Bell Peppers	Tomatoes, fresh	Sweet corn, processing	Sweet corn, fresh	Snap beans, processing	Snap beans, fresh	Onions, fresh	Green peas, processing	Cucumbers, fresh	Cauliflower, fresh	Cabbage processing	Cabbage, fresh	Beets, processing	VEG/FRUITS			Dry beans	Potatoes	Corn for silage	Corn for grain	Soybeans	Barley	Rye	Wheat	FIFI D CROPS				CROP PRODUCTION DATA
Per Acre	dion			and proc.															sing		sing			sing			Q			ι											00				DUCTIO
\$631	2,978,010		500	900	37,000	27 700	1,200	1,600	1,700	42,000	3,500		250	6 400	260	480	1,100	2,400	N/A	22,500	NA	7,800	10,500	N/A	4,100	320	3,000	11,200	2,400			ACRES	16.5	18.3	1 360.0	550.0	203.0	11.0	6.0	85.0	(000)	(000)	200	2007	ON DATA
1	\$1.879.297		5,723	3 373	53,303	3,518	5,120	3,87	3,995	\$288,260	23,146		550	22 694	1,291	5,670	9,656	32,486	N/A	59,400	N/A	39,243	38,628	N/A	19,688	1,296	3,981	\$84,818	1,824		\$(000)	VALUE	10,218	61.543	271,286	355,520	88,670	1,488	9,381 360	\$31,175	4(000)	\$(000)	< ≥ □		
\$718	3,035,430			3 1,400			_				3,800			ת			6 1,000	6 2,700	NA	0 22,900	20,400		8 10,100	NA	8 3,600	6 400	NA	9,500	4 NA			ACRES			6 445.0				0 N/A		(000)	(000)	> 0	2008	
	\$2.178.788			4 107						\$20	32,528						13,936	43,092	NA	73,865	21,539		58,918	NA	16,146	1,782	NA	\$79,110	NA		\$(000)	VALUE			352,440				N/A	-	4(000)	\$(000)	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
\$573	3,058,480			900			_			7	4,500			ח			1,000	2,500		21,500	19,400	6,700	10,300	N	3,200	400	N	9,000	NA			ACRES			1 360 0		254.0		N/A O		(000)	(000)	200	2009	
	\$1.753.134		4,052	4 558		2,295				\$2	23,004						12,325	32,725	NA	58,265	14,864	23,584	67,592	NA	16,051	2,366	NA	\$55,833	NA		\$0	VALUE			290,178				N/A 0,0/0	ç	\$(000)	\$(000)	< ≥ □		
\$710	3,027,530		500	900	37,000	007	1,200				4,600	4 000	310	6 800	290	370	1,100	2,800	N/A	19,500	22,100	9,000	9,800	NA	2,800	460	NA	10,400	NA			ACRES	14.9	16.5	455.0		279.0	10.0	N/A	95.0	(000)	(000)	) D D D D D D	2010	
	\$2.150.661		3.746	4 515	68,068	2,255	4,932	1,360	7,023	\$221,620	36,777	20 20 20 20 20 20 20 20 20 20 20 20 20 2	973	35 088	1,984	4,027	9,900	28,498	NA	60,840	21,587	52,668	53,702	NA	18,469	3,417	NA	\$87,980	NA		\$(000)	VALUE	8,657	71.280	311,220	553,833	152,669	2,008	N/A	\$40,354	<b>*</b> (000,	\$(000)	× × × × × × × × × × × × × × × × × × ×		
\$759	2,968,530	7 1	Z	900			_				5,000	1	,				N N	2,700	N/A	18,500	13,600	10,000	6,200	NA	2,300	430	NA	9,700	NA			ACRES			1 280 0				N/A		(000)	(000)	200	2011	
1	\$2.253.817		N/A C,OCC	3 080	70,056	2,106	6,956	1,426	8,352	\$244,000	48,/35	10707	NA SO	23.631	N A	N A	NA	36,634	NA	50,630	15,204	58,621	26,695	NA	14,720	2,401	NA	\$73,559	NA		\$(000)	VALUE	7,953	65.130	206 328	568,974	146,505	2,318	NA o, IOO	\$36,470	4(000)	\$(000)	≦ = 		
\$827	3,140,570		NA .,	1,400	35,000	000	1,000	1,500	1,600	40,000	5,400		NA O	6 300	N	N N	N A	2,800	N	18,000	19,000	10,500	8,000	N	1,700	470	N	8,800	NA			ACRES	9.5	18.0	475.0	680.0	312.0	8.0	N/A O	85.0	(000)	(000)	200	2012	
1	\$2.598.243		N/A O	3,803	52,183	1,073	2,350	2,844	4,022	\$249,790	49,453		N/A	35 879	N N	NA	NA	47,174	NA	59,796	18,762	66,251	35,034	NA	15,137	4,290	NA	\$84,730	NA		\$0	VALUE	9,318	69.768	532,143	617,794	195,187	2,006	N/A	\$44,714	4(000)	\$(000)	< ≥ □ □		
\$745	3,259,430		Z	900			_			_	4,500	1			N N	N A		2,700	¥	22,600		10,200	6,500	¥	1,700	430	¥	8,800	NA			ACRES			1 430 0				NA 40.0		(000)	(000)	200	2013	
	\$2.428.270		NA !	2 129	74,773	3,168	5,144	4,295	5,748	\$237,233	37,984		NA ,	30 144	₹	Z A	Z	32,380	¥	78,060	16,434	50,378	31,600	¥	9,163	3,169	¥	\$71,432	NA		\$(000)	VALUE		66,451	495,550	427,276	170,803	1,918	NA J	\$51,612	4(000)	\$(000)	≦ = =		
\$684	3,148,290		NA .	700	37,000	27 700	1,000	1,600	1,600	40,000	4,300		NA J.	5 200	Na Na	N A	N N	2,600	¥	18,100	20,420	9,800	8,000	¥	1,700	470	¥	8,300	NA			ACRES	¥	15.8	1 370.0	680.0	327.0	8.0	NA 40.0	95.0	(000)	(000)	200	2014	
	\$2.153.306		NA 1,000	2 800	69,350	2,008	3,472	3,042	12,640	\$240,355	31,3/1	24.24	NA 90	20 493	¥	N A	¥	23,962	¥	42,399	27,575	52,137	33,798	¥	10,091	2,623	¥	\$72,376	N N		\$(000)	VALUE	A	54.858	402,570	392,496	144,207	1,391	NA 0,020	\$32,918	4(000)	\$(000)	< ≥ □ □		

