

**WALLER COUNTY APPRAISAL DISTRICT
PRODUCTIVITY VALUES 2025**

PROPERTY CODE/STATE CODE	CATEGORY	2025 PER/ACRE	2024 PER/ACRE
301 - D1	IRRIGATED CROPLAND	\$266	\$287
302 - D2R	DRY CROPLAND #1	\$265	\$278
308 - D8	DRY CROPLAND #2	\$228	\$240
304 - D4	ORCHARDS	\$296	\$310
305 - D5	IMPROVED PASTURE	\$138	\$123
306 - D6	NATIVE PASTURE	\$118	\$112
327 - D27	NATIVE PASTURE IN TRANS	\$118	\$112
307 - D7	TIMBERLAND - PINE	\$380	\$387
324 - D24	TIMBERLAND - MIXED	\$257	\$255
326 - D26	TIMBERLAND - HARDWOOD	\$178	\$175
310 - D10	CHRISTMAS TREE FARM	\$677	\$710
311 - D11	GREENHOUSE	\$621	\$651
312 - D12	TRUCK FARMING	\$635	\$666
313 - D13	BEE FARM	\$760	\$717
314 - D14	FEED LOTS	\$543	\$570
315 - D15	TREE FARM	\$4,020	\$4,217
317 - D17	CUT FLOWERS	\$1,015	\$1,064
319 - D19	FISH FARM/EELS	\$677	\$710
320 - D20	CRAWFISH FARM	\$677	\$710
321 - D21	NURSERY	\$1,862	\$1,953
322 - D22	EXOTIC FLOWERS	\$1,142	\$1,200
323 - D23	EMUS,OSTRICH, RATITIES	NATIVE/IMPROVE	NATIVE/IMPROVE
325 - D25	TURF GRASS FARM	\$380	\$399
328 - D28	NURSERY II	\$2,708	\$2,841

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

2025 CAP RATE: FARM CREDIT BANK OF TEXAS ON 12-31-2024	7.00%
(+) PER SECTION 23.53 AND 23.74, TAX CODE	2.50%
	9.50%

2025 AG-RATE
10.00%

2025 TIMBER RATE
7.75%

Tax Code Section 23.53 requires appraisal districts to use a cap rate that is greater than 10% or the interest rate specified on the previous Dec. 31 by the Farm Credit Bank of Texas plus 2.5%. Example: The bank's interest rate on Dec. 31, 2023, was 8.10%. With the 2.5% added, that rate became 10.60%. Since 10.60% is the greater rate, the 2024 cap rate is 10.60%.

CAP RATES: 1991-12.45%; 1992-12%; 1993-11%; 1994-10%;1995-10.75%; 1996-10.75%; 1997-10.35%; 1998-10.60%; 1999-10%(AG) AND 9.65% (TIM); 2000-10.90%, 2001-10.85%; 2002-10%(AG) & 6.90 (TIM), 2003-10%(AG) & 6.40% (TIM); 2004-10% (AG) &6.40% (TIM); 2005-10%(AG) & 7.17 (TIM), 2006-10% (AG) & 9.05% (TIM); 2007-10.13% (AG) & 10.13% (TIM) 2008-10% (AG) & 9.86% (TIM); 2009-10% (AG) & 8.74% (TIM); 2010-10% (AG) & 8.60% (TIM) 2011-10% (AG) & 8.72% (TIM); 2012-10% (AG) & 9.41% (TIM); 2013-10% (AG) & 8.02% (TIM) 2014-10% (AG) & 8% (TIM); 2015-10% (AG) & 7.72% (TIM); 2016-10% (AG) & 7.53% (TIM) 2017-10% (AG) & 7.39% (TIM); 2018-10% (AG) & 7.42% (TIM) 2019 (AG) 10% (TIM) 7.29% 2020-10% (AG) & 7.28% (TIM); 2021-10%(AG) & 6.96% (TIM) 2022 (AG) 10% (TIM) 6.85% 2023-10% (AG) & 7.59% (TIM); 2024-(AG) 10.60 (TIM) 7.85 2025 (AG) 10.00 (TIM) 7.75

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.

TIMBER - 5 YEAR AVERAGE BEGINNING IN 2008.

(HOW TO CALCULATE: AVG OF PREVIOUS FOUR YRS PLUS CURRENT INTEREST RATE PLUS 2.5%)

2008 TIM: $10.13\% + 9.59\% = \text{AVG } 9.86\%$
2009 TIM: $10.13\% + 9.86\% + 6.24\% = \text{AVG } 8.74\%$
2010 TIM: $10.13\% + 9.86\% + 8.74\% + 5.66\% = \text{AVG } 8.60\%$
2011 TIM: $10.13\% + 9.86\% + 8.74\% + 8.60\% = \text{AVG } 8.72\%$
2012 TIM: $9.86\% + 8.74\% + 8.60\% + 8.72\% + 6.26\% = \text{AVG } 8.44\%$
2013 TIM: $8.74\% + 8.60\% + 8.72\% + 8.44\% + 5.60\% = \text{AVG } 8.02\%$
2014 TIM: $8.60\% + 8.72\% + 8.44\% + 8.02\% + 6.02\% = \text{AVG } 8.00\%$
2015 TIM: $8.72\% + 8.44\% + 8.02\% + 8.00\% + 5.40\% = \text{AVG } 7.72\%$
2016 TIM: $8.44\% + 8.02\% + 8.00\% + 7.72\% + 5.46\% = \text{AVG } 7.53\%$
2017 TIM: $8.02\% + 8.00\% + 7.72\% + 7.53\% + 5.71\% = \text{AVG } 7.39\%$
2018 TIM: $8.00\% + 7.72\% + 7.53\% + 7.39\% + 6.46\% = \text{AVG } 7.42\%$
2019 TIM: $7.72\% + 7.53\% + 7.39\% + 7.42\% + 7.29\% = \text{AVG } 7.47\%$
2020 TIM: $7.53\% + 7.39\% + 7.42\% + 7.47\% + 7.29\% = \text{AVG } 7.28\%$
2021 TIM: $7.39\% + 7.42\% + 7.47\% + 7.28\% + 5.25\% = \text{AVG } 6.96\%$
2022 TIM: $7.42\% + 7.47\% + 7.28\% + 6.96\% + 5.13\% = \text{AVG } 6.85\%$
2023 TIM: $7.47\% + 7.28\% + 6.96\% + 6.85\% + 9.37\% = \text{AVG } 7.59\%$

2024 TIM: $7.28\% + 6.96\% + 6.85\% + 7.59\% + 10.60\% = \text{AVG } 7.85\%$

2025 TIM: $6.96\% + 6.85\% + 7.59\% + 10.60\% + 9.50\% = \text{AVG } 8.3\%$