



CAMERON APPRAISAL DISTRICT

2019

AGRICULTURAL APPRAISAL  
SCHEDULE

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**CAMERON APPRAISAL DISTRICT  
AGRICULTURAL ADVISORY BOARD**

<b>Tom Moses</b>	<b>2018-2019</b>
<b>Francis Phillipp</b>	<b>2018-2019</b>
<b>Tudor Uhlhorn</b>	<b>2019-2020</b>
<b>Ovidio Atkinson</b>	<b>2019-2020</b>

## **Tax Rate Formulation Ag- Use Schedule**

The tax rate formulation used for calculating the taxes deducted for each of the Ag-use categories is derived by using the following process:

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1. Cameron County Tax Rate          | :All Categories            |
| 2. Drainage Districts Tax Rate      | :Irrigated Categories Only |
| 3. South Texas ISD Tax Rate         | :All Categories            |
| 4. Texas Southmost College Tax Rate | :All Categories            |
| 5. Median ISD Tax Rate              | :All Categories            |
| 6. Cameron County EMS               | :All Categories            |
| 7. Median Water District Tax Rate   | :Irrigated Categories Only |

The total combination of these tax rates are used for calculating the tax expense for each category. City tax rates are not used because these are not considered typical for the majority of the farm & ranch land. Flat rates are obtained by contacting each irrigation district and are used in irrigated categories only.

### **MANAGEMENT**

Crop land and Pastures received a 3% management practice deduction

Orchards will receive a 7% management practice deduction for record keeping, finding a tenant, finding, orchard care and extra pesticides.

### **DROUGHT ALLOWANCE**

[For 2011, 2012 and 2013 calculations Cameron CAD recommends adding drought allowance to all categories; 2014 and 2015 were not considered drought conditions as per U.S. drought monitor. Irrigated row crops and pastures were allowed 1% to 5% deductions for drought allowance, and Dry land row crop categories will receive drought allowance of 5.5% to 7.5%. This recommendation is due to the U.S. Drought Monitor Map Archives from the National Drought Mitigation Center. You may visit <http://droughtmonitor.unl.edu/mapsanddata/maparchive.aspx>](http://droughtmonitor.unl.edu/mapsanddata/maparchive.aspx)

### **PERCENT APPLIED TO DROUGHT LEVEL FOR (2013)**

#### **IRRIGATED CROPS & PASTURE**

- D2 Severe Drought = 1%
- D3 Extreme Drought = 3%
- D4 Exceptional Drought = 5%

#### **DRY CROP CATEGORY**

- D2 Severe Drought = 5.5%
- D3 Extreme Drought = 6.5%
- D4 Exceptional Drought = 7.5%

**AFTER DISCUSSING WITH THE TEXAS COMPTROLLER -WE MADE A DECISION NOT TO ALLOW FOR A DROUGHT ALLOWANCE - EFFECTIVE 2016 THE DROUGHT DEDUCTION FACTOR WILL NO LONGER APPEAR ON THIS SCHEDULE.**

**CAMERON APPRAISAL DISTRICT AG-USE POLICY  
LAND PRODUCTIVITY VALUATION**

Two amendments to the Texas Constitution permit agricultural and open-space land to be taxed on its agricultural use or productivity value. This means taxes would be assessed against the productive value instead of its market value.

The legal basis for special valuation is found in the Texas Constitution Article VIII, Section 1-d and 1-d-1. The two types of land and valuation are commonly called "Ag-use" or "open-space." The corresponding provision of the Property Tax Code can be found in Chapters 23.41 Thru 23.57.

While the purpose of the two special valuations is similar, they must be in agricultural use and valued in the same manner, however the qualifying procedures are different.

**1. AG-USE, 1-D, QUALIFICATIONS:**

- a. The land must be owned by a natural person. Partnerships or corporations may not qualify.
  
- b. The land must have been in agricultural use for three years prior to application of this special valuation.
  
- c. The owner must apply every year and sign a sworn statement about the use of the land.
  
- d. The agricultural business must be the owner's primary occupation and source of income.

**2. OPEN-SPACE, 1-D-1, QUALIFICATIONS:**

- a. The land must not be owned by a non-resident alien, corporations controlled by non-resident alien or foreign governments.
  1. The Texas Supreme Court has held that non-resident aliens can now qualify for agricultural valuation.
  
- b. Devoted principally to agricultural use to a degree of intensity generally accepted in the area.
  
- c. The land must have been devoted to a qualifying use for at least 5 of the past 7 years-consecutive if inside city limits.
  
- d. The agricultural business need not be primary occupation and source of income.
  
- e. A one-time application and approval is required unless the Chief Appraiser requests another application

The possibility of a "Rollback Tax" exists under either form of special valuation. Liability for additional taxes is created under 1-d by either by the sale of the land or a change of use. A prior three year envelope exists from the date of sale or change use occurs.

Open-Space 1-d-1 rollback is triggered by a change in use of the land to a non-agricultural use. The recapture period is five years preceding the year the change occurs. The additional tax is calculated by taking the difference between taxes paid under special valuation and taxes that would have been paid if the land were appraised at market value, plus an annual interest penalty of seven percent.

The window for filing an application is between January 1 and before May 1. A late penalty is imposed if the application is filed on or after May 1 and before ARB approval of appraisal rolls.

Guidelines have been established by the Cameron Appraisal District for the implementation of these provisions. It is also the opinion of the Chief Appraiser the guidelines are valid for mass appraisal purposes and can be applied uniformly throughout Cameron County.

**CAMERON APPRAISAL DISTRICT  
PROPERTY TAX CODE  
SECTION 23.51**

**SECTION 23.51. Definitions**

1. Qualified "open-space land" means land that is currently devoted principally to agricultural use to the degree of intensity generally accepted in the area and that has been devoted principally to agricultural use or to production of timber or forest products for five of the preceding seven years or land that is used principally as an ecological laboratory by a public or private college or university. Qualified open-space land includes all appurtenances to the land. For the purpose of this subdivision, appurtenances to the land means private roads, dams, reservoirs, water wells, canals, ditches, terraces, and other reshaping of the soil, fences, and riparian waters rights.

2. "Agricultural use" includes but is not limited to the following activities: cultivating the soil, producing crops for human food, animal feed, or planting seed or for the production of fibers; floriculture, viticulture, and horticulture; raising or keeping livestock; raising or keeping exotic animals for the production of human food or of fiber, leather, pelts or other tangible products having a commercial value; and planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure. The term also includes the use of land to produce or harvest logs and posts for the use in constructing or repairing fences, pens, barns, or other agricultural improvements on adjacent qualified open-space land having the same owner and devoted to a different agricultural use. The term also includes the use of land for wildlife management.

3. "Category" means the value classification of land considering the agricultural use to which the land is principally devoted. Categories of land may include but are not limited to irrigated cropland, dry cropland, improved pasture, native pasture, orchard, and waste and may be further divided according to soil type, soil capability, irrigation, general topography, geographical factors, and other factors which influence the productive capacity of the category. The chief appraiser shall obtain information from the Texas Agricultural Extension Service, Soil Conservation Service, and other recognized agricultural sources for the purposes of determining the categories of production existing in the appraisal district.