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

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

New York

Item 1/	2007	2008	2009	2010	2011	2012	2013	2014
Value of crop production (Total)	1,664,637	2,073,994	1,721,470	1,998,707	2,049,735	2,231,537	2,274,080	2,020,7
Food grains	27,721	53,053	35,170	37,937	35,424	42,752	46,120	42,8
Feed crops	267,268	391,693	355,523	402,464	524,953	614,708	574,691	558,0
Oli crops	82,726	108,180	109,461	125,644	124,767	171,933	187,921	151,0
Fruits and tree nuts	351,612	389,327	329,032	316,668	345,316	323,035	340,219	341,1
Vegetables	517,527	626,611	509,617	485,811	445,819	508,404	447,429	396,7
All other crops	419,417	437,510	420,911	665,741	653,370	629,211	646,124	611,1
Home consumption Value of inventory adjustment 2/	1,816 -3,450	2,307 65,313	2,133 -40,377	4,278 -39,837	3,330 -83,245	4,130 -62,636	4,197 27,378	19,4 -99,6
	•							
Value of livestock production (Total)	2,718,357	2,687,607	2,046,894	2,636,851	3,307,048	3,206,972	3,526,552	4,283,6
Meat animals	119,177	165,836	138,397	187,670	275,444	343,667	296,697	435,2
Dairy products	2,377,987	2,380,800	1,685,312	2,206,494	2,740,484	2,552,652	2,846,312	3,477,5
Poultry and eggs	117,485	138,994	105,512	126,482	149,347	176,219	175,636	206,4
Miscellaneous Ilvestock	76,160	73,477	81,128	112,295	125,874	137,536	131,797	139,3
Home consumption	4,694	5,238	5,201	9,334	8,379	8,053	17,678	22,7
Value of inventory adjustment 2/	22,854	-76,738	31,344	-5,424	7,520	-11,156	58,433	2,4
Revenues from services and forestry (Total)	429,498	446,134	505,805	611,295	595,188	764,778	876,732	746,7
Machine hire and customwork	34,470	30,038	56,691	95,761	53,590	45,654	59,970	132,9
Forest products sold	23,000	20,900	18,400	14,582	17,096	17,213	30,337	24,1
Other farm Income	135,938 236,090	152,013	158,051	255,097	260,053	455,800	506,910	313,3
Gross imputed rental value of farm dwellings	236,090	243,183	272,663	245,855	264,448	245,110	279,515	276,2
Value of agricultural sector production (Sum of Above Totals)	4,812,492	5,207,735	4,274,169	5,246,853	5,951,971 2,652,022	6,203,287	6,677,363	7,051,1
Purchased inputs (Sum of Below Totals)	2,214,003	2,429,067	2,136,770	2,478,162	2,652,022	3,131,130	3,204,755	3,446,3
Farm origin (Total)	715,109	846,201	735,417	851,885	916,741	1,081,374	1,127,402	1,202,9
Feed purchased	502,403	626,022	527,276	621,062	669,030	765,776	830,672	860,7
Livestock and poultry purchased	27,515	18,560	12,496	44,140	52,067	83,038	55,225	82,1
Seed purchased	185,191	201,619	195,645	186,684	195,645	232,560	241,505	260,0
Manufactured Inputs (Total)	612,460	676,035	594,092	605,467	679,451	790,712	842,693	865,4
Fertilizers and lime	149,313	195,438	151,494	179,200	197,002	246,847	258,011	269,3
Pesticides	111,817	105,690	119,475	104,158	122,539	137,050	138,523	149,1
Petroleum fuel and oils	241,822	267,243	214,814	234,059	272,739	321,396	354,291	359,
Electricity	109,508	107,664	108,309	88,049	87,172	85,419	91,867	87,
Other purchased inputs (Total)	886,434	906,831	807,261	1,020,810	1,055,830	1,259,044	1,234,660	1,377,
Repair and maintenance of capital items	193,356	188,083	173,317	297,919	366,122	385,186	437,818	409,
Machine hire and customwork	35,842	35,588	45,573	57,504	65,598	58,274	61,776	74,
Marketing, storage, and transportation expenses	146,056	136,975	138,682	108,522	113,880	138,327	104,527	191,3
Contract labor	26,596	18,585	23,335	18,831	18,836	20,088	42,982	27,5
