

LAMPASAS

CENTRAL

APPRAISAL

DISTRICT

2025

AGRICULTURAL

VALUES

To: Lampasas Central Appraisal District
Chief Appraiser

From: Eagle Property Tax Appraisal & Consulting, Inc.
Gary L. Zeitler - RPA, RTA, CCA

Re: 2025 Agriculture Calculations

Date: April 21, 2025

This spreadsheet includes details about local agricultural economic conditions and the methodology prescribed in the Texas Property Tax Code or the Texas Comptroller's Property Tax Assistance Division's Ag Appraisal Manual. Ag value calculations are based on a five year average excluding the immediate past year, therefore the 2025 calculation is based on years 2019 through 2023. All calculations are based on a "CASH LEASE BASIS" or a "SHARE LEASE BASIS". The information in both of these standards is based on normal and typical operating procedures and what the expense, income and net is to the land. The "CASH LEASE BASIS" uses the indicated dollar per acre amount for a specific use then totals all income then subtracts all expenses to arrive at the net income divided by the State set cap rate to calculate the ag value. The "SHARE LEASE BASIS" is calculated using actual production, income, and expense data from local producers based on a land owner leasing his land for crop production for a percentage return from the crop. The information necessary to calculate these values can come the CAD Ag Advisory Committee, the local County Agent, the local FSA office, the local USDA office, the USDA National Agricultural Statistics Services, area service contractors and CAD Operator Surveys. The central element of Ag Values is that they represent what the land would sell for if sold "ONLY" for its capacity to produce an income.

Sincerely,
Gary L. Zeitler - RPA, RTA, CCA
Eagle Property Tax Appraisal & Consulting, Inc.

LAMPASAS COUNTY APPRAISAL DISTRICT

AGRICULTURAL VALUATION ANALYSIS

2025 NET TO LAND SUMMARY

LAND	2019	2020	2021	2022	2023	AVG NET
POOR NATIVE PASTURE	\$3.79	\$3.65	\$7.32	\$9.16	\$9.27	\$6.64
AVERAGE NATIVE PASTURE	\$4.56	\$4.42	\$9.95	\$9.95	\$9.86	\$7.75
GOOD NATIVE PASTURE	\$8.86	\$8.71	\$11.94	\$11.95	\$12.02	\$10.70
IMPROVED PASTURE	\$8.86	\$8.71	\$11.01	\$11.02	\$11.09	\$10.14
POOR CROP LAND	\$4.44	\$4.30	\$6.11	\$6.09	\$6.35	\$5.46
AVERAGE CROP LAND	\$7.17	\$7.03	\$11.64	\$11.64	\$11.49	\$9.79
GOOD CROP LAND	\$7.86	\$7.72	\$13.28	\$13.29	\$13.18	\$11.07
ORCHARD	\$8.86	\$8.71	\$11.01	\$11.02	\$11.09	\$10.14

LAND	AVG NTL	AG VALUE	LAND TABLE
POOR NATIVE PASTURE	\$6.64	\$66.37	H
AVG NATIVE PASTURE	\$7.75	\$77.48	G
GOOD NATIVE PASTURE	\$10.70	\$106.96	F
IMPROVED PASTURE	\$10.14	\$101.38	E
POOR CROP LAND	\$5.46	\$54.57	D
AVERAGE CROP LAND	\$9.79	\$97.93	C
GOOD CROP LAND	\$11.07	\$110.67	A
ORCHARD	\$10.14	\$101.38	K

The Texas Property Tax Code sets out in Chapter 23.53 the cap rate, to be used in calculating the annual productivity values, which was set in a timely manner for the 2025 year at 10.00%.

