



CAMERON APPRAISAL DISTRICT

2016

AGRICULTURAL APPRAISAL
SCHEDULE

**AGRICULTURAL APPRAISAL SCHEDULE
TABLE OF CONTENTS**

CAD AGRICULTURAL ADVISORY BOARD MEMBERS3

TAX RATE FORMULATION4

AG-USE POLICY AND PRODUCTIVITY VALUATION5

PROPERTY TAX CODE SECTIONS 23.51.....7

ALLOWABLE TAX EXPENSES8

TYPICAL LEASE RATES FOR IC19

TYPICAL LEASE RATES FOR IC212

TYPICAL LEASE RATES FOR IC314

TYPICAL LEASE RATES FOR DC116

TYPICAL LEASE RATES FOR DC218

TYPICAL LEASE RATES FOR DC319

TYPICAL LEASE RATES FOR IP20

TYPICAL LEASE RATES FOR NP121

TYPICAL LEASE RATES FOR NP222

TYPICAL LEASE RATES FOR NP323

TYPICAL LEASE RATES FOR OR124

TYPICAL LEASE RATES FOR OR225

BEE KEEPING DEGREE OF INTENSITY26

BEE KEEPING PRODUCTIVITY VALUE27

AG VALUES COMPARED TO 201528

STATE COMPTROLLER AG MANUAL APPENDIX

CAMERON APPRAISAL DISTRICT AGRICULTURAL ADVISORY BOARD

Tom Moses	2016-2017
Francis Phillipp	2016-2017
Tudor Uhlhorn	2015-2016
Adrian De Los Santos	2016-2017
Ovidio Atkinson	2015-2016

Tax Rate Formulation Ag- Use Schedule

The tax rate formulation used for calculation the taxes deducted for each of the Ag-use categories is derived by using the following process:

- | | |
|-------------------------------------|----------------------------|
| 1. Cameron County Tax Rate | :All Categories |
| 2. Drainage Districts Tax Rate | :Irrigated Categories Only |
| 3. South Texas ISD Tax Rate | :All Categories |
| 4. Texas Southmost College Tax Rate | :All Categories |
| 5. Median ISD Tax Rate | :All Categories |
| 6. Cameron County EMS | :All Categories |
| 7. Median Water District Tax Rate | :Irrigated Categories Only |

The total combination of these tax rates are used for calculating the tax expense for each category. City tax rates are not used because these are not considered typical for the majority of the farm & ranch land. Flat rates are obtained by contacting each irrigation district and are used in irrigated categories only.

MANAGEMENT

Crop land and Pastures received a 3% management practice deduction for keeping records, finding

DROUGHT ALLOWANCE

[For 2011, 2012 and 2013 calculations Cameron CAD recommends adding drought allowance to all categories; 2010 and 2014 were not considered drought conditions as per U.S. drought monitor. Irrigated row crops and pastures were allowed 1% to 5% deductions for drought allowance, and Dry land row crop categories will receive drought allowance of 5.5% to 7.5%. This recommendation is due to the U.S. Drought Monitor Map Archives from the National Drought Mitigation Center. You may visit](#)

PERCENT APPLIED TO DROUGHT LEVEL FOR EACH YEAR

IRRIGATED CROPS & PASTURE

D2 Severe Drought = 1%
D3 Extreme Drought = 3%
D4 Exceptional Drought = 5%

DRY CROP CATEGORY

D2 Severe Drought = 5.5%
D3 Extreme Drought = 6.5%
D4 Exceptional Drought = 7.5%

CAMERON APPRAISAL DISTRICT AG-USE POLICY LAND PRODUCTIVITY VALUATION

Two amendments to the Texas Constitution permit agricultural and open-space land to be taxed on its agricultural use or productivity value. This means taxes would be assessed against the productive value of and instead of its market value.

The legal basis for special valuation is found in the Texas Constitution Article VIII, Section 1-d and 1-d-1. The two types of land and valuation are commonly called "Ag-use" or "open-space." The corresponding provision of the Property Tax Code can be found in Chapters 23.41 Thru 23.57.

While the purpose of the two special valuations is similar, they must be in agricultural use and valued in the same manner, however the qualifying procedures are different.

1. AG-USE, 1-D, QUALIFICATIONS:

- a. The land must be owned by a natural person. Partnerships or corporations may not qualify.
- b. The land must have been in agricultural use for three years prior to application of this special valuation.
- c. The owner must apply every year and sign a sworn statement about the use of the land.
- d. The agricultural business must be the owner's primary occupation and source of income.

2. OPEN-SPACE, 1-D-1, QUALIFICATIONS:

- a. The land must not be owned by a non-resident alien, corporations controlled by non-resident alien or foreign governments.
 1. The Texas Supreme Court has held that non-resident aliens can now qualify for agricultural valuation.
- b. Devoted principally to agricultural use to a degree of intensity generally accepted in the area.
- c. The land must have been devoted to a qualifying use for at least 5 of the past 7 years-consecutive if inside city limits.
- d. The agricultural business need not be primary.
- e. A one-time application and approval is required unless the Chief Appraiser requests another application

The possibility of a "Rollback Tax" exists under either form of special valuation. Liability for additional taxes is created under 1-d by either by the sale of the land or a change of use. A prior three year envelope exists from the date of sale or change use occurs.

Open-Space 1-d-1 rollback is triggered by a change in use of the land to a non-agricultural use. The recapture period is five years preceding the year the change occurs. The additional tax is calculated by taking the difference between taxes paid under special valuation and taxes that would have been paid if the land were appraised at market value, plus an annual interest penalty of seven percent.

The window for filing an application is between January 1 and May 1. A late penalty is imposed if the application is filed after May 1 and before ARB approval of appraisal rolls.

Guidelines have been established by the Cameron Appraisal District for the implementation of these provisions. It is also the opinion of the Chief Appraiser the guidelines are valid for mass appraisal purposes and can be applied uniformly throughout Cameron County.

