

**WALLER COUNTY APPRAISAL DISTRICT  
PRODUCTIVITY VALUES 2016**

PROPERTY CODE/STATE CODE	CATEGORY	2016 PER/ACRE	2015 Per/Acre
301 D1	IRRIGATED CROPLAND	\$300	\$300
302 D2R	DRY CROPLAND #1	\$240	\$240
308 D8	DRY CROPLAND #2	\$220	\$220
304 D4	ORCHARDS	\$290	\$290
305 D5	IMPROVED PASTURE	\$155	\$155
306 D6	NATIVE PASTURE	\$80	\$90
327 D27	NATIVE PASTURE IN TRANS.	\$80	\$90
307 D7	TIMBERLAND-PINE	\$400	\$324
324 D24	TIMBERLAND - MIXED	\$265	\$270
326 D26	TIMBERLAND - HARDWOOD	\$104	\$127
310 D10	CHRISTMAS TREE FARM	\$650	\$650
311 D11	GREENHOUSE	\$620	\$620
312 D12	TRUCK FARMING	\$620	\$620
313 D13	BEE FARM	\$770	\$720
314 D14	FEED LOTS	\$520	\$560
315 D15	TREE FARM	\$3,890	\$3,890
317 D17	CUT FLOWERS	\$980	\$980
319 D19	FISH FARMS/EELS	\$650	\$660
320 D20	CRAWFISH FARMS	\$660	\$650
321 D21	NURSERY	\$1,800	\$1,800
322 D22	EXOTIC FLOWERS	\$1,120	\$1,100
323 D23	EMUS, OSTRICH, RATITIES (USE NATIVE OR IMPROVED PASTURE VALUE)		
325 D25	TURF GRASS FARMS	\$370	\$370
328 D28	NURSERY II	\$2,635	\$2,600

DRY CROPLAND #1 - PEANUTS, SOYBEANS, CORN, WATERMELONS, WHEAT, COTTON  
 DRY CROPLAND #2 - HAY

2016 CAP RATE: FARM CREDIT BANK OF TEXAS ON 12-31-15 2.96%  
 + PER SECTION 23.53 AND 23.74, TAX CODE 2.50%  
5.46%

2016 AG-RATE  
 10%

2016 TIMBER RATE  
 7.53%

CAP RATES: 1991-12.45%; 1992-12%; 1993-11.00%; 1994-10.00%; 1995-10.75%; 1996-10.75%  
1997-10.35%; 1998-10.60%; 1999-10.00% (AG) & 9.65% (TIM); 2000-10.90%, 2001 - 10.85%;  
2002-10.00% (AG) & 6.90% (TIM); 2003-10.00% (AG) AND 6.40% (TIM); 2004- 10.00% (AG)  
& 6.40% (TIM); 2005-10.00% (AG) & 7.17% (TIM); 2006-10.00% (AG) & 9.05% (TIM); 2007-10.13% (AG)  
& 10.13% (TIM); 2008-10.00%(AG) & 9.86%(TIM); 2009-10.00%(AG) & 8.74% (TIM); 2010-10.00% (AG)  
& 8.60%(TIM); 2011-10.00% (AG) & 8.72% (TIM); 2012- 10.00% (AG) & 9.41% (TIM); 2013-10% (AG)  
& 8.02% (TIM); 2014-10.00% (AG) & 8.00% (TIM); 2015-10.00% (AG) & 7.72% (TIM)  
2016-10% (AG) & 7.53% (TIM);

SECTION 23.53 PROVIDES FOR A MINIMUM 10% CAP RATE WHILE THE SECTION 23.74 THE RATE IS  
BASED ON A 5-YEAR AVERAGE. AVERAGING BEGINS IN 2008.

A 5-YEAR AVERAGE. AVERAGING BEGINS IN 2008.

2008 TIM: 10.13% + 9.59% = AVERAGE IS 9.86%

2009 TIM: 10.13% + 9.86% + 6.24% = AVERAGE 8.74%

2010 TIM: 10.13% + 9.86% + 8.74% + 5.66% = AVERAGE 8.60%

2011 TIM: 10.13% + 9.86% + 8.74% + 8.60% = AVERAGE 8.72%

2012 TIM: 9.86% + 8.74% + 8.60% + 8.72% + 6.26% = AVERAGE 8.44%

2013 TIM: 8.74% + 8.60% + 8.72% + 8.44% + 5.60% = AVERAGE 8.02%

2014 TIM: 8.60% + 8.72% + 8.44% + 8.02% + 6.20% = AVERAGE 8.00%

2015 TIM: 8.72% + 8.44% + 8.02% + 8.00% + 5.40% = AVERAGE 7.72%

2016 TIM: 8.44% + 8.02% + 8.00% + 7.72% + 5.46% = AVERAGE 7.53%