2025 LAMPASAS COUNTY APPRAISAL DISTRICT POOR NATIVE PASTURE CALCULATIONS

POOR NATIVE PASTURE INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$5.00	\$5.00	\$6.00	\$6.00	\$6.00	\$5.60
HUNTING INCOME	\$7.00	\$7.00	\$10.00	\$12.00	\$12.00	\$9.60
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$12.00	\$12.00	\$16.00	\$18.00	\$18.00	\$15.20

POOR NATIVE PASTURE EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$0.84	\$0.84	\$1.12	\$1.26	\$1.26	\$1.06
TAXES	\$1.37	\$1.39	\$1.32	\$1.22	\$0.99	\$1.26
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
BRUSH CONTROL	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
LIABILITY INS	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
LEASE LICENSE	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
TOTAL EXPENSE	\$8.21	\$8.35	\$8.68	\$8.84	\$8.73	\$8.56

POOR NATIVE PASTURE NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$12.00	\$12.00	\$16.00	\$18.00	\$18.00	\$15.20
TOTAL EXPENSES	\$8.21	\$8.35	\$8.68	\$8.84	\$8.73	\$8.56
NET INCOME	\$3.79	\$3.65	\$7.32	\$9.16	\$9.27	\$6.64

2025 LAMPASAS COUNTY APPRAISAL DISTRICT AVERAGE NATIVE PASTURE CALCULATIONS

AVERAGE NATIVE PASTURE INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$6.00	\$6.00	\$8.00	\$8.00	\$8.00	\$7.20
HUNTING INCOME	\$7.00	\$7.00	\$11.00	\$11.00	\$11.00	\$9.40
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$13.00	\$13.00	\$19.00	\$19.00	\$19.00	\$16.60

AVERAGE NATIVE PASTURE EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
BRUSH	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$0.91	\$0.91	\$1.33	\$1.33	\$1.33	\$1.16
TAXES	\$1.53	\$1.55	\$1.47	\$1.36	\$1.33	\$1.45
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
LIABILITY INS	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
LEASE LICENSE	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
TOTAL EXPENSE	\$8.44	\$8.58	\$9.05	\$9.05	\$9.14	\$7.02

AVERAGE NATIVE PASTURE NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$13.00	\$13.00	\$19.00	\$19.00	\$19.00	\$16.60
TOTAL EXPENSES	\$8.44	\$8.58	\$9.05	\$9.05	\$9.14	\$8.85
NET INCOME	\$4.56	\$4.42	\$9.95	\$9.95	\$9.86	\$7.75

2025 LAMPASAS COUNTY APPRAISAL DISTRICT GOOD NATIVE PASTURE CALCULATIONS

GOOD NATIVE PASTURE INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$8.50	\$8.50	\$9.00	\$9.00	\$9.00	\$8.80
HUNTING	\$7.00	\$7.00	\$10.00	\$10.00	\$10.00	\$8.80
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$15.50	\$15.50	\$19.00	\$19.00	\$19.00	\$17.60

GOOD NATIVE PASTURE EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$1.09	\$1.09	\$1.33	\$1.33	\$1.33	\$1.23
TAXES	\$1.71	\$1.73	\$1.64	\$1.51	\$1.32	\$1.58
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
LIABILITY INS	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
LEASE LICENSE	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
TOTAL EXPENSE	\$6.64	\$6.79	\$7.06	\$7.05	\$6.98	\$6.90

GOOD NATIVE PASTURE NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$15.50	\$15.50	\$19.00	\$19.00	\$19.00	\$17.60
TOTAL EXPENSES	\$6.64	\$6.79	\$7.06	\$7.05	\$6.98	\$6.90
NET INCOME	\$8.86	\$8.71	\$11.94	\$11.95	\$12.02	\$10.70

2025 LAMPASAS COUNTY APPRAISAL DISTRICT IMPROVED PASTURE EXPENSE CALCULATIONS

IMPROVED PASTURE INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$15.50	\$15.50	\$18.00	\$18.00	\$18.00	\$17.00
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$15.50	\$15.50	\$18.00	\$18.00	\$18.00	\$17.00

IMPROVED PASTURE EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$1.09	\$1.09	\$1.26	\$1.26	\$1.26	\$1.19
TAXES	\$1.71	\$1.73	\$1.64	\$1.51	\$1.32	\$1.58
WATER	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
BRUSH CONTROL	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
TOTAL EXPENSE	\$6.64	\$6.79	\$6.99	\$6.98	\$6.91	\$6.86