**CAMERON APPRAISAL DISTRICT
PROPERTY TAX CODE
SECTION 23.51**

SECTION 23.51. Definitions

1. Qualified "open-space land" means land that is currently devoted principally to agricultural use to the degree of intensity generally accepted in the area and that has been devoted principally to agricultural use or to production of timber or forest products for five of the preceding seven years or land that is used principally as an ecological laboratory by a public or private college or university. Qualified open-space land includes all appurtenances to the land. For the purpose of this subdivision, appurtenances to the land means private roads, darns, reservoirs, water wells, canals, ditches, terraces, and other reshaping of the soil, fences, and riparian waters rights.

2. "Agricultural use" includes but is not limited to the following activities: cultivating the soil, producing crops for human food, animal feed, or planting seed or for the production of fibers; floriculture, viticulture, and horticulture; raising or keeping livestock; raising or keeping exotic animals for the production of human food or of fiber, leather, pelts or other tangible products having a commercial value; and planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure. The term also includes the use of land to produce or harvest logs and posts for the use in constructing or repairing fences, pens, barns, or other agricultural improvements on adjacent qualified open-space land having the same owner and devoted to a different agricultural use. The term also includes the use of land for wildlife management.

3. "Category" means the value classification of land considering the agricultural use to which the land is principally devoted. Categories of land may include but are not limited to irrigated cropland, dry cropland, improved pasture, native pasture, orchard, and waste and may be further divided according to soil type, soil capability, irrigation, general topography, geographical factors, and other factors which influence the productive capacity of the category. The chief appraiser shall obtain information from the Texas Agricultural Extension Service, Soil Conservation Service, and other recognized agricultural sources for the purposes of determining the categories of production existing in the appraisal district.

TAX EXPENSE

	2014	2013	2012	2011	2010	2009
Entity	<i>Tax Rates</i>	<i>Tax Rates</i>	<i>Tax Rates</i>	<i>Tax Rates</i>	<i>Tax Rates</i>	<i>Tax Rates</i>
IBR	1.145666	1.142155	1.092300	1.092300	1.092300	1.092300
IHG	1.218000	1.218000	1.218000	1.218000	1.219000	1.125000
ILA	1.299100	1.299100	1.300000	1.336000	1.336000	1.336000
ILO	1.190000	1.190000	1.190000	1.190000	1.200000	1.200000
ILY	1.280000	1.220000	1.330000	1.330000	1.330000	1.200000
IPI	1.081634	1.081634	1.081640	1.081634	1.081634	1.061634
IRH	1.369100	1.309100	1.309100	1.309100	1.289100	1.289100
ISB	1.304900	1.304900	1.304900	1.304900	1.304900	1.304900
ISM	1.280000	1.280000	1.280000	1.280000	1.280000	1.254941
ISR	1.372200	1.372200	1.372200	1.372200	1.372220	1.293000
Avg School	1.254060	1.241709	1.247814	1.251413	1.250515	1.215688
SD1	0.029500	0.029700	0.030600	0.031100	0.031400	0.031535
SD3	0.147218	0.147218	0.147218	0.147218	0.147218	0.147218
SD4	0.041320	0.041320	0.041320	0.041320	0.041320	0.041320
SD5	0.137364	0.137364	0.137364	0.137364	0.137364	0.137364
Avg Drain	0.088851	0.088901	0.089126	0.089251	0.089326	0.089359
SES	0.100000	0.100000	0.100000	0.100000	0.100000	0.100000
SST	0.049200	0.049200	0.049200	0.049200	0.049200	0.049200
STS	0.164094	0.162935	0.162935	0.164026	0.162423	0.161924
GCC	0.399291	0.384291	0.384291	0.384291	0.364291	0.363191

Typical Lease Rates for Cameron County

IC1

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
2010	STEVE BAUER	\$100	\$70.00	\$7.32	Taxes	\$43.27
	RANDY MCMURRAY FARMS	\$100		\$17.31	W.D. Flat Rate	
	ALBERT PEREZ	\$90	0%	\$0.00	Drought	
	BAUER	\$85	3%	\$2.10	Management	
	BJ SIMPSON	\$85		\$26.73	Total Deductions	
	LENARD SIMMONS FARMS	\$80				
	MCLEMORE ZACHARY	\$70				
	STEVE WOLF	\$70	*			
	RANDY MCMURRAY FARMS	\$70				
	BILLY D SIMPSON	\$65				
	DON WATERS	\$65				
	J & R OLIVAREZ FARMS	\$65				
	ALBERT GARZA	\$60				
	RAMIRO REYNA	\$50				
	RENE RANGEL	\$50				
2011	STEVE BAUER	\$100	\$70.00	\$6.66	Taxes	\$40.30
	RANDY MCMURRAY FARMS	\$100		\$17.44	W.D. Flat Rate	
	ALBERT PEREZ	\$90	5%	\$3.50	Drought	
	BAUER	\$85	3%	\$2.10	Management	
	BJ SIMPSON	\$85		\$29.70	Total Deductions	
	LENARD SIMMONS FARMS	\$80				
	BRUCE WATERS	\$80				
	MCLEMORE ZACHARY	\$70				
	STEVE WOLF	\$70	*			
	RANDY MCMURRAY FARMS	\$70				
	J & R OLIVAREZ FARMS	\$70				
	BILLY D SIMPSON	\$65				
	DON WATERS	\$65				
	ALBERT GARZA	\$60				
	RAMIRO REYNA	\$50				
RENE RANGEL	\$50					
WESLEY VALERIOUS	\$50					
2012	STEVE BAUER (SC)	\$100	\$70.00	\$8.58	Taxes	\$42.91
	RANDY MCMURRAY FARMS (SC)	\$100		\$17.81	W.D. Flat Rate	
	ALBERT PEREZ	\$90	1%	\$0.70	Drought	
	BAUER	\$85	3%	\$2.10	Management	
	BJ SIMPSON	\$85		\$27.09	Total Deductions	
	LENARD SIMMONS FARMS	\$80				
	BRUCE WATERS	\$80				
	MCLEMORE ZACHARY	\$70				
	STEVE WOLF	\$70	*			
	RANDY MCMURRAY FARMS (SC)	\$70				
	J & R OLIVAREZ FARMS	\$70				