## TAX EXPENSE

Entity	2017	2016	2015	2014	2013
	Tax Rates	Tax Rates	Tax Rates	Tax Rates	Tax Rates
IBR	1.265000	1.152500	1.152500	1.145666	1.142155
IHG	1.318000	1.318000	1.318000	1.218000	1.218000
ILA	1.299100	1.299100	1.299100	1.299100	1.299100
ILO	1.190000	1.190000	1.190000	1.190000	1.190000
ILY	1.310000	1.320000	1.280000	1.280000	1.220000
IPI	1.081634	1.081634	1.081634	1.081634	1.081634
IRH	1.479100	1.479100	1.369100	1.369100	1.309100
ISB	1.304900	1.304900	1.304900	1.304900	1.304900
ISM	1.580000	1.480000	1.300000	1.280000	1.280000
ISR	1.446965	1.446965	1.466600	1.372200	1.372200
<b>Avg School</b>	<b>1.327470</b>	<b>1.307220</b>	<b>1.276183</b>	<b>1.254060</b>	<b>1.241709</b>
SD1	0.032000	0.030450	0.030450	0.029500	0.029700
SD3	0.147218	0.147218	0.147218	0.147218	0.147218
SD4	0.041320	0.041320	0.041320	0.041320	0.041320
SD5	0.137364	0.137364	0.137364	0.137364	0.137364
<b>Avg Drainage</b>	<b>0.089476</b>	<b>0.089088</b>	<b>0.089088</b>	<b>0.088851</b>	<b>0.088901</b>
SES	0.093629	0.096746	0.100000	0.100000	0.100000
SST	0.049200	0.049200	0.049200	0.049200	0.049200
STS	0.162407	0.158224	0.164094	0.164094	0.162935
GCC	0.410803	0.407743	0.399291	0.399291	0.384291

	2017	2016	2015	2014	2013
Tax Rate	<b>2.132984</b>	<b>2.108221</b>	<b>2.077856</b>	<b>2.055496</b>	<b>2.027035</b>
<b>IC1</b>	\$ 461.00	\$ 462.00	\$ 448.00	\$ 419.00	\$ 429.00
Levy	\$9.83	\$9.74	\$9.31	\$8.61	\$8.70
<b>IC2</b>	\$ 397.00	\$ 398.00	\$ 396.00	\$ 390.00	\$ 391.00
Levy	\$8.47	\$8.39	\$8.23	\$8.02	\$7.93
<b>IC3</b>	\$ 341.00	\$ 342.00	\$ 356.00	\$ 352.00	\$ 282.00
Levy	\$7.16	\$7.11	\$7.29	\$7.13	\$5.63

	2017	2016	2015	2014	2013
Non-Irrigated Tax Rate	<b>2.043509</b>	<b>2.019133</b>	<b>1.988768</b>	<b>1.966645</b>	<b>1.938135</b>
<b>DC1</b>	\$ 437.00	\$ 438.00	\$ 423.00	\$ 394.00	\$ 347.00
Levy	\$8.93	\$8.84	\$8.41	\$7.75	\$6.73
<b>DC2</b>	\$ 374.00	\$ 375.00	\$ 370.00	\$ 352.00	\$ 273.00
Levy	\$7.64	\$7.57	\$7.36	\$6.92	\$5.29
<b>DC3</b>	\$ 320.00	\$ 321.00	\$ 331.00	\$ 319.00	\$ 237.00
Levy	\$6.54	\$6.48	\$6.58	\$6.27	\$4.59

Ag Type		2017		2016		2015		2014		2013
<b>IP</b>	\$	<b>344.00</b>	\$	<b>344.00</b>	\$	<b>297.00</b>	\$	<b>244.00</b>	\$	<b>225.00</b>
Levy		\$7.34		\$7.25		\$6.17		\$5.02		\$4.56
<hr/>										
<b>NP1</b>	\$	<b>162.00</b>	\$	<b>162.00</b>	\$	<b>207.00</b>	\$	<b>228.00</b>	\$	<b>157.00</b>
Levy		\$3.31		\$3.27		\$4.12		\$4.48		\$3.04
<b>NP2</b>	\$	<b>95.00</b>	\$	<b>96.00</b>	\$	<b>119.00</b>	\$	<b>119.00</b>	\$	<b>109.00</b>
Levy		\$1.94		\$1.94		\$2.37		\$2.34		\$2.11
<b>NP3</b>	\$	<b>56.00</b>	\$	<b>57.00</b>	\$	<b>64.00</b>	\$	<b>68.00</b>	\$	<b>73.00</b>
Levy		\$1.14		\$1.15		\$1.27		\$1.34		\$1.41
<hr/>										
<b>OR1</b>	\$	<b>689.00</b>	\$	<b>689.00</b>	\$	<b>712.00</b>	\$	<b>437.00</b>	\$	<b>437.00</b>
Levy		\$14.70		\$14.53		\$14.79		\$8.98		\$8.86
<b>OR2</b>	\$	<b>694.00</b>	\$	<b>695.00</b>	\$	<b>720.00</b>	\$	<b>429.00</b>	\$	<b>429.00</b>
Levy		\$14.80		\$14.65		\$14.96		\$8.82		\$8.70



IRRIGATION DISTRICT	YEAR	PRICE FOR 1ST ACRE	NET RATE/AC	WATER PRICE /AC	2009 AVERAGE	2010 AVERAGE	2011 AVERAGE	2012 AVERAGE	2013 AVERAGE	2014 AVERAGE	2015 AVERAGE	2016 AVERAGE	2017 AVERAGE
<b>CAMERON COUNTY IRRIGATION DIST. #6</b> 956-399-7186	2009		\$12.00		\$17.31	\$17.31	\$17.44	\$17.81	\$17.81	\$17.94	\$18.19	\$18.19	\$18.19
	2010		\$12.00										
	2011		\$13.00	\$10.50									
	2012		\$13.50	\$10.50									
	2013		\$13.50	\$10.50									
	2014		\$13.50	\$10.50									
	2015		\$13.50	\$10.50									
	2016		\$13.50	\$10.50									
2017		\$13.50	\$10.50										
<b>ADAMS GARDEN IRRIGATION DISTRICT</b> 956-423-7015	2009		\$30.00	\$30.00									
	2010		\$30.00	\$30.00									
	2011		\$30.00	\$30.00									
	2012		\$30.00	\$30.00									
	2013		\$30.00	\$30.00									
	2014		\$30.00	\$30.00									
	2015		\$30.00	\$30.00									
	2016		\$30.00	\$30.00									
2017		\$30.00	\$30.00										
<b>LA FERIA IRRIGATION DISTRICT #3 &amp; #4</b> (Santa Maria) 956-797-2421	2009		\$20.00										
	2010		\$20.00										
	2011		\$30.00										
	2012		\$20.00										
	2013		\$20.00										
	2014		\$20.00										
	2015		\$20.00										
	2016		\$20.00										
2017		\$20.00											
<b>BAYVIEW IRRIGATION DISTRICT #11</b> 956-233-5800	2009		\$27.50	\$24.40									
	2010		\$27.50	\$24.40									
	2011		\$27.50	\$24.40									
	2012		\$27.50	\$24.40									
	2013		\$27.50	\$24.40									
	2014		\$27.50	\$24.40									
	2015		\$27.50	\$24.40									
	2016		\$27.50	\$24.40									
2017		\$27.50	\$24.40										
<b>HARLINGEN IRRIGATION DISTRICT #1</b> 956-423-7015	2009	\$24.00	\$11.00	\$7.00									
	2010	\$24.00	\$11.00	\$7.00									
	2011	\$24.00	\$11.00	\$7.00									
	2012	\$24.00	\$13.00	\$7.00									
	2013	\$24.00	\$13.00	\$7.00									
	2014	\$24.00	\$14.00	\$7.00									
	2015	\$24.00	\$14.00	\$7.00									
	2016	\$24.00	\$14.00	\$7.00									
2017	\$24.00	\$14.00	\$7.00										
<b>SAN BENITO IRRIGATION DIST. #2</b> 956-399-2484	2009	\$30.00	\$13.00	\$10.50									
	2010	\$30.00	\$13.00	\$10.50									
	2011	\$30.00	\$13.00	\$10.50									
	2012	\$30.00	\$13.50	\$11.00									
	2013	\$30.00	\$13.50	\$11.00									
	2014	\$30.00	\$13.50	\$11.00									
	2015	\$30.00	\$13.50	\$11.00									
	2016	\$30.00	\$13.50	\$11.00									
2017	\$30.00	\$13.50	\$11.00										
<b>IRRIGATION DISTRICT # 16 956-399-7791</b>	2009		\$8.00	\$8.00									
	2010		\$8.00	\$8.00									
	2011		\$8.00	\$8.00									
	2012		\$8.00	\$8.00									
	2013		\$8.00	\$8.00									
	2014		\$8.00	\$8.00									
	2015		\$10.00	\$10.00									
	2016		\$10.00	\$10.00									
2017		\$10.00	\$10.00										
<b>BROWNSVILLE IRRIGATION DISTRICT</b> 956-831-8462	2009	\$30.00	\$17.00										
	2010	\$30.00	\$17.00										
	2011	\$30.00	\$17.00										
	2012	\$30.00	\$17.00										
	2013	\$30.00	\$17.00										
	2014	\$30.00	\$17.00										
	2015	\$30.00	\$17.00										
	2016	\$30.00	\$17.00										
2017	\$30.00	\$17.00											

