



HARTLEY COUNTY APPRAISAL DISTRICT

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2023 PRODUCTIVITY VALUES

HARTLEY COUNTY APPRAISAL DISTRICT

PRODUCTIVITY VALUES

IRRIGATED CROPLAND

	2023		2022
BASE	179.40		236.04
AIF1	157	88%	207
AIF2	144	80%	190
AIF3	119	67%	157
AIF4	97	54%	128
AIF5	62	35%	82
AIF6	53	30%	70
AIF7	46	26%	61
UFA1	88	49%	116
UFA2	81	45%	107
UFA3	68	38%	90
UFA4	82	46%	108

DRYLAND CROPLAND

	2023		2022
BASE	209.10		48.04
ADF1	118	56%	27
ADF2	396	189%	91
ADF3	100	48%	23
ADF4	87	42%	20
ADF5	52	25%	12
ADF6	48	23%	11
ADF7	44	21%	10

NATIVE PASTURE

	2023		2022
BASE	35.30		35.98
AP1	53	150%	54
AP2	44	125%	45
AP3	40	114%	41
AP4	39	111%	40
AP5	35	100%	36
AP6	34	97%	35
AP7	20	56%	20

HARTLEY COUNTY APPRAISAL DISTRICT PRODUCTIVITY VALUES

CATEGORY	FINAL VALUE/ACRE
Irrigated Cropland	\$179.40
Dry Cropland	\$209.10
Native Pasture	\$35.30

CAP RATE 0.1000

IRRIGATED CROPLAND		
	Cash or Share Lease	Net To Land
2017	C	\$14.59
2018	C	\$14.59
2019	C	\$14.59
2020	C	\$13.16
2021	C	\$32.79
5 Year Average NTL		\$17.94
IRRIGATED CROPLAND VALUE		
\$179.40		

NATIVE PASTURELAND		
	Net To Land	
2017	\$3.54	
2018	\$3.54	
2019	\$3.54	
2020	\$3.53	
2021	\$3.51	
5 Yr Avg NTL		\$3.53
NATIVE PASTURE VALUE		
\$35.30		

DRY CROPLAND		
	Cash or Share Lease	Net To Land
2017	S	\$38.96
2018	S	\$18.48
2019	S	\$17.20
2020	S	\$12.48
2021	C	\$17.41
5 Year Average NTL		\$20.91
DRY CROPLAND VALUE		
\$209.10		

HARTLEY COUNTY APPRAISAL DISTRICT

Irrigated Cropland					
Income	2017	2018	2019	2020	2021
Lease	50.00	50.00	50.00	50.00	50.00
Hunting	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	50.00	50.00	50.00	50.00	50.00
Expenses					
Tax	6.54	8.54	8.54	9.97	3.27
Fence	0.00	0.00	0.00	0.00	0.00
Well/Water	25.37	23.37	23.37	23.37	10.44
Management	3.50	3.50	3.50	3.50	3.50
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$35.41	\$35.41	\$35.41	\$36.84	\$17.21
Net to Land	\$14.59	\$14.59	\$14.59	\$13.16	\$32.79
5 Year Average					\$17.94

HARTLEY COUNTY APPRAISAL DISTRICT

Dry Cropland					
Income	2017	2018	2019	2020	2021
Lease	0.00	0.00	0.00	0.00	20.00
Hunting	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	20.00
Expenses					
Tax	0.00	0.00	0.00	0.00	1.19
Fence	0.00	0.00	0.00	0.00	0.00
Management	0.00	0.00	0.00	0.00	1.40
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$2.59
Net to Land	\$0.00	\$0.00	\$0.00	\$0.00	\$17.41
5 Year Average					\$3.48

HARTLEY COUNTY APPRAISAL DISTRICT

Native Pasture Land					
Income	2017	2018	2019	2020	2021
Lease	6.90	6.90	6.90	6.90	7.00
Hunting	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Income	\$6.90	\$6.90	\$6.90	\$6.90	\$7.00
Expenses					
Tax	0.69	0.69	0.69	0.70	0.71
Fence	1.61	1.61	1.61	1.61	2.06
Well/Water	0.58	0.58	0.58	0.58	0.23
Management	0.48	0.48	0.48	0.48	0.49
Brush Control Program	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$3.36	\$3.36	\$3.36	\$3.37	\$3.49
Net to Land	\$3.54	\$3.54	\$3.54	\$3.53	\$3.51
5 Year Average	\$3.53				