BILLY D SIMPSON	\$65
ALBERT GARZA	\$60
RAMIRO REYNA	\$50
RENE RANGEL	\$50
WESLEY VALERIOUS	\$50

2013	JOHNSON BROTHERS PTN (SC)	\$115	\$80.00	\$8.70	Taxes	\$51.09
	NEUHOUS & SONS	\$110		\$17.81	W.D. Flat Rate	
	STEVE BAUER (SC)	\$100	3%	\$2.40	Drought	
	RANDY MCMURRAY FARMS (SC)	\$100	3%	\$2.40	Management	
	ALBERT PEREZ	\$90		\$28.91	Total Deductions	
	BURNS LEVI	\$90				
	BAUER	\$85				
	BJ SIMPSON	\$85				
	SPARKS	\$85				
	LENARD SIMMONS FARMS	\$80				
	BRUCE WATERS	\$80	*			
	MCLEMORE ZACHARY	\$70				
	STEVE WOLF	\$70				
	RANDY MCMURRAY FARMS	\$70				
	J & R OLIVAREZ FARMS	\$70				
	BILLY D SIMPSON	\$65				
	ALBERT GARZA	\$60				
	TAMM LANE VENTURES	\$55				
	RAMIRO REYNA	\$50				
	RENE RANGEL	\$50				
	WESLEY VALERIOUS	\$50				

2014	JOHNSON BROTHERS PTN (SC)	\$115	\$80.00	\$8.61	Taxes	\$53.58
	NEUHOUS & SONS	\$110		\$17.81	W.D. Flat Rate	
	STEVE BAUER (SC)	\$100	0%	\$0.00	Drought	
	RANDY MCMURRAY FARMS (SC)	\$100	3%	\$2.40	Management	
	M.O.PRODUCE LLC (organic farm)	\$100		\$26.42	Total Deductions	
	LEVI BURNS	\$97				
	ALBERT PEREZ	\$90				
	BURNS LEVI	\$90				
	BAUER	\$85				
	BJ SIMPSON	\$85				
	SPARKS	\$85				
	LENARD SIMMONS FARMS	\$80				
	BRUCE WATERS	\$80	*			
	K-M TURF FARM	\$80				
	EDDIE OSTROWSKI	\$75				
	MCLEMORE ZACHARY	\$70				
	STEVE WOLF	\$70				
	RANDY MCMURRAY FARMS	\$70				
	J & R OLIVAREZ FARMS	\$70				
	BILLY D SIMPSON	\$65				
	ALBERT GARZA	\$60				
	TAMM LANE VENTURES	\$55				
	RAMIRO REYNA	\$50				

RENE RANGEL	\$50
WESLEY VALERIOUS	\$50

-
- 1.) 46.230/ 10% Cap Rate = \$462.30
 - 2.) \$462 (2016 Ag Rate)

Total	\$231.15
5 Year Average	\$46.230
Cash Lease	

Ag Value/ acre	\$462
----------------	-------

Typical Lease Rates for Cameron County
IC2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
2010	BRUCE WATERS	\$80.00	\$65.00	\$6.79	Taxes	\$38.95
	LEONARD SIMMONS FARMS	\$80.00		\$17.31	W.D. Flat Rate	
	ALBERT PEREZ	\$70.00		0%	\$0.00 Drought	
	DON WATERS	\$65.00	*	3%	1.95 Management	
	ROBERT ATKINSON	\$65.00		\$26.05	Total Deductions	
	ERNESTO GONZALES	\$55.00				
	RAMIRO REYNA	\$50.00				
	MATHERS FARMS	\$45.00				
2011	BRUCE WATERS	\$80.00	\$65.00	\$6.11	Taxes	\$36.25
	LEONARD SIMMONS FARMS	\$80.00		\$17.44	W.D. Flat Rate	
	ALBERT PEREZ	\$70.00		5%	\$3.25 Drought	
	DON WATERS	\$65.00	*	3%	1.95 Management	
	ROBERT ATKINSON	\$65.00		\$28.75	Total Deductions	
	ERNESTO GONZALES	\$55.00				
	RAMIRO REYNA	\$50.00				
	MATHERS FARMS	\$45.00				
2012	BRUCE WATERS	\$80.00	\$65.00	\$7.89	Taxes	\$36.70
	LEONARD SIMMONS FARMS	\$80.00		\$17.81	W.D. Flat Rate	
	ALBERT PEREZ	\$70.00		1%	\$0.65 Drought	
	DON WATERS	\$65.00	*	3%	1.95 Management	
	ROBERT ATKINSON	\$65.00		\$28.30	Total Deductions	
	ERNESTO GONZALES	\$55.00				
	RAMIRO REYNA	\$50.00				
	MATHERS FARMS	\$45.00				
2013	BRUCE WATERS	\$80.00	\$70.00	\$7.93	Taxes	\$40.06
	LEONARD SIMMONS FARMS	\$80.00		\$17.81	W.D. Flat Rate	
	THOMAS WIESMAN	\$80.00		3%	\$2.10 Drought	
	PAUL FLOYD	\$75.00		3%	\$2.10 Management	
	COATES E M	\$75.00		\$29.94	Total Deductions	
	ALBERT PEREZ	\$70.00	*			
	DON WATERS	\$65.00				
	ROBERT ATKINSON	\$65.00				
	ERNESTO GONZALES	\$55.00				
	RAMIRO REYNA	\$50.00				
	MATHERS FARMS	\$45.00				

