

4/4/2024

EDWARDS CAD
AGRICULTURAL LAND
SCHEDULE VALUE RECOMMENDATIONS
2024

Renn,

I have completed the Ag Schedule for 2024. Based on information provided by local producers and the Ag advisory board, I am making the following recommendations. I have attached a copy of the 2024 Ag schedule workup for your review also. The recommendations for each Ag class are outlined below.

2024 AG VALUE SCHEDULES (NATP):

NP1- \$47.00/ACRE

NP2- \$40.00/ACRE

NP3- \$35.60/ACRE

Please review the above recommendations and the attached Ag schedule and let me know if you have any questions or concerns.

Thank you,

TYLER HALFMANN, RPA

PRITCHARD & ABBOTT INC.

SAN ANGELO DISTRICT

(325) 482-9188

thalfmann@pandai.com

SIGNATURE OF CHIEF APPRAISER:

DATE:

2024					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP1	
5 YEAR N.T.L					
Income	2018	2019	2020	2021	2022
Lease	\$2.43	\$3.04	\$3.04	\$2.96	\$2.37
Hunting	\$6.43	\$5.93	\$8.48	\$12.00	\$12.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$8.86	\$8.97	\$11.52	\$14.96	\$14.37
Expenses					
Tax	\$0.78	\$0.84	\$0.75	\$0.71	\$0.75
Fence	\$2.63	\$2.77	\$3.37	\$2.98	\$2.98
Well/Water	\$0.33	\$0.36	\$0.26	\$0.43	\$0.47
Management	\$0.62	\$0.63	\$0.81	\$1.05	\$1.01
Brush Control Program	\$1.00	\$0.75	\$0.75	\$0.75	\$0.75
Other	\$0.00	\$0.00	\$0.00	\$2.56	\$2.69
Total Expenses	\$5.36	\$5.35	\$5.94	\$8.48	\$8.65
Net to Land	\$3.50	\$3.62	\$5.58	\$6.48	\$5.72
5 Year Average	\$4.98	CAP RATE	0.106		
\$/Acre	\$47.00				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					

2024					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP2	
5 YEAR N.T.L					
Income	2018	2019	2020	2021	2022
Lease	\$1.68	\$2.10	\$2.10	\$2.04	\$1.63
Hunting	\$6.43	\$5.93	\$8.48	\$12.00	\$12.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$8.11	\$8.03	\$10.58	\$14.04	\$13.63
Expenses					
Tax	\$0.78	\$0.84	\$0.60	\$0.71	\$0.60
Fence	\$2.63	\$2.77	\$3.37	\$2.98	\$2.98
Well/Water	\$0.33	\$0.36	\$0.26	\$0.43	\$0.47
Management	\$0.57	\$0.56	\$0.74	\$0.98	\$0.95
Brush Control Program	\$1.00	\$0.75	\$0.75	\$0.75	\$0.75
Other	\$0.00	\$0.00	\$0.00	\$2.56	\$2.69
Total Expenses	\$5.31	\$5.28	\$5.72	\$8.41	\$8.44
Net to Land	\$2.80	\$2.75	\$4.86	\$5.63	\$5.19
5 Year Average	\$4.24	CAP RATE	0.106		
\$/Acre	\$40.00				
Other expenses include:					
predator control					
lease license					
liability insurance					
lodging/utilities					