

2016 Calculations for Productivity Values

School district	2016 Tax Rate
Newton ISD	1.33
Burkeville ISD	1.3027
Deweyville ISD	1.19752
Total	3.83022
Average ISD Tax Rate	1.27674
Newton County + Lateral Road	.719769

Tax Rate Calculation for Ag Productivity Calculations:

$$\frac{\text{Taxes}=(\text{Av. Tax Rate for ISD} + \text{County Rate}) * \text{Previous Year Productivity Value}}{100}$$

Pasture Tax Calculation 3.5937

2012 Calculations for Productivity Values

School district	2012 Tax Rate
Newton ISD	1.24
Burkeville ISD	1.1835
Deweyville ISD	1.2132
Total	3.6367
Average ISD Tax Rate	1.2122
Newton County + Lateral Road	.591349

Tax Rate Calculation for Ag Productivity Calculations:

$$\frac{\text{Taxes}=(\text{Av. Tax Rate for ISD} + \text{County Rate}) * \text{Previous Year Productivity Value}}{100}$$

Pasture Tax Calculation 3.2324639

2013 Calculations for Productivity Values

School district	2013 Tax Rate
Newton ISD	1.27
Burkeville ISD	1.1835
Deweyville ISD	1.2425
Total	3.696
Average ISD Tax Rate	1.232
Newton County + Lateral Road	.592091

Tax Rate Calculation for Ag Productivity Calculations:

$$\frac{\text{Taxes}=(\text{Av. Tax Rate for ISD} + \text{County Rate}) * \text{Previous Year Productivity Value}}{100}$$

Pasture Tax Calculation 3.2834

2014 Calculations for Productivity Values

School district	2014 Tax Rate
Newton ISD	1.29
Burkeville ISD	1.1835
Deweyville ISD	1.2457
Total	3.7192
Average ISD Tax Rate	1.2397
Newton County + Lateral Road	.643721

Tax Rate Calculation for Ag Productivity Calculations:

$$\text{Taxes} = \frac{(\text{Av. Tax Rate for ISD} + \text{County Rate}) * \text{Previous Year Productivity Value}}{100}$$

Pasture Tax Calculation 3.3901578

2015 Calculations for Productivity Values

School district	2015 Tax Rate
Newton ISD	1.31
Burkeville ISD	1.2809
Deweyville ISD	1.2457
Total	3.8366
Average ISD Tax Rate	1.2789
Newton County + Lateral Road	.694814

Tax Rate Calculation for Ag Productivity Calculations:

$$\frac{\text{Taxes}=(\text{Av. Tax Rate for ISD} + \text{County Rate}) * \text{Previous Year Productivity Value}}{100}$$

Pasture Tax Calculation 3.552685

2018 AG PRODUCTIVITY VALUES

PASTURE 180

2018 AG CALUCLATIONS

PASTURE	YEAR	RENT	MGMT. FEE	R.E. TAXES	NET TO LAND	
	2012	\$20.00	\$ 1.50	\$3.23	\$15.27	
	2013	\$20.00	\$ 1.50	\$3.28	\$15.22	
	2014	\$20.00	\$1.75	\$3.28	\$19.86	
	2015	\$25.00	\$1.75	\$3.55	\$19.70	5 yr
	2016	\$25.00	\$1.75	\$3.59	\$19.66	Av. net \$17.942

\$

Capitalized \$ 179.42 \$ 180.00/acre

Ag Land Capitalization Rate used for 2018 10.00%

Management Fee is equal to 7% of Revenue

2018 RESTRICTED-USED TIMBER VALUES

CLASS	CLASS	VALUE
SMZ-P1	RGT-P1	219
SMZ-P2	RGT-P2	139
SMZ-P3	RGT-P3	108
SMZ-M1	RGT-M1	130
SMZ-M2	RGT-M2	81
SMZ-M3	RGT-M3	26
SMZ-H1	RGT-H1	66
SMZ-H2	RGT-H2	28
SMZ-H3	RGT-H3	16

SMZ = STREAMSIDE MANAGEMENT ZONE

RGT = REFORESTATION

TIMBER CAPITALIZATION RATE HISTORY

YEAR	CAP RATE
1986	14.00%
1987	13.25%
1988	12.75%
1989	12.45%
1990	12.75%
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	9.65%
2000	10.90%
2001	10.85%
2002	6.90%
2003	6.40%
2004	6.40%
2005	7.17%
2006	9.05%
2007	10.13%
2008	9.86%
2009	8.74%
2010	8.60%
2011	8.72%
2012	8.44%
2013	8.02%
2014	8.00%
2015	7.72%
2016	7.53%
2017	7.39%

2018 7.42%

2018 TIMBER VALUES

TYPE	SOIL I	SOIL II	SOIL III
PINE	437	278	215
MIXED	260	161	93
HARDWOOD	131	55	32
PINE RGT & SMZ	219	139	108
MIXED RGT & SMZ	130	81	26
HARDWOOD RGT & SMZ	66	28	16
PASTURE	180/PER ACRE		

MODEL

LAND VALUE MODEL

VALUE = ACRES X UNIT PRICE X SIZE ADJ.....X ROAD FACTOR

AG VALUE MODEL

VALUE = $\frac{\text{RENT... - EXPENSES... - TAX RATE..}}{\text{CAP RATE}}$

TIMBER VALUE MODEL

VALUE = $\frac{(\text{PRICE PER ACRE X GROWTH RATES X SOIL TYUPES}) - \text{COST}}{\text{CAP RATE}}$

SUMMARY

OPEN-SPACE VALUATION

Agriculture Values for 2018 were calculated after pasture rental information was obtained from the Agricultural Advisory Board. Rents of \$25.00 for pasture land were used. The capitalization rate furnished by the State Comptroller's office was 10%. This capitalization rate is set in Section 23.53 of the Property Tax Code. The Manual for Appraisal of Agriculture was used to calculate the productivity value. The resulting values for 2017 for pasture are the same as 2016. There are approximately 30,200 acres in pasture land.

TIMBER VALUATION

To calculate the 2018 Timber Productivity Values, we used the Timber Production Value Spreadsheet and Capitalization Rate of 7.42% that we received from the State Comptroller's office. This Capitalization Rate is set in Section 23.74 of the Property Tax Code. The 2016 cap rate was 7.39%

Management costs have remained level. Furthermore, the Capitalization Rate for 2018 increased .03%

Overall, there is approximately 548,000 acres in Timber use. Timber is the primary industry in Newton County. We also have the best soil in the state to produce and grow Pine trees.

The Texas Property Tax Division contracts with the Texas Forest Service to develop the management and production costs the P.T.D. uses to determine value. Changes to growth rates and other factors based on on-going updates to the Forest Inventory and Analysis are conducted by the U.S. Forest Service.

NEWTON CENTRAL APPRAISAL DISTRICT



AGRICULTURE, TIMBER AND RURAL LAND

VALUATION REPORT

2018 APPRAISAL YEAR