2014 BRUCE WATERS	\$80.00	\$75.00	\$8.02	Taxes	\$46.92
LEONARD SIMMONS FARMS	\$80.00		\$17.81	W.D. Flat Rate	
THOMAS WIESMAN	\$80.00		0%	\$0.00	Drought
BILLY MACK SIMPSON	\$75.00		3%	2.25	Management
PAUL FLOYD	\$75.00	*	\$28.08	Total Deductions	
COATES E M	\$75.00				
ALBERT PEREZ	\$70.00				
DON WATERS	\$65.00				
ROBERT ATKINSON	\$65.00				
ERNESTO GONZALES	\$55.00				
MARCELINO MORALES	\$50.00				
MATHERS FARMS	\$45.00				

1.) \$39.776/ 10% Cap Rate = \$397.76	Total	\$198.88
2.) \$398 (2016 Ag Rate)	5 Year Average	\$39.776
	Cash Lease	
	Ag Value/ acre	\$398

Typical Lease Rates for Cameron County IC3

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
2010	BRUCE WATERS	\$80.00	\$60.00	\$4.28	Taxes	\$36.61	
	J & R OLIVAREZ FARMS	\$65.00		\$17.31	W.D. Flat Rate		
	LEVI BURNS	\$60.00		0%	\$0.00		Drought
	LENARD SIMMONS	\$60.00		3%	\$1.80		Management
	ALBERT GARZA	\$60.00	*		\$23.39		Total Deductions
	JUAN GARCIA	\$55.00					
	RAMIRO REYNA	\$50.00					
	MATHERS FARMS	\$45.00					
	MARCUS WICK	\$45.00					
2011	BRUCE WATERS	\$80.00	\$60.00	\$3.76	Taxes	\$34.00	
	J & R OLIVAREZ FARMS	\$65.00		\$17.44	W.D. Flat Rate		
	LEVI BURNS	\$60.00		5%	\$3.00		Drought
	LENARD SIMMONS	\$60.00		3%	\$1.80		Management
	ALBERT GARZA	\$60.00	*		\$26.00		Total Deductions
	JUAN GARCIA	\$55.00					
	RAMIRO REYNA	\$50.00					
	MATHERS FARMS	\$45.00					
	MARCUS WICK	\$45.00					
2012	BRUCE WATERS	\$80.00	\$60.00	\$5.46	Taxes	\$34.33	
	J & R OLIVAREZ FARMS	\$70.00		\$17.81	W.D. Flat Rate		
	LEVI BURNS	\$60.00		1%	\$0.60		Drought
	LENARD SIMMONS	\$60.00	*	3%	\$1.80		Management
	ALBERT GARZA	\$60.00			\$25.67		Total Deductions
	JUAN GARCIA	\$55.00					
	RAMIRO REYNA	\$50.00					
	MATHERS FARMS	\$45.00					
	MARCUS WICK	\$45.00					
2013	BRUCE WATERS	\$80.00	\$60.00	\$5.63	Taxes	\$32.96	
	TEOFILO FLORES JR	\$70.00		\$17.81	W.D. Flat Rate		
	J & R OLIVAREZ FARMS	\$70.00		3%	\$1.80		Drought
	LEVI BURNS	\$60.00		3%	\$1.80		Management
	LENARD SIMMONS	\$60.00	*		\$27.04		Total Deductions
	ALBERT GARZA	\$60.00					
	JUAN GARCIA	\$55.00					
	RAMIRO REYNA	\$50.00					
	MATHERS FARMS	\$45.00					
MARCUS WICK	\$45.00						

2014	BRUCE WATERS	\$80.00	\$60.00	\$7.13	Taxes	\$33.26
	TEOFILO FLORES JR	\$70.00		\$17.81	W.D. Flat Rate	
	J & R OLIVAREZ FARMS	\$70.00		0%	\$0.00	Drought
	BYRON VASSBERG	\$65.00		3%	\$1.80	Management
	ALBERT GARZA	\$60.00		\$26.74	Total Deductions	
	LENARD SIMMONS	\$60.00				
	LEVI BURNS	\$60.00	*			
	JUAN GARCIA	\$55.00				
	LUPE ARGUILLIN	\$53.00				
	RAMIRO REYNA	\$50.00				
	MARCUS WICK	\$45.00				
	MATHERS FARMS	\$45.00				

					Total	\$171.15
1.)	\$34.231 / 10% Cap Rate =	\$342.31			5 Year Average	\$34.231
2.)	\$342 (2016 Ag Rate)				Cash Lease	
					Ag Value/ acre	\$342

**Typical Lease Rates for Cameron County
DC1**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
2010	OVI ATKINSON	\$65	\$55.00	\$4.97	Taxes	\$48.38	
	BILLY MAC SIMPSON (600ac)	\$65		\$0.00	Drought		
	LUPE & BODE ARGUILLIN	\$65		3%	\$1.65		Management
	DON WATERS/LA CUESTA	\$55			\$6.62		Total Deductions
	OVI ATKINSON	\$55					
	ALBERT PEREZ	\$50					
	ALBERT GARZA	\$50					
	J & R OLIVAREZ FARMS	\$50	*				
	ROBERT ATKINSON	\$50					
EDWARD MATHERS	\$45						
2011	OVI ATKINSON	\$65	\$50.00	\$4.37	Taxes	\$40.38	
	BILLY MAC SIMPSON (600ac)	\$65		7.5%	\$3.75		Drought
	LUPE & BODE ARGUILLIN	\$65		3%	\$1.50		Management
	DON WATERS/LA CUESTA	\$55			\$9.62		Total Deductions
	ALBERT PEREZ	\$50					
	J & R OLIVAREZ FARMS	\$50	*				
	ALBERT GARZA	\$50					
	ROBERT ATKINSON	\$50					
	EDWARD MATHERS	\$45					
2012	BILLY MAC SIMPSON (600ac)	\$65	\$50.00	\$6.86	Taxes	\$38.39	
	OVI ATKINSON	\$65		6.5%	\$3.25		Drought
	LUPE & BODE ARGUILLIN	\$65		3%	\$1.50		Management
	DON WATERS/LA CUESTA	\$55			\$11.61		Total Deductions
	ALBERT PEREZ	\$50					
	J & R OLIVAREZ FARMS	\$50	*				
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
	EDWARD MATHERS	\$45					
2013	BILLY MAC SIMPSON (600ac)	\$65	\$52.50	\$6.73	Taxes	\$41.31	
	OVI ATKINSON	\$65		5.5%	\$2.89		Drought
	LUPE & BODE ARGUILLIN	\$65		3%	\$1.58		Management
	USDA FSA SOIL MAINTENANCE	\$60			\$11.19		Total Deductions
	DON WATERS/LA CUESTA	\$55					
	ALBERT PEREZ	\$50	*				
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
EDWARD MATHERS	\$45						