IMPROVED PASTURE NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$15.50	\$15.50	\$18.00	\$18.00	\$18.00	\$17.00
TOTAL EXPENSES	\$6.64	\$6.79	\$6.99	\$6.98	\$6.91	\$6.86
NET INCOME	\$8.86	\$8.71	\$11.01	\$11.02	\$11.09	\$10.14

2025 LAMPASAS COUNTY APPRAISAL DISTRICT POOR CROP LAND EXPENSE CALCULATIONS

POOR CROP LAND INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$10.00	\$10.00	\$12.00	\$12.00	\$12.00	\$11.20
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$10.00	\$10.00	\$12.00	\$12.00	\$12.00	\$11.20

POOR CROP LAND EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.47	\$3.59	\$3.71	\$3.83	\$3.83	\$3.69
MANAGEMENT	\$0.70	\$0.70	\$0.84	\$0.84	\$0.84	\$0.78
TAXES	\$1.39	\$1.41	\$1.34	\$1.23	\$0.97	\$1.27
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	\$5.56	\$5.70	\$5.89	\$5.91	\$5.65	\$5.74

POOR CROP LAND NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$10.00	\$10.00	\$12.00	\$12.00	\$12.00	\$11.20
TOTAL EXPENSES	\$5.56	\$5.70	\$5.89	\$5.91	\$5.65	\$5.74
NET INCOME	\$4.44	\$4.30	\$6.11	\$6.09	\$6.35	\$5.46

2025 LAMPASAS COUNTY APPRAISAL DISTRICT AVERAGE CROP LAND EXPENSE CALCULATIONS

AVERAGE CROP LAND INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$13.00	\$13.00	\$18.00	\$18.00	\$18.00	\$16.00
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$13.00	\$13.00	\$18.00	\$18.00	\$18.00	\$16.00

AVERAGE CROP LAND EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$0.91	\$0.91	\$1.26	\$1.26	\$1.26	\$1.12
TAXES	\$1.57	\$1.59	\$1.51	\$1.39	\$1.42	\$1.50
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	\$5.83	\$5.97	\$6.36	\$6.36	\$6.51	\$6.21

AVERAGE CROP LAND NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$13.00	\$13.00	\$18.00	\$18.00	\$18.00	\$16.00
TOTAL EXPENSES	\$5.83	\$5.97	\$6.36	\$6.36	\$6.51	\$6.21
NET INCOME	\$7.17	\$7.03	\$11.64	\$11.64	\$11.49	\$9.79

2025 LAMPASAS COUNTY APPRAISAL DISTRICT GOOD CROP LAND EXPENSE CALCULATIONS

GOOD CROP LAND INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
LEASE RATE	\$14.00	\$14.00	\$20.00	\$20.00	\$20.00	\$17.60
HUNTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$14.00	\$14.00	\$20.00	\$20.00	\$20.00	\$17.60

GOOD CROP LAND EXPENSES

YEAR	2019	2020	2021	2022	2023	AVERAGE
FENCING	\$3.35	\$3.47	\$3.59	\$3.71	\$3.83	\$3.59
MANAGEMENT	\$0.98	\$0.98	\$1.40	\$1.40	\$1.40	\$1.23
TAXES	\$1.81	\$1.83	\$1.73	\$1.60	\$1.58	\$1.71
WATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSE	\$6.14	\$6.28	\$6.72	\$6.71	\$6.82	\$6.53

GOOD CROP LAND NET INCOME

YEAR	2019	2020	2021	2022	2023	AVERAGE
TOTAL INCOME	\$14.00	\$14.00	\$20.00	\$20.00	\$20.00	\$17.60
TOTAL EXPENSES	\$6.14	\$6.28	\$6.72	\$6.71	\$6.82	\$6.53
NET INCOME	\$7.86	\$7.72	\$13.28	\$13.29	\$13.18	\$11.07