**Typical Lease Rates for Cameron County  
IC1**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Typical Expenses		Total Typical Net To Land	
<b>2013</b>	JOHNSON BROTHERS PTN (SC)	\$115	\$80.00	\$8.70	Taxes	<b>\$48.69</b>	
	NEUHOUS & SONS	\$110		\$17.81	W.D. Flat Rate		
	STEVE BAUER (SC)	\$100		3%	\$2.40		Drought
	RANDY MCMURRAY FARMS (SC)	\$100		3%	\$2.40		Management
	ALBERT PEREZ	\$90			\$31.31		Total Deductions
	BURNS LEVI	\$90					
	BAUER	\$85					
	BJ SIMPSON	\$85					
	SPARKS	\$85					
	LENARD SIMMONS FARMS	\$80					
	BRUCE WATERS	\$80	*				
	MCLEMORE ZACHARY	\$70					
	STEVE WOLF	\$70					
	RANDY MCMURRAY FARMS	\$70					
	J & R OLIVAREZ FARMS	\$70					
	BILLY D SIMPSON	\$65					
	ALBERT GARZA	\$60					
	TAMM LANE VENTURES	\$55					
	RAMIRO REYNA	\$50					
	RENE RANGEL	\$50					
WESLEY VALERIOUS	\$50						
<b>2014</b>	JOHNSON BROTHERS PTN (SC)	\$115	\$80.00	\$8.61	Taxes	<b>\$51.05</b>	
	NEUHOUS & SONS	\$110		\$17.94	W.D. Flat Rate		
	STEVE BAUER (SC)	\$100		0%	\$0.00		Drought
	RANDY MCMURRAY FARMS (SC)	\$100		3%	\$2.40		Management
	M.O.PRODUCE LLC (organic farm)	\$100			\$28.95		Total Deductions
	LEVI BURNS	\$97					
	ALBERT PEREZ	\$90					
	BURNS LEVI	\$90					
	BAUER	\$85					
	BJ SIMPSON	\$85					
	SPARKS	\$85					
	LENARD SIMMONS FARMS	\$80					
	BRUCE WATERS	\$80	*				
	K-M TURF FARM	\$80					
	EDDIE OSTROWSKI	\$75					
	MCLEMORE ZACHARY	\$70					
	STEVE WOLF	\$70					
	RANDY MCMURRAY FARMS	\$70					
	J & R OLIVAREZ FARMS	\$70					
	BILLY D SIMPSON	\$65					
ALBERT GARZA	\$60						
TAMM LANE VENTURES	\$55						
RAMIRO REYNA	\$50						
RENE RANGEL	\$50						
WESLEY VALERIOUS	\$50						
<b>2015</b>	MID-VALLEY AGRICULTURE LLC	\$120	\$82.50	\$9.31	Taxes	<b>\$52.53</b>	
	JOHN SCAIEF	\$100		\$18.19	W.D. Flat Rate		
	WESLEY VALERIOUS	\$100		0%	\$0.00		Drought
	KELLY PEMELTON	\$100		3%	\$2.48		Management
	PICHO FARMS LLC	\$100			\$29.97		Total Deductions
	LUPE ARGUILLIN	\$100					
	RICKY ALFARO	\$100					
	BAUER	\$100					
	KELLY PEMELTON	\$95					

BILLY D SIMPSON	\$90
EUBANKS FAMILY FARM	\$85 *
CARL BAUER JR.	\$80 *
MATHERS FARMS	\$75
MICHAEL ENGLAND	\$70
FRED KARLE	\$65
HERITAGE FARMS	\$65
SIMMONS FARMS	\$60
STEVE WOLF	\$59
J&R OLIVAREZ FARMS	\$50
MCLEMORE FARMS	\$50
JOHN SCAIEF	\$40
MATHERS FARMS	\$25

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<b>2016</b>	RUBY LEE GARZA	\$148	\$80.00	\$9.74	Taxes	\$49.67
	JOHNSON FARMS	\$115		\$18.19	W.D. Flat Rate	
	ABBOTT FARMS	\$110	0%	\$0.00	Drought	
	STEVE WOLF	\$100	3%	\$2.40	Management	
	BAUER	\$100		\$30.33	Total Deductions	
	RICKY ALFARO	\$100				
	LEVI BURNS	\$100				
	A-S PEREZ FARMS	\$95				
	BILLY D. SIMPSON	\$90				
	SPS FARMS	\$85				
	CARL BAUER JR	\$80 *				
	CARL BAUER JR	\$80				
	ANGEL ORTEGA	\$80				
	JOHNSON FARMS	\$75				
	CRIS WOLF	\$70				
	4M COTTON & CATTLE	\$70				
	MID-VALLEY AGRICULTURE LLC	\$65				
	OVI ATKINSON	\$60				
	Z & k FARMS LLC	\$60				
	MCLEMORE FARMS	\$50				
	DE LOS SANTOS FARMS	\$34				

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<b>2017</b>	RUBY GARZA**	\$148	\$80.00	\$9.83	Taxes	\$49.58
	JOHNSON BROTHERS FARMS, LLC**	\$115		\$18.19	W.D. Flat Rate	
	ALOE FARMS**	\$103	0%	\$0.00	Drought	
	L&R RANCH**	\$90	3%	\$2.40	Management	
	WILLIAM LIPE**	\$87		\$30.42	Total Deductions	
	SRS FARMS	\$85				
	BILLY SIMPSON**	\$85				
	CARL BAUER JR**	\$80 *				
	LIVI BURNS**	\$80 *				
	USDA/NASS**	\$80				
	JOHNSON FARMS **	\$75				
	J&R OLIVAREZ**	\$70				
	FRANCISCO ARGULLIN**	\$61				
	DANNY ALLAN**	\$60				
	WILLIAM WELLS**	\$53				
	J&R OLIVAREZ**	\$50				

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1.) 50.304 / 10% Cap Rate = \$503.04  
2.) \$503 (2019 Ag Rate)

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Total	\$251.52
5 Year Average	\$50.304
Cash Lease	
Ag Value/ Acre	\$503

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Typical Lease Rates for Cameron County  
IC2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
<b>2013</b>	BRUCE WATERS	\$80	\$70.00	\$7.93	Taxes	<b>\$40.06</b>
	LEONARD SIMMONS FARMS	\$80		\$17.81	W.D. Flat Rate	
	THOMAS WIESMAN	\$80		3% \$2.10	Drought	
	PAUL FLOYD	\$75		3% \$2.10	Management	
	COATES E M	\$75		\$29.94	Total Deductions	
	ALBERT PEREZ	\$70	*			
	DON WATERS	\$65				
	ROBERT ATKINSON	\$65				
	ERNESTO GONZALES	\$55				
	RAMIRO REYNA	\$50				
MATHERS FARMS	\$45					
<b>2014</b>	BRUCE WATERS	\$80	\$72.50	\$8.02	Taxes	<b>\$44.37</b>
	LEONARD SIMMONS FARMS	\$80		\$17.94	W.D. Flat Rate	
	THOMAS WIESMAN	\$80		0% \$0.00	Drought	
	BILLY MACK SIMPSON	\$75		3% 2.175	Management	
	PAUL FLOYD	\$75		\$28.13	Total Deductions	
	COATES E M	\$75	*			
	ALBERT PEREZ	\$70	*			
	DON WATERS	\$65				
	ROBERT ATKINSON	\$65				
	ERNESTO GONZALES	\$55				
MARCELINO MORALES	\$50					
MATHERS FARMS	\$45					
<b>2015</b>	KELLY PEMELTON	\$100	\$75.00	\$8.23	Taxes	<b>\$46.33</b>
	JIM GAMBLE	\$100		\$18.19	W.D. Flat Rate	
	K-M TURF FARMS	\$100		0% \$0.00	Drought	
	JOHN SCAIEF	\$96		3% 2.25	Management	
	CARL BAUER JR.	\$80		\$28.67	Total Deductions	
	BRUCE WATERS	\$80				
	LEONARD SIMMONS FARMS	\$80				
	THOMAS WIESMAN	\$80				
	CARL BAUER JR.	\$80				
	MCMURRAY FARMS	\$80				
	BILLY MACK SIMPSON	\$75				
	PAUL FLOYD	\$75	*			
	COATES E M	\$75				
	ALBERT PEREZ	\$70				
	MIKE ENGLAND	\$70				
	DON WATERS	\$65				
	ROBERT ATKINSON	\$65				
	EDDIE CRUZ	\$58				
	ERNESTO GONZALES	\$55				
	MARCELINO MORALES	\$50				
MID-VALLEY AGRICULTURE LLC	\$50					
MATHERS FARMS	\$45					
L&L FARMS	\$36					

