

AGRICULTURE LAND VALUATIONS

FOR

EDWARDS CENTRAL APPRAISAL DISTRICT

2022

PRITCHARD & ABBOTT, INC.

VALUATION CONSULTANTS

5050 Lake Drive
San Angelo, Tx 76903

4/6/2022

EDWARDS CAD

AG SCHEDULE VALUE RECOMMENDATIONS

2022

Renn,

I have completed the ag schedule for 2022. 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 2022 ag schedule workup for your review also. The recommendations for each ag class are outlined below.

2022 AG VALUE SCHEDULES (NATP):

NP1- \$46.00/ACRE

NP2- \$37.00/ACRE

NP3- \$32.00/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:

4/6/2022

EDWARDS CENTRAL APPRAISAL DISTRICT		
HUNTING EXPENSES 2020		
GROSS LEASE RATE		EXPENSES
\$/AC		\$/AC
\$10.00	Lease Lic.	\$0.12
	Insurance	\$0.20
	Lodging	\$0.50
	Utilities	\$0.40
	Other(Predator Control Group)	\$0.30
	Total expense	\$1.52
	Net Hunting	\$8.48

EDWARDS COUNTY

WATER EXPENSE STUDY

BASE DATA : 2020 Provided by Ag board
 THERE ARE 1,355,520 ACRES IN EDWARDS COUNTY
 AVERAGE = 640 ACRES PER WELL.

USING WINDMILL

WATER WELL - 350 FT CASED AT \$35 PER FT	\$12,250.00
5' X 20' STOCK TANK & (4) TROUGHS	\$9,000.00
14" AEROMOTOR WINDMILL	\$14,000.00
300' - 2 1/2" WINDMILL PIPE, 300' 1 3/8 RODS 2 1/4" CYLINDER	\$10,830.00
TOTAL COST	\$46,080.00

\$46080 X 65% GOOD / 50 YEARS / 640 ACRES = **\$0.936**

TOTAL WINDMILL = \$0.936

USING PUMP

WATER WELL - 350 FT CASED AT \$35 PER FT	\$12,250.00
5' X 20' STOCK TANK & 4 TROUGHS	\$9,000.00
RUN ELECTRICITY (1/2) MILE	\$17,600.00
TOTAL COST	\$38,850.00

\$38850 X 65% GOOD / 50 YEARS / 640 ACRES = **\$0.789**

(1) HP SUBMERSIBLE PUMP	\$1,400.00
450' - 10/4 PUMP CABLE & 1 1/4" PIPE	\$1,600.00
BREAKER BOX & PUMP CONTROLS	\$350.00
TOTAL COST	\$3,350.00

\$3,350 X 65% GOOD / 8 YEARS / 640 ACRES = **\$0.425**

TOTAL PUMP = \$1.214

SUMMARY:

COST PER ACRE USING WINDMILL	\$0.936
COST PER ACRE USING PUMP.....	\$1.214
COST PER ACRE-WELL ONLY.....	\$0.255

USE : \$0.26 PER ACRE COST FOR WATER

EDWARDS COUNTY

FENCE/PENS EXPENSE STUDY

BASE DATA : 2020 Gathered from ag advisory board and taxpayer surveys

THERE ARE 1,355,520 ACRES IN EDWARDS COUNTY.

AVERAGE RANCH = 3,000 ACRES

COST PER MILE OF NEW FENCE \$26,000

4 MILES

3 MILES

3 MILES

4 MILES

Fence salvage value at 15%.

