

WALLER COUNTY APPRAISAL DISTRICT
PRODUCTIVITY VALUES 2014

<u>PROP CODE</u>	<u>CATEGORY</u>	<u>2014 PER/ACRE</u>	<u>2013 PER/ACRE</u>
301	IRRIGATED CROPLAND	\$ 300	\$ 300
302	DRY CROPLAND #1	240	240
308	DRY CROPLAND #2	220	220
304	ORCHARDS	290	290
305	IMPROVED PASTURE	155	155
306	NATIVE PASTURE	90	90
327	NATIVE PASTURE IN TRANS.	90	90
307	TIMBERLAND - PINE	307	292
324	TIMBERLAND - MIXED	265	291
326	TIMBERLAND - HARDWOOD	135	159
310	CHRISTMAS TREE FARM	660	660
311	GREENHOUSE	620	620
312	TRUCK FARMING	620	620
313	BEE FARM	240	240
314	FEED LOTS	560	560
315	TREE FARMS	3,890	3,890
317	CUT FLOWERS	980	980
319	FISH FARMS/EELS	660	660
320	CRAY FISH FARMS	650	650
321	NURSERY	1,800	1,800
322	EXOTIC FLOWERS	1,100	1,100
323	EMUS, OSTRICH (RATITES) (USE NATIVE OR IMPROVED PASTURE VALUE, PER REMAINING ACREAGE)		
325	TURF GRASS FARMS	370	370
*	WILDLIFE MANAGEMENT Revenue Neutral - Receives previous ag-use value.		
328	NURSERY II	2,600	2,600

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

2014 CAP RATE: FARM CREDIT BANK OF TEXAS ON 12-31-13	3.70%
+ PER SEC. 23.53 AND 23.74, TAX CODE	<u>2.50%</u>
	6.20%

2014 Ag-Rate	2014 Timber Rate
10.00%	8.00%

(CAP RATES: 1991-12.45%; 1992-12.00%; 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% &
6.90 %(TIM); 2003-10.00 %(AG) & 6.40 %(TIM); 2004-10.00%(AG) & 6.40%(TIM); 2005-10%(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 -10.00%(AG) & 8.02%(TIM)
SEC 23.53 PROVIDES FOR A MINIMUM 10% CAP RATE WHILE THE SEC 23.74 RATE IS BASED ON
A 5-YEAR AVERAGE. AVERAGING BEGINS IN 2008. 2008 TIM: 10.13% plus 9.59%; Average is 9.86%
2009 TIM: 10.13% plus 9.86% plus 6.24%; Average 8.74%; 2010 TIM: 10.13% plus 9.86% plus 8.74% plus
5.66%; Average 8.60%; 2011 TIM: 10.13% plus 9.86% plus 8.74% plus 8.60%; Average 8.72%
2012: TIM: 9.86% plus 8.74% plus 8.60% plus 8.72% Average 8.44% 2013: TIM: 8.74% plus 8.60% plus
8.72% plus 8.44% plus 5.60 Average 8.02%; 2014: TIM 8.60% plus 8.72% plus 8.44% plus 8.02% Average
8.0%