<b>2016 KELLY PEMELTON</b>	\$100	<u>\$80.00</u>	\$8.39	Taxes	<u>\$51.02</u>
JIM GAMBLE	\$100		\$18.19	W.D. Flat Rate	
K-M TURF FARMS	\$100	0%	\$0.00	Drought	
WILLIE WELLS	\$100	3%	2.4	Management	
JOHN SCAIEF	\$96		\$28.98	Total Deductions	
A-S PEREZ FARMS	\$95				
BRUCE WATERS	\$85				
CARL BAUER JR.	\$80				
BRUCE WATERS	\$80				
DANNY ALLEN	\$80	*			
ALLEN FARMS	\$80	*			
BILLIE MACK SIMPSON	\$75				
MIKE ENGLAND	\$70				
JAMES SIMMONS	\$64				
TD FARMS	\$60				
A-S PEREZ FARMS	\$60				
MARCELINO MORALES	\$50				
EDDIE CRUZ	\$58				
WILLIAM WELLS	\$53				
MID-VALLEY AGRICULTURE LLC	\$50				

<b>2017 A+S PEREZ FARMS J.V.**</b>	\$95	\$73.00	\$8.47	Taxes	<b>\$44.15</b>
L&R RANCH**	\$90		\$18.19	W.D. Flat Rate	
SRS FARMS**	\$85	0%	\$0.00	Drought	
ALLEN FARMS**	\$80	3%	2.19	Management	
PLANTON FARMS, INC**	\$80		\$28.85	Total Deductions	
USDA/NASS**	\$80				
JOHNSON FARMS**	\$75				
CRIS WOLF**	\$73	*			
4M COTTON CATTLE & GRAIN**	\$70				
J&R OLIVAREZ**	\$70				
HERITAGE FARMS**	\$64				
DANNY ALLAN**	\$60				
Z&K FARMS**	\$60				
FLORES FARMS J.V. **	\$55				
MCLEMORE FARMS**	\$50				

1.) \$45.189 / 10% Cap Rate = \$451.89

2.) \$452 (2019 Ag Rate)

Total	\$225.94
5 Year Average	<b>\$45.189</b>
Cash Lease	
<b>Ag Value/ Acre</b>	<b>\$452</b>

**Typical Lease Rates for Cameron County  
IC3**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
<b>2013</b>	BRUCE WATERS	\$80	\$60.00	\$5.63	Taxes	<b>\$32.96</b>	
	TEOFILO FLORES JR	\$70		\$17.81	W.D. Flat Rate		
	J & R OLIVAREZ FARMS	\$70		3%	\$1.80		Drought
	LEVI BURNS	\$60		3%	\$1.80		Management
	LENARD SIMMONS	\$60 *			\$27.04		Total Deductions
	ALBERT GARZA	\$60 *					
	JUAN GARCIA	\$55					
	RAMIRO REYNA	\$50					
	MATHERS FARMS	\$45					
	MARCUS WICK	\$45					
<b>2014</b>	BRUCE WATERS	\$80	\$60.00	\$7.13	Taxes	<b>\$33.13</b>	
	TEOFILO FLORES JR	\$70		\$17.94	W.D. Flat Rate		
	J & R OLIVAREZ FARMS	\$70		0%	\$0.00		Drought
	BYRON VASSBERG	\$65		3%	\$1.80		Management
	ALBERT GARZA	\$60			\$26.87		Total Deductions
	LENARD SIMMONS	\$60 *					
	LEVI BURNS	\$60 *					
	JUAN GARCIA	\$55					
	LUPE ARGUILLIN	\$53					
	RAMIRO REYNA	\$50					
MARCUS WICK	\$45						
MATHERS FARMS	\$45						
<b>2015</b>	BRUCE WATERS	\$80	\$60.00	\$7.29	Taxes	<b>\$32.72</b>	
	TEOFILO FLORES JR	\$70		\$18.19	W.D. Flat Rate		
	J & R OLIVAREZ FARMS	\$70		0%	\$0.00		Drought
	BYRON VASSBERG	\$65		3%	\$1.80		Management
	ALBERT GARZA	\$60			\$27.28		Total Deductions
	LENARD SIMMONS	\$60					
	LEVI BURNS	\$60 *					
	JUAN GARCIA	\$55					
	LUPE ARGUILLIN	\$53					
	RAMIRO REYNA	\$50					
MATHERS FARMS	\$50						
MARCUS WICK	\$45						
RICHARD PLATA	\$45						
<b>2016</b>	BRUCE WATERS	\$80	\$60.00	\$7.11	Taxes	<b>\$32.91</b>	
	DANNY ALLEN	\$80		\$18.19	W.D. Flat Rate		
	TEOFILO FLORES JR	\$70		0%	\$0.00		Drought
	J & R OLIVAREZ FARMS	\$70		3%	\$1.80		Management
	BYRON VASSBERG	\$65			\$27.09		Total Deductions
	ALBERT GARZA	\$60					
	LENARD SIMMONS	\$60					
	LEVI BURNS	\$60 *					
	CJ FARMS	\$60 *					
	JUAN GARCIA	\$55					
LUPE ARGUILLIN	\$53						
GUADALUPE ARGUILLIN	\$53						
RAMIRO REYNA	\$50						
MATHERS FARMS	\$50						
MARCUS WICK	\$45						
L&L FARMS	\$36						

<b>2017 SRS FARMS</b>	\$85	\$60.00	\$7.16	Taxes	<b>\$32.85</b>
USDA/NASS	\$80		\$18.19	W.D. Flat Rate	
J & R OLIVAREZ FARMS	\$70		0%	Drought	
BYRON VASSBERG	\$65		3%	Management	
ALBERT GARZA	\$60		\$27.15	Total Deductions	
LENARD SIMMONS	\$60				
LEVI BURNS	\$60				
CJ FARMS	\$60	*			
JUAN GARCIA	\$55				
LUPE ARGUILLIN	\$53				
GUADALUPE ARGULLIN	\$53				
RAMIRO REYNA	\$50				
MATHERS FARMS	\$50				
MARCUS WICK	\$45				
RICHARD PLATA	\$45				

1.) \$32.913/ 10% Cap Rate = \$329.13	Total	\$164.56
2.) \$329 (2019 Ag Rate)	5 Year Average	<b>\$32.913</b>
	Cash Lease	
	<b>Ag Value/ acre</b>	<b>\$329</b>