Miscelaneous expenses	484,584	527,600	426,354	538,034	491,394	657,169	587,557	674,4
Net government transactions (See Below Adjustments)	-185,878	-199,160	-88,168	-177,741	-226,624	-147,068	-163,008	-261,2
Direct Government payments	62,892	69,113	149,015	65,961	57,385	104,277	74,631	27,4
Motor vehicle registration and licensing fees	9,776	6,434	6,975	5,983	6,304	6,973	6,850	7,0
Property taxes	238,994	261,839	230,208	243,702	284,009	251,346	237,639	288,7
Gross value added (Production Total less Input Total plus	2,412,611	2,579,508	2,049,231	2,590,949	3,073,324	2,925,087	3,309,601	3,343,5
Transaction Total) Capital consumption	487.082	524.012	549,492	273.489	289,479	471,826	497,777	633.1
	407,000		,					
Net value added (Gross Value Added less Capital Consumption)	1,925,529	2,055,496	1,499,739	2,317,461	2,783,845	2,453,261	2,811,824	2,710,3
Payments to stakeholders (Total of Below Values)	873,472	830,124	827,621	820,266	712,402	968,826	959,623	992,7
Employee compensation (total hired labor)	629,797	601,301	578,926	543,505	464,095	685,138	700,319	729,0
Net rent received by nonoperator landlords	30,951	14,157	40,781	39,083	28,284	49,655	57,063	52,2
Real estate and nonreal estate interest	212,724	214,666	207,914	231,580	215,609	226,284	193,336	203,2
				6,099	4,414	7,749	8,905	8,1
Net rent paid to operator landlords				6,033	4,414	1,142	0,505	
	1,052,057	1,225,372	672,118	1,497,194	2,071,443	1,484,436	1,852,201	1,717,5

<sup>1/</sup> Value of agricultural sector production is the gross value of the commodities and services produced within a year. Net value-added is the sector's contribution to the National economy and is the sum of the income from production earned by all factors-of-production, regardless of ownership. Net farm income is the farm operators' share of income from the sector's production activities. The concept presented is consistent with that employed by the Organization for Economic Cooperation and Development.

2/ A positive value of inventory change represents current-year production not sold by December 31.

A negative value is an offset to production from prior years included in current-year sales.

Computed Economic Indicators	2007	2008	2009	2010	2011	2012	2013	2014
Realized Gross Farm Income	4,875,384	5,276,848	4,423,184	5,312,814	6,009,356	6,307,564	6,751,994	7,078,641
Total Production Expenses	3,823,327	4,051,476	3,751,066	3,821,602	3,944,216	4,830,101	4,906,644	5,368,081
Taxes on Farm Property	238,994	261,839	230,208	243,702	284,009	251,346	237,639	288,726
Interest on Mortgage Debt	84	87	92	106	107	130	133	133
Net Farm Income	1,052,057	1,225,372	672,118	1,497,194	2,071,443	1,484,436	1,852,201	1,717,587



# Memorandum

TO: Interested Parties FROM: Robert Wright

SUBJECT: 2016 Agricultural Assessment Values Per Acre

DATE: January 2016

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

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

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

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

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

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

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

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

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

Robert L Wright

Real Property Analyst 2