2014	ALLEN FARMS	\$75	\$60.00	\$7.75	Taxes	\$50.45
	CJ FARMS	\$70		0.0%	\$0.00	Drought
	BILLY MAC SIMPSON (600ac)	\$65		3%	\$1.80	Management
	OVI ATKINSON	\$65			\$9.55	Total Deductions
	LUPE & BODE ARGUILLIN	\$65				
	SPENCER PENNINGTON	\$65				
	USDA FSA SOIL MAINTENANCE	\$60	*			
	DON WATERS/LA CUESTA	\$55				
	ALBERT PEREZ	\$50				
	J & R OLIVAREZ FARMS	\$50				
	ROBERT ATKINSON	\$50				
	ALBERT GARZA	\$50				
	EDWARD MATHERS	\$45				

					Total	\$218.91
1.)	\$43.7829 / 10% Cap Rate =	\$437.829			5 Year Average	\$43.7829
2.)	\$438 (2016 Ag Rate)				Cash Lease	
					Ag Value/ acre	\$438

Typical Lease Rates for Cameron County DC2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
2010	BILLY MAC SIMPSON (600ac)	\$55	\$43.00	\$4.28	Taxes	\$37.43	
	LUPE & BODE ARGUILLIN	\$50		\$0.00	Drought		
	OVI ATKINSON	\$45		3%	\$1.29		Management
	ALBERT & SANDRA PEREZ	\$43	*		\$5.57		Total Deductions
	ROBERT ATKINSON	\$40					
	EDWARD MATHERS	\$40					
	ALBERT GARZA	\$35					
2011	BILLY MAC SIMPSON (600ac)	\$55	\$43.00	\$3.76	Taxes	\$34.72	
	LUPE & BODE ARGUILLIN	\$50		7.5%	\$3.23		Drought
	OVI ATKINSON	\$45		3%	\$1.29		Management
	ALBERT & SANDRA PEREZ	\$43	*		\$8.28		Total Deductions
	ROBERT ATKINSON	\$40					
	EDWARD MATHERS	\$40					
	ALBERT GARZA	\$35					
2012	BILLY MAC SIMPSON (600ac)	\$55	\$43.00	\$5.46	Taxes	\$33.45	
	LUPE & BODE ARGUILLIN	\$50		6.5%	\$2.80		Drought
	OVI ATKINSON	\$45		3%	\$1.29		Management
	ALBERT & SANDRA PEREZ	\$43	*		\$9.55		Total Deductions
	ROBERT ATKINSON	\$40					
	EDWARD MATHERS	\$40					
	ALBERT GARZA	\$35					
2013	USDA FSA SOIL MAINTENANCE	\$56	\$50.00	\$5.29	Taxes	\$40.46	
	OVI ATKINSON	\$65		5.5%	\$2.75		Drought
	BILLY MAC SIMPSON (600ac)	\$55		3%	\$1.50		Management
	EDWARD MATHERS	\$50	*		\$9.54		Total Deductions
	LUPE & BODE ARGUILLIN	\$50					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT & SANDRA PEREZ	\$43					
ALBERT GARZA	\$35						
2014	ALLEN FARMS	\$80	\$50.00	\$6.92	Taxes	\$41.58	
	OVI ATKINSON	\$65		0.0%	\$0.00		Drought
	USDA FSA SOIL MAINTENANCE	\$56		3%	\$1.50		Management
	BILLY MAC SIMPSON (600ac)	\$55			\$8.42		Total Deductions
	EDWARD MATHERS	\$50	*				
	LUPE & BODE ARGUILLIN	\$50					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
ALBERT & SANDRA PEREZ	\$43						
ALBERT GARZA	\$35						
1.) \$37.5290 / 10% Cap Rate = \$375.29					Total	\$187.64	
1.) \$375.29 / 10% Cap Rate = \$375					5 Year Average	\$37.5290	
					Cash Lease		
					Ag Value/ acre	\$375	