**Typical Lease Rates for Cameron County  
DC1**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate		Total Typical Expenses		Typical Net To Land
<b>2013</b>	BILLY MAC SIMPSON	\$65	\$52.50		\$6.73	Taxes	<b>\$41.31</b>
	OVI ATKINSON	\$65		5.5%	\$2.89	Drought	
	LUPE & BODE ARGUILLIN	\$65		3%	\$1.58	Management	
	USDA FSA SOIL MAINTENANCE	\$60			\$11.19	Total Deductions	
	DON WATERS/LA CUESTA	\$55 *					
	ALBERT PEREZ	\$50 *					
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
EDWARD MATHERS	\$45						
<b>2014</b>	ALLEN FARMS	\$75	\$60.00		\$7.75	Taxes	<b>\$50.45</b>
	CJ FARMS	\$70		0.0%	\$0.00	Drought	
	BILLY MAC SIMPSON	\$65		3%	\$1.80	Management	
	OVI ATKINSON	\$65			\$9.55	Total Deductions	
	LUPE & BODE ARGUILLIN	\$65					
	SPENCER PENNINGTON	\$65					
	USDA FSA SOIL MAINTENANCE	\$60 *					
	DON WATERS/LA CUESTA	\$55					
	ALBERT PEREZ	\$50					
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
	EDWARD MATHERS	\$45					
<b>2015</b>	BAUER	\$100	\$60.00		\$8.41	Taxes	<b>\$49.79</b>
	ALLEN FARMS	\$75		0.0%	\$0.00	Drought	
	ZAPATA FARMS	\$72		3%	\$1.80	Management	
	CJ FARMS	\$70			\$10.21	Total Deductions	
	BILLY MAC SIMPSON	\$65					
	OVI ATKINSON	\$65					
	LUPE & BODE ARGUILLIN	\$65					
	SPENCER PENNINGTON	\$65 *					
	DON WATERS/LA CUESTA	\$55 *					
	ALBERT PEREZ	\$50					
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
	EDWARD MATHERS	\$45					
	ELIODORO VILLARREAL	\$45					
	L&L FARMS	\$36					



<b>2016</b>	ALLEN FARMS	\$75	\$55.00		\$8.84	Taxes	<b>\$44.51</b>
	ZAPATA FARMS	\$72		0.0%	\$0.00	Drought	
	BILLY MAC SIMPSON	\$65		3%	\$1.65	Management	
	OVI ATKINSON	\$65			\$10.49	Total Deductions	
	LUPE & BODE ARGUILLIN	\$65					
	SPENCER PENNINGTON	\$65					
	STORMY STONE	\$65					
	CJ FARMS	\$60					
	WILLAMRA OPERATION LP	\$60	*				
	ALBERT PEREZ	\$50	*				
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
	USDA/NASS	\$47					
	EDWARD MATHERS	\$45					
	ELIODORO VILLARREAL	\$45					
	WATERS	\$40					
	L&L FARMS	\$36					

<b>2017</b>	ALLEN FARMS	\$75	\$60.00		\$8.93	Taxes	<b>\$49.27</b>
	LIVI BURNS**	\$75		0.0%	\$0.00	Drought	
	ZAPATA FARMS	\$72		3%	\$1.80	Management	
	BILLY MAC SIMPSON	\$65			\$10.73	Total Deductions	
	OVI ATKINSON	\$65					
	LUPE & BODE ARGUILLIN	\$65					
	SPENCER PENNINGTON	\$65					
	STORMY STONE**	\$65					
	CJ FARMS **	\$60					
	WILLAMRA OPERATION LP	\$60	*				
	USDA/NASS**	\$51					
	ALBERT PEREZ	\$50					
	J & R OLIVAREZ FARMS	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT GARZA	\$50					
	EDWARD MATHERS	\$45					
	ELIODORO VILLARREAL	\$45					
	BRUCE WATERS	\$40					
	L&L FARMS	\$36					

1.) \$47.065 / 10% Cap Rate = \$470.65

2.) \$471 (2019 Ag Rate)

Total	<b>\$235.33</b>
5 Year Average	<b>\$47.065</b>
Cash Lease	
<b>Ag Value / Acre</b>	<b>\$471</b>

**Typical Lease Rates for Cameron County  
DC2**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
<b>2013</b>	USDA FSA SOIL MAINTENANCE	\$56	\$50.00		\$5.29	Taxes	\$40.46
	OVI ATKINSON	\$65		5.5%	\$2.75	Drought	
	BILLY MAC SIMPSON	\$55		3%	\$1.50	Management	
	EDWARD MATHERS	\$50			\$9.54	Total Deductions	
	LUPE & BODE ARGUILLIN	\$50 *					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
	ALBERT & SANDRA PEREZ	\$43					
ALBERT GARZA	\$35						
<b>2014</b>	ALLEN FARMS	\$80	\$50.00		\$6.92	Taxes	\$41.58
	OVI ATKINSON	\$65		0.0%	\$0.00	Drought	
	USDA FSA SOIL MAINTENANCE	\$56		3%	\$1.50	Management	
	BILLY MAC SIMPSON (600ac)	\$55			\$8.42	Total Deductions	
	EDWARD MATHERS	\$50 *					
	LUPE & BODE ARGUILLIN	\$50 *					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
ALBERT & SANDRA PEREZ	\$43						
ALBERT GARZA	\$35						
<b>2015</b>	ALLEN FARMS	\$80	\$50.00		\$7.36	Taxes	\$41.14
	OVI ATKINSON	\$65		0.0%	\$0.00	Drought	
	WILLAMAR OPERATING,LP	\$65		3%	\$1.50	Management	
	BILLY MAC SIMPSON (600ac)	\$55			\$8.86	Total Deductions	
	LEAL FARMS	\$54					
	EDWARD MATHERS	\$50 *					
	LUPE & BODE ARGUILLIN	\$50 *					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
	PICHO FARMS LLC	\$50					
	ALBERT & SANDRA PEREZ	\$43					
	ALBERT GARZA	\$35					
<b>2016</b>	OVI ATKINSON	\$65	\$50.00		\$7.57	Taxes	\$40.93
	WILLAMAR OPERATING,LP	\$65		0.0%	\$0.00	Drought	
	BILLY MAC SIMPSON (600ac)	\$55		3%	\$1.50	Management	
	LEAL FARMS	\$54			\$9.07	Total Deductions	
	EDWARD MATHERS	\$50					
	LUPE & BODE ARGUILLIN	\$50 *					
	JAMES KINCANNON	\$50 *					
	ROBERT ATKINSON	\$50					
	PICHO FARMS LLC	\$50					
	USDA/NASS	\$47					
	ALBERT & SANDRA PEREZ	\$43					
	ALBERT GARZA	\$35					
<b>2017</b>	LIVI BURNS**	\$75	\$50.00		\$7.64	Taxes	\$40.86
	OVI ATKINSON	\$65		0.0%	\$0.00	Drought	
	WILLAMAR OPERATING,LP	\$65		3%	\$1.50	Management	
	BILLY MAC SIMPSON (600ac)	\$55			\$9.14	Total Deductions	
	LEAL FARMS	\$54					
	USDA/NASS**	\$51					
	EDWARD MATHERS	\$50 *					
	LUPE & BODE ARGUILLIN	\$50					
	JAMES KINCANNON	\$50					
	ROBERT ATKINSON	\$50					
	PICHO FARMS LLC	\$50					
	ALBERT & SANDRA PEREZ	\$43					
ALBERT GARZA	\$35						
1.) \$40.970 / 10% Cap Rate = \$109.70					Total	\$204.96	
2.) \$410 (2019 Ag Rate)					5 Year Average	\$40.970	
					Cash Lease		
					Ag Value/ acre	\$410	