OUTSIDE FENCE = 14 MILES

1 SIDE TYPICALLY SHARED

$26000 \times 4 \text{ MILES} \times 50\%(\text{SHARED}) \times 85\% \text{ GOOD} / 3,000 \text{ ACRES} / 45 \text{ YEARS} =$

0.33

$26000 \times 10 \text{ MILES} \times 0\% (\text{SHARED}) \times 85\% \text{ GOOD} / 3000 \text{ ACRES} / 45 \text{ YEARS} =$

1.64

CROSS FENCE = 7 MILES

$26000 \times 7 \text{ MILES} \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 45 \text{ YEARS} =$

1.31

TOTAL FENCE COST PER ACRE =

\$3.28

PENS, WATERGAPS, GATES

$15,000 \times 85\% \text{ GOOD} / 3,000 \text{ AC} / 50 \text{ YEARS} =$ 0.09

TOTAL PENS COST PER ACRE =

\$0.09

TOTAL FENCE/PENS COST PER ACRE=

\$3.37

2022					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP1	
5 YEAR N.T.L					
Income	2016	2017	2018	2019	2020
Lease	\$3.65	\$3.65	\$2.43	\$3.04	\$3.04
Hunting	\$6.67	\$6.73	\$6.43	\$5.93	\$8.48
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$10.32	\$10.38	\$8.86	\$8.97	\$11.52
Expenses					
Tax	\$0.87	\$0.82	\$0.78	\$0.84	\$0.75
Fence	\$1.93	\$2.46	\$2.63	\$2.77	\$3.37
Well/Water	\$0.25	\$0.25	\$0.33	\$0.36	\$0.26
Management	\$0.72	\$0.73	\$0.62	\$0.63	\$0.81
Brush Control Program	\$1.00	\$1.00	\$1.00	\$0.75	\$0.60
Other	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$5.27	\$5.26	\$5.36	\$5.35	\$5.79
Net to Land	\$5.05	\$5.12	\$3.50	\$3.62	\$5.73
5 Year Average	\$4.61	CAP RATE	0.10		
\$/Acre	\$46.10				
ROUNDED	\$46.00				

2022							
EDWARDS CENTRAL APPRAISAL DISTRICT				NP2			
5 YEAR N.T.L							
Income	2016	2017	2018	2019	2020		
Lease	\$2.52	\$2.52	\$1.68	\$2.10	\$2.10		
Hunting	\$6.67	\$6.73	\$6.43	\$5.93	\$8.48		
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Income	\$9.19	\$9.25	\$8.11	\$8.03	\$10.58		
Expenses							
Tax	\$0.87	\$0.82	\$0.78	\$0.84	\$0.60		
Fence	\$1.93	\$2.46	\$2.63	\$2.77	\$3.37		
Well/Water	\$0.25	\$0.25	\$0.33	\$0.36	\$0.26		
Management	\$0.64	\$0.65	\$0.57	\$0.56	\$0.74		
Brush Control Program	\$1.00	\$1.00	\$1.00	\$0.75	\$0.60		
Other	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00		
Total Expenses	\$5.19	\$5.18	\$5.31	\$5.28	\$5.57		
Net to Land	\$4.00	\$4.07	\$2.80	\$2.75	\$5.01		
5 Year Average	\$3.73	CAP RATE	0.10				
\$/Acre	\$37.30						
ROUNDED	\$37.00						

2022					
EDWARDS CENTRAL APPRAISAL DISTRICT				NP3	
5 YEAR N.T.L					
Income	2016	2017	2018	2019	2020
Lease	\$1.79	\$1.79	\$1.19	\$1.49	\$1.49
Hunting	\$6.67	\$6.73	\$6.43	\$5.93	\$8.48
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$8.46	\$8.52	\$7.62	\$7.42	\$9.97
Expenses					
Tax	\$0.87	\$0.82	\$0.78	\$0.84	\$0.50
Fence	\$1.93	\$2.46	\$2.63	\$2.77	\$3.37
Well/Water	\$0.25	\$0.25	\$0.33	\$0.36	\$0.26
Management	\$0.59	\$0.60	\$0.53	\$0.52	\$0.70
Brush Control Program	\$1.00	\$1.00	\$1.00	\$0.75	\$0.60
Other	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$5.14	\$5.13	\$5.27	\$5.24	\$5.43
Net to Land	\$3.32	\$3.39	\$2.35	\$2.18	\$4.54
5 Year Average	\$3.16	CAP RATE	0.10		
\$/Acre	\$31.60				
ROUNDED	\$32.00				