Typical Lease Rates for Cameron County DC3

Year	Lease Rates Obtained From	Lease Rates	Typical Rate		Total Typical Expenses		Typical Net To Land
2010	LUPE & BODE ARGUILLIN	\$40	\$40.00		\$4.24	Taxes	\$34.56
	EDWARD MATHERS	\$40	*	0.0%	\$0.00	Drought	
	ALBERT PEREZ	\$40		3.0%	\$1.20	Management	
	ALBERT GARZA	\$35			\$5.44	Total Deductions	
	BILLY MAC SIMPSON	\$35					
2011	LUPE & BODE ARGUILLIN	\$40	\$40.00		\$3.70	Taxes	\$32.10
	ALBERT PEREZ	\$40		7.5%	\$3.00	Drought	
	EDWARD MATHERS	\$40	*	3.0%	\$1.20	Management	
	ALBERT GARZA	\$35			\$7.90	Total Deductions	
	BILLY MAC SIMPSON	\$35					
2012	ALBERT PEREZ	\$40	\$40.00		\$4.69	Taxes	\$31.91
	LUPE & BODE ARGUILLIN	\$40		5.5%	\$2.20	Drought	
	EDWARD MATHERS	\$40	*	3.0%	\$1.20	Management	
	ALBERT GARZA	\$35			\$8.09	Total Deductions	
	BILLY MAC SIMPSON	\$35					
2013	ALBERT PEREZ	\$40	\$37.50		\$4.59	Taxes	\$29.34
	LUPE & BODE ARGUILLIN	\$40		6.5%	\$2.44	Drought	
	EDWARD MATHERS	\$40	*	3.0%	\$1.13	Management	
	ALBERT GARZA	\$35	*		\$8.16	Total Deductions	
	BILLY MAC SIMPSON	\$35					
	USDA FSA SOIL MAINTENANCE	\$31					
2014	ALLEN FARMS	\$80	\$40.00		\$6.27	Taxes	\$32.53
	ALBERT PEREZ	\$40	*	0.0%	\$0.00	Drought	
	LUPE & BODE ARGUILLIN	\$40		3.0%	\$1.20	Management	
	EDWARD MATHERS	\$40			\$7.47	Total Deductions	
	ALBERT GARZA	\$35					
	BILLY MAC SIMPSON	\$35					
	USDA FSA SOIL MAINTENANCE	\$31					
					Total	\$160.44	
1.) \$32.09 / 10% Cap Rate = 320.90					5 Year Average	\$32.09	
2.) \$321 (2016 Ag Rate)					Cash Lease		
					Ag Value/ acre	\$321	

Typical Lease Rates for Cameron County IP

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
2010	ANASTACIO CAVAZOS	\$100	\$50.00	\$4.47	Taxes	\$24.46
	ZEKE CISNEROS	\$88		\$17.31	W.D. Flat Rate	
	JOYCE KETCHAM	\$50 *	0%	\$0.00	Drought	
	OVI ATKINSON	\$15	3%	\$1.50	Management	
	JORGE GARZA	\$10		\$2.26	Fence expense	
				\$25.54	Total Deductions	
2011	ANASTACIO CAVAZOS	\$100	\$50.00	\$4.63	Taxes	\$21.52
	ZEKE CISNEROS	\$88		\$17.44	W.D. Flat Rate	
	JOYCE KETCHAM	\$50 *	5%	\$2.50	Drought	
	OVI ATKINSON	\$15	3%	\$1.50	Management	
	JORGE GARZA	\$10		\$2.41	Fence expense	
				\$28.48	Total Deductions	
2012	ANASTACIO CAVAZOS	\$100	\$50.00	\$4.70	Taxes	\$23.01
	ZEKE CISNEROS	\$88		\$17.81	W.D. Flat Rate	
	JOYCE KETCHAM	\$50 *	1%	\$0.50	Drought	
	OVI ATKINSON	\$15	3%	\$1.50	Management	
	JORGE GARZA	\$10		\$2.48	Fence expense	
				\$26.99	Total Deductions	
2013	ANASTACIO CAVAZOS	\$100	\$75.00	\$4.56	Taxes	\$45.66
	JACK HOWEL	\$89		\$17.81	W.D. Flat Rate	
	ZEKE CISNEROS	\$88	3%	\$2.25	Drought	
	JOE ORTEGA	\$85 *	3%	\$2.25	Management	
	TOMMY WEBER	\$65 *		\$2.47	Fence expense	
	JOYCE KETCHAM	\$50		\$29.34	Total Deductions	
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10				
2014	ANASTACIO CAVAZOS	\$100	\$85.00	\$5.02	Taxes	\$57.11
	JACK HOWEL	\$89		\$17.81	W.D. Flat Rate	
	ZEKE CISNEROS	\$88	0%	\$0.00	Drought	
	JOE ORTEGA	\$85 *	3%	\$2.55	Management	
	TOMMY WEBER	\$65		\$2.51	Fence expense	
	JOYCE KETCHAM	\$50		\$27.89	Total Deductions	
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10				
1.) \$34.353/ 10% Cap Rate = \$343.53				5 Year Average		\$171.77
2.) \$344 (2016 Ag Rate)				Cash Lease		\$34.353
				Ag Value/ acre		\$344

Typical Lease Rates for Cameron County NP1

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
2010	ZEKE CISNEROS	\$40	\$27.50	\$3.10	Taxes	\$21.31
	FRANK GONZALEZ	\$40 *		\$0.00	Drought	
	OVI ATKINSON	\$15 *		\$0.83	Management	
	JORGE GARZA	\$10		\$2.26	Fencing depreciation	
				\$6.19	Total Deductions	
2011	ZEKE CISNEROS	\$40	\$27.50	\$3.16	Taxes	\$19.73
	FRANK GONZALEZ	\$40 *		\$1.38	Drought	
	OVI ATKINSON	\$15 *		\$0.83	Management	
	JORGE GARZA	\$10		\$2.41	Fencing depreciation	
				\$7.77	Total Deductions	
2012	ZEKE CISNEROS	\$40	\$27.50	\$3.05	Taxes	\$20.87
	FRANK GONZALEZ	\$40 *		\$0.28	Drought	
	OVI ATKINSON	\$15 *		\$0.83	Management	
	JORGE GARZA	\$10		\$2.48	Fencing depreciation	
				\$6.63	Total Deductions	
2013	ZEKE CISNEROS	\$40	\$16.00	\$3.04	Taxes	\$9.53
	FRANK GONZALEZ	\$40		\$0.48	Drought	
	CORTEZ SURVEY	\$17 *		\$0.48	Management	
	OVI ATKINSON	\$15 *		\$2.47	Fencing depreciation	
	JORGE GARZA	\$10				
	WILLAMAR OPERATING, LP	\$6		\$6.47	Total Deductions	
2014	FRED KARLE	\$45	\$17.00	\$4.48	Taxes	\$9.50
	ZEKE CISNEROS	\$40		\$0.00	Drought	
	FRANK GONZALEZ	\$40		\$0.51	Management	
	CORTEZ SURVEY	\$17 *		\$2.51	Fencing depreciation	
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10		\$7.50	Total Deductions	
	WILLAMAR OPERATING, LP	\$6				
1.) \$16.187 / 10% Cap Rate = \$161.87					5 Year Average	\$80.94
2.) \$162 (2016 Ag Rate)					Cash Lease	\$16.187
					Ag Value/ acre	\$162

