



HARTLEY COUNTY APPRAISAL DISTRICT

Chief Appraiser: Jaun Salazar

Street Address: 1011 4th St.
Hartley, TX 79044

Mailing Address: P.O. Box 405
Hartley, TX 79044

Phone: (806) 365-4515

Fax: (806) 365-4582

Email: hartleyappr@hartleycad.com

Website: www.hartleycad.org

2025 PRODUCTIVITY VALUES

HARTLEY COUNTY APPRAISAL DISTRICT PRODUCTIVITY VALUES

IRRIGATED CROPLAND				
	2025		2024	2023
BASE	87.60		77.74	179.4
AIF1	77	88%	68	157
AIF2	71	80%	63	144
AIF3	58	67%	52	119
AIF4	48	54%	42	97
AIF5	30	35%	27	62
AIF6	26	30%	23	53
AIF7	23	26%	20	46
UFA1	43	49%	38	88
UFA2	40	45%	35	81
UFA3	33	38%	30	68
UFA4	40	46%	36	82
DRYLAND CROPLAND				
	2025		2024	2023
BASE	158.20		155.66	209.1
ADF1	89	56%	87	118
ADF2	300	189%	295	396
ADF3	76	48%	75	100
ADF4	66	42%	65	87
ADF5	40	25%	39	52
ADF6	36	23%	36	48
ADF7	33	21%	32	44
NATIVE PASTURE				
	2025		2024	2023
BASE	24.80		25.47	35.3
AP1	37	150%	38	53
AP2	31	125%	32	44
AP3	28	114%	29	40
AP4	28	111%	28	39
AP5	25	100%	25	35
AP6	24	97%	25	34
AP7	14	56%	14	20

HARTLEY COUNTY APPRAISAL DISTRICT

PRODUCTIVITY VALUES

CATEGORY	FINAL
	VALUE/ACRE
Irrigated Cropland	\$87.60
Dry Cropland	\$158.20
Native Pasture	\$24.80

CAP RATE 0.1000

IRRIGATED CROPLAND		
	Cash or Share	Net To
	Lease	Land
2019	C	\$12.07
2020	C	\$4.24
2021	C	\$4.64
2022	C	\$9.65
2023	C	\$13.18
5 Year Average NTL		\$8.76
IRRIGATED CROPLAND VALUE		
\$87.60		

NATIVE PASTURELAND		
		Net To
		Land
2019		\$2.77
2020		\$2.72
2021		\$2.75
2022		\$2.49
2023		\$1.68
5 Yr Avg NTL		\$2.48
NATIVE PASTURE VALUE		
\$24.80		

DRY CROPLAND		
	Cash or Share	Net To
	Lease	Land
2019	S	\$17.20
2020	S	\$12.48
2021	C	\$17.41
2022	C	\$16.94
2023	C	\$15.07
5 Year Average NTL		\$15.82
DRY CROPLAND VALUE		
\$158.20		

HARTLEY COUNTY APPRAISAL DISTRICT

Irrigated Cropland					
Income	2019	2020	2021	2022	2023
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	11.06	9.97	9.57	4.56	1.03
Fence	0.00	0.00	0.00	0.00	0.00
Well/Water	23.37	32.29	32.29	32.29	32.29
Management	3.50	3.50	3.50	3.50	3.50
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$37.93	\$45.76	\$45.36	\$40.35	\$36.82
Net to Land	\$12.07	\$4.24	\$4.64	\$9.65	\$13.18
5 Year Average					\$8.76

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Dry Cropland					
Income	2019	2020	2021	2022	2023
Lease	0.00	0.00	20.00	20.00	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	20.00	20.00	20.00
Expenses					
Tax	0.00	0.00	1.19	1.66	3.53
Fence	0.00	0.00	0.00	0.00	0.00
Management	0.00	0.00	1.40	1.40	1.40
Other	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$0.00	\$0.00	\$2.59	\$3.06	\$4.93
Net to Land	\$0.00	\$0.00	\$17.41	\$16.94	\$15.07

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Native Pasture Land					
Income	2019	2020	2021	2022	2023
Lease	6.90	6.90	7.00	7.00	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	\$7.00	\$7.00	\$7.00
Expenses					
Tax	0.69	0.70	0.71	0.97	0.45
Fence	2.38	2.42	2.82	2.82	4.03
Well/Water	0.58	0.58	0.23	0.23	0.35
Management	0.48	0.48	0.49	0.49	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	\$4.13	\$4.18	\$4.25	\$4.51	\$5.32
Net to Land	\$2.77	\$2.72	\$2.75	\$2.49	\$1.68
5 Year Average	\$2.48				