## Typical Lease Rates for Cameron County

### DC3

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses	Typical Net To Land	
<b>2013</b>	ALBERT PEREZ	\$40	\$37.50	\$4.59	Taxes	
	LUPE & BODE ARGUILLIN	\$40		6.5%	\$2.44	Drought
	EDWARD MATHERS	\$40 *		3.0%	\$1.13	Management
	ALBERT GARZA	\$35 *			\$8.16	Total Deductions
	BILLY MAC SIMPSON	\$35				
	USDA FSA SOIL MAINTENANCE	\$31				
					<b>\$29.34</b>	
<b>2014</b>	ALLEN FARMS	\$80	\$40.00	\$6.27	Taxes	
	ALBERT PEREZ	\$40		0.0%	\$0.00	Drought
	LUPE & BODE ARGUILLIN	\$40		3.0%	\$1.20	Management
	EDWARD MATHERS	\$40 *			\$7.47	Total Deductions
	ALBERT GARZA	\$35				
	BILLY MAC SIMPSON	\$35				
USDA FSA SOIL MAINTENANCE	\$31					
					<b>\$32.53</b>	
<b>2015</b>	ALLEN FARMS	\$80	\$40.00	\$6.58	Taxes	
	ELIVALDO SANDOVAL	\$45		0.0%	\$0.00	Drought
	ALBERT PEREZ	\$40		3.0%	\$1.20	Management
	LUPE & BODE ARGUILLIN	\$40 *			\$7.78	Total Deductions
	EDWARD MATHERS	\$40 *				
	ALBERT GARZA	\$35				
BILLY MAC SIMPSON	\$35					
USDA FSA SOIL MAINTENANCE	\$31					
					<b>\$32.22</b>	
<b>2016</b>	ALLEN FARMS	\$80	\$40.00	\$6.48	Taxes	
	USDA/NASS	\$47		0.0%	\$0.00	Drought
	ELIVALDO SANDOVAL	\$45		3.0%	\$1.20	Management
	ALBERT PEREZ	\$40 *			\$7.68	Total Deductions
	LUPE & BODE ARGUILLIN	\$40 *				
	EDWARD MATHERS	\$40				
ALBERT GARZA	\$35					
BILLY MAC SIMPSON	\$35					
					<b>\$32.32</b>	
<b>2017</b>	ALLEN FARMS	\$80	\$42.50	\$6.54	Taxes	
	CJ FARMS**	\$60		0.0%	\$0.00	Drought
	USDA/NASS**	\$51		3.0%	\$1.28	Management
	ELIVALDO SANDOVAL	\$45			\$7.81	Total Deductions
	JOSE LUIS PONCE**	\$45 *				
	ALBERT PEREZ	\$40 *				
LUPE & BODE ARGUILLIN	\$40					
EDWARD MATHERS	\$40					
ALBERT GARZA	\$35					
BILLY MAC SIMPSON	\$35					
					<b>\$34.69</b>	
1.) \$32.218/ 10% Cap Rate = \$322.18				Total	\$161.09	
2.) \$322 (2019 Ag Rate)				5 Year Average	\$32.218	
				Cash Lease		
				Ag Value / Acre	\$322	

**Typical Lease Rates for Cameron County  
IP**

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
<b>2013</b>	ANASTACIO CAVAZOS	\$100	\$75.00	\$4.56	Taxes	<b>\$45.65</b>
	JACK HOWEL	\$89		\$17.81	W.D. Flat Rate	
	ZEKE CISNEROS	\$88		\$2.25	Drought	
	JOE ORTEGA	\$85 *		\$2.25	Management	
	TOMMY WEBER	\$65 *		\$2.48	Fence expense	
	JOYCE KETCHAM	\$50		\$29.35	Total Deductions	
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10				
	<hr/>					
<b>2014</b>	ANASTACIO CAVAZOS	\$100	\$75.00	\$5.02	Taxes	<b>\$47.29</b>
	JACK HOWEL	\$89		\$17.94	W.D. Flat Rate	
	ZEKE CISNEROS	\$88		\$0.00	Drought	
	JOE ORTEGA	\$85 *		\$2.25	Management	
	TOMMY WEBER	\$65 *		\$2.51	Fence expense	
	JOYCE KETCHAM	\$50		\$27.71	Total Deductions	
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10				
	<hr/>					
<b>2015</b>	ANASTACIO CAVAZOS	\$100	\$75.00	\$6.17	Taxes	<b>\$45.87</b>
	JACK HOWEL	\$89		\$18.19	W.D. Flat Rate	
	ZEKE CISNEROS	\$88		\$0.00	Drought	
	JOE ORTEGA	\$85		\$2.25	Management	
	MID-VALLEY AGRICULTURE LLC	\$85 *		\$2.52	Fence expense	
	TOMMY WEBER	\$65 *		\$29.13	Total Deductions	
	JOYCE KETCHAM	\$50				
	FELIX ALVAREZ	\$40				
	OVI ATKINSON	\$15				
	JORGE GARZA	\$10				
	<hr/>					
<b>2016</b>	ANASTACIO CAVAZOS	\$100	\$65.00	\$7.25	Taxes	<b>\$34.96</b>
	CAVASOS GRASS FARMS	\$100		\$18.19	W.D. Flat Rate	
	WESLEY VALERIUS	\$100		\$0.00	Drought	
	JACK HOWEL	\$89		\$1.95	Management	
	ZEKE CISNEROS	\$88		\$2.65	Fence expense	
	JOE ORTEGA	\$85		\$30.04	Total Deductions	
	MID-VALLEY AGRICULTURE LLC	\$85				
	A&E JOHNSON PROPERTIES, LTD	\$75				
	TOMMY WEBER	\$65				
	BILL LIPE	\$65 *				
	F. GONZALEZ	\$65 *				
	ESEQUIEL CISNEROS	\$64				
	SPS FARMS	\$60				
	FRANK GONZALEZ	\$54				
	JOYCE KETCHAM	\$50				
	J&R OLIVARES FARMS	\$50				
	ELIODORIO VILLARREAL	\$50				
	TOM CARUSO	\$43				
	FELIX ALVAREZ	\$40				
	PRESTON HANCE	\$37				
<hr/>						
<b>2017</b>	JOHNSON BROTHERS FARMS, LLC**	\$115	\$60.00	\$7.34	Taxes	<b>\$29.95</b>
	ANASTACIO CAVASOS**	\$100		\$18.19	W.D. Flat Rate	
	WILLIAM LIPE**	\$87		\$0.00	Drought	
	FRANK GONAZLEZ**	\$75		\$1.80	Management	
	FRANK GONAZLEZ**	\$65		\$2.73	Fence expense	
	SRS FARMS**	\$60 *		\$30.05	Total Deductions	
	FRANK GONAZLEZ**	\$54				
	WILLIAM WELLS**	\$53				
	PRESTON HANCE**	\$37				
	DE LOS SANTOS**	\$34				
	USDA/NASS**	\$10				
<hr/>						
1.)	\$40.742 10% Cap Rate = \$407.42				5 Year Average	\$203.71
2.)	\$407 (2019 Ag Rate)				Cash Lease	\$40.742
					Ag Value/ acre	\$407

## Typical Lease Rates for Cameron County NPI

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses	Typical Net To Land
<b>2013</b>	ZEKE CISNEROS	\$40	\$16.00	\$3.04	Taxes <b>\$9.52</b>
	FRANK GONZALEZ	\$40		3% \$0.48	Drought
	CORTEZ SURVEY	\$17 *		3% \$0.48	Management
	OVI ATKINSON	\$15 *		\$2.48	Fencing depreciation
	JORGE GARZA	\$10			
	WILLAMAR OPERATING, LP	\$6		\$6.48	Total Deductions
<b>2014</b>	FRED KARLE	\$45	\$17.00	\$4.48	Taxes <b>\$9.50</b>
	ZEKE CISNEROS	\$40		0% \$0.00	Drought
	FRANK GONZALEZ	\$40		3% \$0.51	Management
	CORTEZ SURVEY	\$17 *		\$2.51	Fencing depreciation
	OVI ATKINSON	\$15			
	JORGE GARZA	\$10		\$7.50	Total Deductions
<b>2015</b>	LOT ATKINSON	\$108	\$28.50	\$4.12	Taxes <b>\$21.01</b>
	ELIAS CHAIRES	\$65		0% \$0.00	Drought
	FRED KARLE	\$45		3% \$0.86	Management
	ZEKE CISNEROS	\$40		\$2.52	Fencing depreciation
	FRANK GONZALEZ	\$40 *			
	CORTEZ SURVEY	\$17 *		\$7.49	Total Deductions
	OVI ATKINSON	\$15			
	JORGE GARZA	\$10			
	WILLAMAR OPERATING, LP	\$6			
PHILIP GIVENS	\$2				
<b>2016</b>	LOT ATKINSON	\$108	\$28.50	\$3.27	Taxes <b>\$21.72</b>
	ELIAS CHAIRES	\$65		0% \$0.00	Drought
	FRED KARLE	\$45		3% \$0.86	Management
	ZEKE CISNEROS	\$40		\$2.65	Fencing depreciation
	FRANK GONZALEZ	\$40			
	WATERS	\$40 *		\$6.78	Total Deductions
	CORTEZ SURVEY	\$17 *			
	OVI ATKINSON/ TD FARMS	\$15			
	LEVI BURNS	\$14			
	JORGE GARZA	\$10			
	WILLAMAR OPERATING, LP	\$6			
PHILIP GIVENS	\$2				
<b>2017</b>	LOT ATKINSON	\$108	\$40.00	\$3.31	Taxes <b>\$32.76</b>
	JOHN SCAIEF**	\$100		0% \$0.00	Drought
	ELIAS CHAIRES	\$65		3% \$1.20	Management
	ESEQUEL CISNEROS**	\$64		\$2.73	Fencing depreciation
	FRED KARLE	\$45			
	ZEKE CISNEROS	\$40		\$7.24	Total Deductions
	FRANK GONZALEZ	\$40			
	BRUCE WATERS	\$40 *			
	CORTEZ SURVEY	\$17			
	OVI ATKINSON/ TD FARMS	\$15			
	LEVI BURNS	\$14			
	JORGE GARZA	\$10			
	USDA/NASS**	\$10			
WILLAMAR OPERATING, LP	\$6				
PHILIP GIVENS**	\$2				
				5 Year Average	\$94.50
1.) \$18.901 / 10% Cap Rate = \$189.01				Cash Lease	<b>\$18.901</b>
2.) \$189 (2019 Ag Rate)				Ag Value/ acre	<b>\$189</b>