Typical Lease Rates for Cameron County NP2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses	Typical Net To Land
2010	FRANK GONZALEZ	\$40	\$15.00	\$2.27 Taxes	\$10.02
	ZEKE CISNEROS	\$40		\$0.00 Drought	
	OVI ATKINSON	\$15 *		\$0.45 Management	
	JORGE GARZA	\$10		\$2.26 Fencing depreciation	
	BILLY MAC SIMPSON	\$7			
				\$4.98 Total Deductions	
2011	FRANK GONZALEZ	\$40	\$15.00	\$2.34 Taxes	\$9.05
	ZEKE CISNEROS	\$40		\$0.75 Drought	
	OVI ATKINSON	\$15 *		\$0.45 Management	
	JORGE GARZA	\$10		\$2.41 Fencing depreciation	
	BILLY MAC SIMPSON	\$7			
				\$5.95 Total Deductions	
2012	FRANK GONZALEZ	\$40	\$15.00	\$2.12 Taxes	\$9.80
	ZEKE CISNEROS	\$40		\$0.15 Drought	
	OVI ATKINSON	\$15 *		\$0.45 Management	
	JORGE GARZA	\$10		\$2.48 Fencing depreciation	
	BILLY MAC SIMPSON	\$7			
				\$5.20 Total Deductions	
2013	FRANK GONZALEZ	\$40	\$15.00	\$2.11 Taxes	\$9.52
	ZEKE CISNEROS	\$40		\$0.45 Drought	
	CORTEZ SURVEY	\$17		\$0.45 Management	
	OVI ATKINSON	\$15 *		\$2.47 Fencing depreciation	
	JORGE GARZA	\$10			
	BILLY MAC SIMPSON	\$7		\$5.48 Total Deductions	
	WILLAMAR OPERATING, LP	\$6			
2014	FRANK GONZALEZ	\$40	\$15.00	\$2.34 Taxes	\$9.70
	ZEKE CISNEROS	\$40		\$0.00 Drought	
	CORTEZ SURVEY	\$17		\$0.45 Management	
	OVI ATKINSON	\$15 *		\$2.51 Fencing depreciation	
	JORGE GARZA	\$10			
	BILLY MAC SIMPSON	\$7		\$5.30 Total Deductions	
	WILLAMAR OPERATING, LP	\$6			
				Total	\$48.09
1.) \$9.617/ 10% Cap Rate = \$96.17				5 Year Average	\$9.617
2.) \$96 (2016 Ag Rate)				Cash Lease	
				Ag Value/ acre	\$96

Typical Lease Rates for Cameron County NP3

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses	Typical Net To Land
2010	OVI ATKINSON	\$15	\$10.00	\$1.50 Taxes	\$5.94
	JORGE GARZA	\$10	*	0% \$0.00 Drought	
	BILLY MACK SIMPSON	\$7		3% \$0.30 Management	
				\$2.26 Fencing depreciation	
				\$4.06 Total Deductions	
2011	OVI ATKINSON	\$15	\$10.00	\$1.52 Taxes	\$5.27
	JORGE GARZA	\$10	*	5% \$0.50 Drought	
	BILLY MACK SIMPSON	\$7		3% \$0.30 Management	
				\$2.41 Fencing depreciation	
				\$4.73 Total Deductions	
2012	OVI ATKINSON	\$15	\$10.00	\$1.42 Taxes	\$5.70
	JORGE GARZA	\$10	*	1% \$0.10 Drought	
	BILLY MACK SIMPSON	\$7		3% \$0.30 Management	
				\$2.48 Fencing depreciation	
				\$4.30 Total Deductions	
2013	CORTEZ SURVEY	\$17	\$10.00	\$1.41 Taxes	\$5.52
	OVI ATKINSON	\$15		3% \$0.30 Drought	
	JORGE GARZA	\$10	*	3% \$0.30 Management	
	BILLY MACK SIMPSON	\$7		\$2.47 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6			
				\$4.48 Total Deductions	
2014	CORTEZ SURVEY	\$17	\$10.00	\$1.34 Taxes	\$5.85
	OVI ATKINSON	\$15		0% \$0.00 Drought	
	JORGE GARZA	\$10	*	3% \$0.30 Management	
	BILLY MACK SIMPSON	\$7		\$2.51 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6			
				\$4.15 Total Deductions	
				Total	\$28.28
1.) \$5.655/ 10% Cap Rate = \$56.55				5 Year Average	\$5.655
2.) \$57 (2016 Ag Rate)				Cash Lease	
				Ag Value/ acre	\$57

Typical Lease Rates for Cameron County OR1

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
2010	KARLE FARMS	\$200.00	\$100.00	\$8.35	Taxes	\$71.34	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.31	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77		0%	Drought		
				3%	\$3.00	Management	
					\$28.66	Total Deductions	
2011	KARLE FARMS	\$200.00	\$100.00	\$8.55	Taxes	\$66.01	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.44	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77		5%	\$5.00	Drought	
				3%	\$3.00	Management	
					\$33.99	Total Deductions	
2012	KARLE FARMS	\$200.00	\$100.00	\$8.87	Taxes	\$69.32	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77		1%	\$1.00	Drought	
				3%	\$3.00	Management	
					\$30.68	TTL Deductions	
2013	KARLE FARMS	\$200.00	\$100.00	\$8.73	Taxes	\$67.46	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77		3%	\$3.00	Drought	
				3%	\$3.00	Management	
					\$32.54	TTL Deductions	
2014	KARLE FARMS	\$200.00	\$100.00	\$8.85	Taxes	\$70.34	
	STEVE LIEVENS FARMS, LLC	\$120.00		\$17.81	W.D. Flat Rate		
	STEVE LIEVENS FARMS, LLC	\$100.00	*	0%	\$0.00	Drought	
	LIEVENS STEVE	\$82.77		3%	\$3.00	Management	
	FRED KARLE	\$45.00					
					\$29.66	Total Deductions	
					Total	\$344.46	
1.) \$68.89 / 10% Cap Rate = \$688.90					5 Year Average	\$68.89	
2.) \$689 (2016 Ag Rate)					Cash Lease		
					Ag Value/ acre	\$689	