2025 LAMPASAS COUNTY APPRAISAL DISTRICT FENCING EXPENSE CALCULATIONS

ASSUMPTIONS USED TO CALCULATE FENCE EXPENSES

COLUMN #1 - ORIGINATIOIN YEAR OF EXPENSES

COLUMN #2 - LAMPASAS CAD AVERAGE ACRES 150

COLUMN #3 - TOTAL SQUARE FEET IN AVERAGE ACRE TRACT

COLUMN #4 - LENGTH OF A SINGLE SIDE ASSUMING TRACT IS SQUARE

COLUMN #5 - TOTAL FEET OF EXPENSED FENCE ASSUMING TWO CROSS FENCES AND THREE SIDES OF THE PERIMETER ARE COST SHARED

COLUMN #6 - TYPICAL COST OF FENCE PER FOOT ASSUMING FIVE STRAND BARB WIRE, WITH T-POSTS EVERY FIFTEEN FEET, PIPE PULL POSTS EVERY SEVENTH POST, GOOD CORNERS, GATES AND WATER GAPS

COLUMN #7 - TOTAL CONSTRUCTION COST OF THIS FENCE THIS YEAR

COLUMN #8 - COST OF THIS FENCE PER ACRE PER YEAR ASSUMING A THIRTY-FIVE YEAR LIFE EXPECTANCY

1	2	3	4	5	6	7	8
Year	Avg AC	Sq Feet	One Side	Total Feet	\$/Ft Cost	Total Cost	\$/Ac/Yr
2019	150	6,534,000	2,556.2	6,390.4	\$2.75	\$17,573.66	\$3.35
2020	150	6,534,000	2,556.2	6,390.4	\$2.85	\$18,212.70	\$3.47
2021	150	6,534,000	2,556.2	6,390.4	\$2.95	\$18,851.75	\$3.59
2022	150	6,534,000	2,556.2	6,390.4	\$3.05	\$19,490.79	\$3.71
2023	150	6,534,000	2,556.2	6,390.4	\$3.15	\$20,129.83	\$3.83

* It is the practice of the USDA to pay on projects after the fence is a minimum of twenty years old and/or in need of repair, therefore the Ag Advisory Board recommended using a thirty-five year life span for fencing.

LAMPASAS COUNTY APPRAISAL DISTRICT

2025 TAX CALCULATION PAGE

AG VALUE HISTORY

CLASS	2019	2020	2021	2022	2023
POOR NATIVE PASTURE	\$69.00	\$70.00	\$71.00	\$71.00	\$68.89
AVERAGE NATIVE PASTURE	\$77.00	\$78.00	\$79.30	\$79.30	\$92.55
GOOD NATIVE PASTIRE	\$86.00	\$87.00	\$88.02	\$88.02	\$96.25
IMPROVED PASTURE	\$86.00	\$87.00	\$88.02	\$88.02	\$91.81
POOR CROP LAND	\$70.00	\$71.00	\$71.98	\$71.98	\$67.91
AVERAGE CROP LAND	\$79.00	\$80.00	\$81.00	\$81.00	\$99.06
GOOD CROP LAND	\$91.00	\$92.00	\$93.00	\$93.00	\$110.38

TAX RATE HISTORY	2019	2020	2021	2022	2023
LAMPASAS COUNTY	\$0.712690	\$0.712690	\$0.685000	\$0.581500	\$0.514500
LAMPASAS ISD	\$1.314700	\$1.314700	\$1.220300	\$1.202900	\$1.017500
LOMETA ISD	\$1.242460	\$1.242460	\$1.128000	\$1.064500	\$0.821100
TOTAL TAX RT	\$1.991270	\$1.991270	\$1.859150	\$1.715200	\$1.433800

TAXES PAID PER ACRE PER YEAR

TAXES PER ACRE	2019	2020	2021	2022	2023
POOR NATIVE PASTURE	\$1.37	\$1.39	\$1.32	\$1.22	\$0.99
AVERAGE NATIVE PASTURE	\$1.53	\$1.55	\$1.47	\$1.36	\$1.33
GOOD NATIVE PASTIRE	\$1.71	\$1.73	\$1.64	\$1.51	\$1.38
IMPROVED PASTURE	\$1.71	\$1.73	\$1.64	\$1.51	\$1.32
POOR CROP LAND	\$1.39	\$1.41	\$1.34	\$1.23	\$0.97
AVERAGE CROP LAND	\$1.57	\$1.59	\$1.51	\$1.39	\$1.42
GOOD CROP LAND	\$1.81	\$1.83	\$1.73	\$1.60	\$1.58