## Typical Lease Rates for Cameron County

### NP2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses	Typical Net To Land
<b>2013</b>	FRANK GONZALEZ	\$40	\$15.00	\$2.11 Taxes	<b>\$9.51</b>
	ZEKE CISNEROS	\$40		3% \$0.45 Drought	
	CORTEZ SURVEY	\$17		3% \$0.45 Management	
	OVI ATKINSON	\$15 *		\$2.48 Fencing depreciation	
	JORGE GARZA	\$10			
	BILLY MAC SIMPSON	\$7		\$5.49 Total Deductions	
	WILLAMAR OPERATING, LP	\$6			
<b>2014</b>	FRANK GONZALEZ	\$40	\$15.00	\$2.34 Taxes	<b>\$9.70</b>
	ZEKE CISNEROS	\$40		0% \$0.00 Drought	
	CORTEZ SURVEY	\$17		3% \$0.45 Management	
	OVI ATKINSON	\$15 *		\$2.51 Fencing depreciation	
	JORGE GARZA	\$10			
	BILLY MAC SIMPSON	\$7		\$5.30 Total Deductions	
	WILLAMAR OPERATING, LP	\$6			
<b>2015</b>	FRANK GONZALEZ	\$40	\$15.00	\$2.37 Taxes	<b>\$9.66</b>
	ZEKE CISNEROS	\$40		0% \$0.00 Drought	
	CORTEZ SURVEY	\$17		3% \$0.45 Management	
	OVI ATKINSON	\$15 *		\$2.52 Fencing depreciation	
	JORGE GARZA	\$10			
	BILLY MAC SIMPSON	\$7		\$5.34 Total Deductions	
	WILLAMAR OPERATING, LP	\$6			
<b>2016</b>	FRANK GONZALEZ	\$40	\$16.00	\$1.94 Taxes	<b>\$10.93</b>
	ZEKE CISNEROS	\$40		0% \$0.00 Drought	
	WATERS	\$40		3% \$0.48 Management	
	CORTEZ SURVEY	\$17 *		\$2.65 Fencing depreciation	
	OVI ATKINSON	\$15 *			
	JORGE GARZA	\$10		\$5.07 Total Deductions	
	BILLY MAC SIMPSON	\$7			
	WILLAMAR OPERATING, LP	\$6			
<b>2017</b>	BRUCE WATERS **	\$40	\$17.00	\$1.94 Taxes	<b>\$11.82</b>
	FRANK GONZALEZ	\$40		0% \$0.00 Drought	
	ZEKE CISNEROS	\$40		3% \$0.51 Management	
	WATERS	\$40		\$2.73 Fencing depreciation	
	CHUCK VIEH	\$30			
	CORTEZ SURVEY	\$17 *		\$5.18 Total Deductions	
	OVI ATKINSON	\$15			
	JORGE GARZA	\$10			
	USDA/NASS**	\$10			
	BILLY MAC SIMPSON	\$7			
	WILLAMAR OPERATING, LP	\$6			
1.) \$10.324 / 10% Cap Rate = \$103.24				Total	\$51.62
2.) \$103 (2019 Ag Rate)				5 Year Average	<b>\$10.324</b>
				Cash Lease	
				<b>Ag Value/ acre</b>	<b>\$103</b>

## Typical Lease Rates for Cameron County NP3

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
<b>2013</b>	CORTEZ SURVEY	\$17	\$10.00	\$1.41	Taxes	<b>\$5.51</b>
	OVI ATKINSON	\$15		3%	\$0.30 Drought	
	JORGE GARZA	\$10	*	3%	\$0.30 Management	
	BILLY MACK SIMPSON	\$7			\$2.48 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6				
					\$4.49	Total Deductions
<b>2014</b>	CORTEZ SURVEY	\$17	\$10.00	\$1.34	Taxes	<b>\$5.85</b>
	OVI ATKINSON	\$15		0%	\$0.00 Drought	
	JORGE GARZA	\$10	*	3%	\$0.30 Management	
	BILLY MACK SIMPSON	\$7			\$2.51 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6				
					\$4.15	Total Deductions
<b>2015</b>	CORTEZ SURVEY	\$17	\$10.00	\$1.27	Taxes	<b>\$5.91</b>
	OVI ATKINSON	\$15		0%	\$0.00 Drought	
	JORGE GARZA	\$10	*	3%	\$0.30 Management	
	BILLY MACK SIMPSON	\$7			\$2.52 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6				
					\$4.09	Total Deductions
<b>2016</b>	CORTEZ SURVEY	\$17	\$10.00	\$1.15	Taxes	<b>\$5.90</b>
	OVI ATKINSON	\$15		0%	\$0.00 Drought	
	JORGE GARZA	\$10	*	3%	\$0.30 Management	
	BILLY MACK SIMPSON	\$7			\$2.65 Fencing depreciation	
	WILLAMAR OPERATING, LP	\$6				
					\$4.10	Total Deductions
<b>2017</b>	BRUCE WATERS**	\$40	\$10.00	\$1.14	Taxes	<b>\$5.83</b>
	CORTEZ SURVEY	\$17		0%	\$0.00 Drought	
	OVI ATKINSON	\$15		3%	\$0.30 Management	
	JORGE GARZA	\$10	*		\$2.73 Fencing depreciation	
	USDA/NASS**	\$10				
	BILLY MACK SIMPSON	\$7			\$4.17 Total Deductions	
	WILLAMAR OPERATING, LP	\$6				
					Total	\$28.99
1.) \$5.798/ 10% Cap Rate = \$57.98					5 Year Average	<b>\$5.798</b>
2.) \$58 (2019 Ag Rate)					Cash Lease	
					<b>Ag Value/ acre</b>	<b>\$58</b>