Typical Lease Rates for Cameron County OR2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
2010	KARLES FARMS	\$200.00	\$100.00	\$7.32	Taxes	\$72.37
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.31	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		0% \$0.00	Drought	
				3% \$3.00	Management	
				\$27.63	Total Deductions	
2011	KARLES FARMS	\$200.00	\$100.00	\$6.66	Taxes	\$67.90
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.44	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		5% \$5.00	Drought	
				3% \$3.00	Management	
				\$32.10	Total Deductions	
2012	KARLES FARMS	\$200.00	\$100.00	\$8.58	Taxes	\$69.61
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		1% \$1.00	Drought	
				3% \$3.00	Management	
				\$30.39	Total Deductions	
2013	KARLES FARMS	\$200.00	\$100.00	\$8.70	Taxes	\$67.49
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		3% \$3.00	Drought	
				3% \$3.00	Management	
				\$32.51	TTL Deductions	
2014	KARLES FARMS	\$200.00	\$100.00	\$8.82	Taxes	\$70.37
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		0% \$0.00	Drought	
				3% \$3.00	Management	
				\$29.63	Total Deductions	
					Total	\$347.74
1.) \$69.549/ 10% Cap Rate = \$695.49					5 Year Average	\$69.549
2.) \$695 (2016 Ag Rate)					Cash Lease	
					Ag Value/ acre	\$695

**Cameron Appraisal District
Degree of Intensity for Beekeeping**

Beekeeping is an agricultural use and shall qualify for agricultural use productivity valuation if used for pollination or for the production of human food or other tangible products having a commercial value. (Sec. 23.51(2) Tax Code)

Acreage Requirement: the State of Texas has set a minimum of 5 acres and a maximum of 20 acres to qualify beekeeping as an agricultural use.

Our degree of intensity standard is set at a minimum of six colonies and 5 acres.

The minimum degree of intensity was established using Section 131.001 Texas Agriculture Code's definition of an apiary, which is a place where six or more colonies of bees or nuclei of bees are kept. A colony is the hive and its equipment and appurtenances including bees, comb, honey, pollen and brood.

For each additional 2.5 acres one additional hive is required. If additional acreage is less than 2.5 acres, no additional hive is required. For example, if a property owner has 14.6 acres of land used for beekeeping nine hives would be needed to qualify.

First 5 acres 6 hives
Additional 7.5 acres 3 hives
Remaining 2.1 acres 0 hives
Total Hives required 9 hives

When property owners initially qualify for agricultural appraisal they must show proof of history for agricultural use/beekeeping for any of the five preceding seven years. One way to do this is to ask for export, import or intra-state permits, which are required by the Texas Apiary Inspection Service to transport hives.

Cameron Appraisal District Productivity Value for Beekeeping

Under Open-Space productivity valuation, values are calculated using a modified income approach to determine the per acre value. This is done using cash lease rates that are collected each year through surveys mailed to lessees. The challenge with determining a productivity value for beekeeping using the cash lease method is usually beekeepers do not lease the land on which the hives are located. In most instances, a property owner who has hives located on his land has an open-space valuation on their property.

Using the basic Income/Rate/Value (IRV) formula for developing an income approach to value, we developed a productivity value in beekeeping.

In Texas it is estimated that a hive will produce an average of 74 pounds of honey per year. With the assistance of local beekeepers we estimated an average of \$60 per hive of expenses per year. The average wholesale price for honey in 2014 was \$3.78 per pound.

The following is Cameron Appraisal District's 2016 calculation.

Total Income per Hive	74 lbs. x \$3.78 = \$279.72
Total expenses per Hive per year	\$60.00
Net Operating Income (NOI)	\$279.72 - \$60.00 = \$219.72
Productivity Value per Hive	\$219.72 / .10 cap rate = \$2,197.20

Cameron Appraisal District's degree of intensity is 6 hives on the first 5 acres with 1 hive for every 2.5 acres up to 20 acres. This would give you a range of 6-12 hives minimum requirement. The productivity value is applied on a per-acre basis: therefore, the following formula was used

Cameron Appraisal District's minimum requirement on 20 acres is 12 hives. Therefore, the average hives per acres is $12 / 20 = .60$ hives.

**Productivity Value per acre \$2,197.20 x .6 (minimum hives) = \$1,318.32.
or \$1,318.00 per acre.**

2015 AG VALUES COMPARED TO 2016

CLASS	2015 VALUE	2016 VALUE	DIFFERENCE
IC1	\$448	\$462	\$14
IC2	\$396	\$398	\$2
IC3	\$356	\$342	-\$14
DC1	\$423	\$438	\$15
DC2	\$370	\$375	\$5
DC3	\$331	\$321	-\$10
IP	\$297	\$344	\$47
NP1	\$207	\$162	-\$45
NP2	\$119	\$96	-\$23
NP3	\$64	\$57	-\$7
OR1	\$712	\$689	-\$23
OR2	\$720	\$695	-\$25
MU	\$50	\$50	\$0
SF1	\$10,000	\$10,000	\$0
SF2	\$3,000	\$3,000	\$0
SF3	\$1,500	\$1,500	\$0
BEE KEEPING	\$0	\$1,318	\$1,318