## Typical Lease Rates for Cameron County OR1

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land
<b>2013</b>	KARLE FARMS	\$200.00	\$100.00	\$8.86	Taxes	<b>\$67.33</b>
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate	
	LIEVENS STEVE	\$82.77		3%	\$3.00 Drought	
				3%	\$3.00 Management	
					\$32.67	TTL Deductions
<b>2014</b>	KARLE FARMS	\$200.00	\$100.00	\$8.98	Taxes	<b>\$70.08</b>
	STEVE LIEVENS FARMS, LLC	\$120.00		\$17.94	W.D. Flat Rate	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	0%	\$0.00 Drought	
	LIEVENS STEVE	\$82.77		3%	\$3.00 Management	
	FRED KARLE	\$45.00				
				\$29.92	Total Deductions	
<b>2015</b>	KARLE FARMS	\$200.00	\$100.00	\$14.79	Taxes	<b>\$60.02</b>
	STEVE LIEVENS FARMS, LLC	\$120.00		\$18.19	W.D. Flat Rate	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	0%	\$0.00 Drought	
	LIEVENS STEVE	\$82.77		7%	\$7.00 Management	
	FRED KARLE	\$45.00				
				\$39.98	Total Deductions	
<b>2016</b>	KARLE FARMS	\$200.00	\$91.39	\$14.53	Taxes	<b>\$52.27</b>
	STEVE LIEVENS FARMS, LLC	\$120.00		\$18.19	W.D. Flat Rate	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	0%	\$0.00 Drought	
	LIEVENS STEVE	\$82.77	*	7%	\$6.40 Management	
	MID-VALLEY AGRICULTURE LLC	\$65.00				
FRED KARLE	\$45.00			\$39.11	Total Deductions	
<b>2017</b>	KARLE FARMS	\$200.00	\$100.00	\$14.70	Taxes	<b>\$60.12</b>
	FRED KARLE (STOCKTON)**	\$200.00		\$18.19	W.D. Flat Rate	
	STEVE LIEVENS FARMS, LLC	\$120.00		0%	\$0.00 Drought	
	STEVE LIEVENS FARMS, LLC	\$100.00		7%	\$7.00 Management	
	FRED KARLE**	\$100.00	*			
	FRED KARLE**	\$100.00			\$39.88	Total Deductions
	LIEVENS STEVE	\$82.77				
	MID-VALLEY AGRICULTURE LLC	\$65.00				
FRED KARLE	\$45.00					
1.) \$61.964/ 10% Cap Rate = \$619.64				Total		\$309.82
2.) \$620 (2019 Ag Rate)				5 Year Average		<b>\$61.964</b>
				Cash Lease		
				<b>Ag Value/ acre</b>		<b>\$620</b>



## Typical Lease Rates for Cameron County OR2

Year	Lease Rates Obtained From	Lease Rates	Typical Rate	Total Typical Expenses		Typical Net To Land	
<b>2013</b>	KARLES FARMS	\$200.00	\$100.00	\$8.70	Taxes	\$67.49	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.81	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77		3%	\$3.00		Drought
				3%	\$3.00		Management
				\$32.51	TTL Deductions		
<b>2014</b>	KARLES FARMS	\$200.00	\$91.39	\$8.82	Taxes	\$61.89	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$17.94	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77	*	0%	\$0.00		Drought
	FRED KARLE	\$45.00		3%	\$2.74		Management
				\$29.50	Total Deductions		
<b>2015</b>	KARLES FARMS	\$200.00	\$91.39	\$14.96	Taxes	\$51.84	
	STEVE LIEVENS FARMS, LLC	\$100.00	*	\$18.19	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77	*	0%	\$0.00		Drought
	FRED KARLE	\$45.00		7%	\$6.40		Management
				\$39.55	Total Deductions		
<b>2016</b>	KARLES FARMS	\$200.00	\$82.77	\$14.65	Taxes	\$44.14	
	STEVE LIEVENS FARMS, LLC	\$100.00		\$18.19	W.D. Flat Rate		
	LIEVENS STEVE	\$82.77	*	0%	\$0.00		Drought
	MID-VALLEY AGRICULTURE, LLC	\$65.00		7%	\$5.79		Management
	FRED KARLE	\$45.00			\$38.63		Total Deductions
<b>2017</b>	KARLES FARMS	\$200.00	\$91.39	\$14.80	Taxes	\$52.00	
	FRED KARLE**	\$101.00		\$18.19	W.D. Flat Rate		
	STEVE LIEVENS FARMS, LLC	\$100.00	*	0%	\$0.00		Drought
	LIEVENS STEVE	\$82.77	*	7%	\$6.40		Management
	MID-VALLEY AGRICULTURE, LLC	\$65.00			\$39.39		Total Deductions
	FRED KARLE	\$45.00					
1.) \$55.471/ 10% Cap Rate = \$554.71				Total		\$277.35	
2.) \$555 (2019 Ag Rate)				5 Year Average		\$55.471	
				Cash Lease			
				Ag Value/ acre		\$555	

## **Cameron Appraisal District Degree of Intensity for Beekeeping**

Beekeeping is an agricultural use and shall qualify for agricultural use productivity valuation if used for pollination or for the production of human food or other tangible products having a commercial value. (Sec. 23.51(2) Tax Code).

**Acreage Requirement:** The State of Texas has set a minimum of 5 acres and a maximum of 20 acres to qualify beekeeping as an agricultural use.

Our degree of intensity standard is set at a minimum of six colonies and 5 acres. The minimum degree of intensity was established using Section 131.001 Texas Agriculture Code's definition of an apiary, which is a place where six or more colonies of bees or nuclei of bees are kept. A colony is the hive and its equipment and appurtenances including bees, comb, honey, pollen and brood.

For each additional 2.5 acres one additional hive is required. If additional acreage is less than 2.5 acres, no additional hive is required. For example, if a property owner has 14.6 acres of land used for beekeeping nine hives would be needed to qualify.

First 5 acres 6 hives  
Additional 7.5 acres 3 hives  
Remaining 2.1 acres 0 hives  
Total Hives required 9 hives

When property owners initially qualify for agricultural appraisal they must show proof of history for agricultural use/beekeeping for any of the five preceding seven years. One way to do this is to ask for export, import or intra-state permits, which are required by the Texas Apiary Inspection Service to transport hives.

## **Cameron Appraisal District Productivity Value for Beekeeping**

Under Open-Space productivity valuation, values are calculated using a modified income approach to determine the per acre value. This is done using cash lease rates that are collected each year through surveys mailed to lessees. The challenge with determining a productivity value for beekeeping using the cash lease method is usually beekeepers do not lease the land on which the hives are located. In most instances, a property owner who has hives located on his land has an open-space valuation on their property.

Using the basic Income/Rate/Value (IRV) formula for developing an income approach to value, we developed a productivity value in beekeeping.

In Texas it is estimated that a hive will produce an average of 74 pounds of honey per year. With the assistance of local beekeepers we estimated an average of \$60 per hive of expenses per year. The average wholesale price for honey in 2014 was \$3.78 per pound.

The following is Cameron Appraisal District's 2019 calculation.

Total Income per Hive 74 lbs. x \$3.78 = \$279.72  
Total expenses per Hive per year \$60.00  
Net Operating Income (NOI) \$279.72 - \$60.00 = \$219.72  
Productivity Value per Hive \$219.72/.10 cap rate = \$2197.20

Cameron Appraisal District's degree of intensity is 6 hives on the first 5 acres with 1 hive for every 2.5 acres up to 20 acres. This would give you a range of 6-12 hives minimum requirement.

The productivity value is applied on a per-acre basis: therefore, the following formula was used.

Cameron Appraisal District's minimum requirement on 20 acres is 12 hives.  
Therefore, the average hives per acres is  $12 / 20 = .60$  hives.  
**Productivity Value per acre \$2,197.20 x .6 (minimum hives) = \$1,318.32.**  
**or \$1,318.00 per acre.**

## 2018 AG VALUES COMPARED TO 2019

<b>CLASS</b>	<b>2018 VALUE</b>	<b>2019 VALUE</b>	<b>DIFFERENCE</b>
<b>IC1</b>	\$485	\$503	\$18
<b>IC2</b>	\$437	\$452	\$15
<b>IC3</b>	\$332	\$329	-\$3
<b>DC1</b>	\$449	\$471	\$22
<b>DC2</b>	\$395	\$410	\$15
<b>DC3</b>	\$317	\$322	\$5
<b>IP</b>	\$394	\$407	\$13
<b>NP1</b>	\$165	\$189	\$24
<b>NP2</b>	\$99	\$103	\$4
<b>NP3</b>	\$58	\$58	\$0
<b>OR1</b>	\$638	\$620	-\$18
<b>OR2</b>	\$590	\$555	-\$35
<b>MU</b>	\$50	\$50	\$0
<b>SF1</b>	\$10,000	\$10,000	\$0
<b>SF2</b>	\$3,000	\$3,000	\$0
<b>SF3</b>	\$1,500	\$1,500	\$0
<b>BEE KEEPING</b>	\$1,318	\$1,318	\$0