

NEWTON CENTRAL APPRAISAL DISTRICT



AGRICULTURE, TIMBER AND RURAL LAND

VALUATION REPORT

2026 APPRAISAL YEAR

SUMMARY

OPEN-SPACE VALUATION

Not enough information was submitted by taxpayers through the Farm & Ranch surveys for 2026. Verification was obtained from the Agricultural Advisory Board to maintain the same values gather from 2025. Rents of \$79.00 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 2026 for pasture are the same as 2025. There are approximately 22,500 acres in pasture land.

TIMBER VALUATION

To calculate the 2026 Timber Productivity Values, we used the Timber Production Value Spreadsheet and Capitalization Rate of 7.77% that we received from the State Comptroller's office. This Capitalization Rate is set in Section 23.74 of the Property Tax Code. The 2025 cap rate was 7.75%

Management costs have remained level. The state used the 2024 management costs for the 2025 tax year until they can be updated later this year

Overall, there is approximately 504,222 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.

2026 TIMBR VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|-----------------|--------|---------|----------|
| PINE | 398 | 227 | 192 |
| MIXED | 267 | 155 | 88 |
| HARDWOOD | 187 | 95 | 56 |
| PINE RGT & SMZ | 199 | 114 | 96 |
| MIXED RGT & SMZ | 134 | 78 | 44 |
| HARDWOOD RGT | 94 | 48 | 28 |
| PASTURE | 180 | PER | ACRE |

SMZ = STREAMSIDE MANAGEMENT ZONE

RGT= REFORESTATION

2025 TIMBER VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|----------------|----------------|---------|----------|
| PINE | 381 | 219 | 178 |
| MIXED | 257 | 147 | 81 |
| HARDWOOD | 178 | 90 | 51 |
| PINE RGT & SMZ | 191 | 110 | 89 |
| MIXED RGT & SM | 129 | 74 | 41 |
| HARDWOOD RGT | 89 | 45 | 26 |
| PASTURE | 180 / PER ACRE | | |

SMZ = STREAMSIDE MANAGEMENT ZONE RGT = REFORESTATION

2024 TIMBER VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|--------------------|--------------|---------|----------|
| PINE | 391 | 238 | 188 |
| MIXED | 250 | 149 | 84 |
| HARDWOOD | 163 | 83 | 49 |
| PINE RGT & SMZ | 196 | 119 | 94 |
| MIXED RGT & SMZ | 125 | 75 | 42 |
| HARDWOOD RGT & SMZ | 82 | 41 | 24 |
| PASTURE | 180/PER ACRE | | |

SMZ = STREAMSIDE MANAGEMENT ZONE RGT = REFORESTATION

2023 TIMBER VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|--------------------|--------------|---------|----------|
| PINE | 404 | 247 | 193 |
| MIXED | 259 | 154 | 87 |
| HARDWOOD | 164 | 82 | 48 |
| PINE RGT & SMZ | 202 | 124 | 97 |
| MIXED RGT & SMZ | 130 | 77 | 44 |
| HARDWOOD RGT & SMZ | 82 | 41 | 24 |
| PASTURE | 180/PER ACRE | | |

SMZ = STREAMSIDE MANAGEMENT ZONE RGT = REFORESTATION

2022 TIMBER VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|--------------------|--------------|---------|----------|
| PINE | 443 | 274 | 210 |
| MIXED | 286 | 172 | 96 |
| HARDWOOD | 176 | 87 | 50 |
| PINE RGT & SMZ | 222 | 137 | 105 |
| MIXED RGT & SMZ | 143 | 86 | 48 |
| HARDWOOD RGT & SMZ | 88 | 34 | 25 |
| PASTURE | 180/PER ACRE | | |

SMZ = STREAMSIDE MANAGEMENT ZONE

RGT = REFORESTATION

2021 TIMBER VALUES

| TYPE | SOIL I | SOIL II | SOIL III |
|--------------------|--------------|---------|----------|
| PINE | 460 | 283 | 216 |
| MIXED | 303 | 183 | 103 |
| HARDWOOD | 182 | 87 | 51 |
| PINE RGT & SMZ | 230 | 142 | 108 |
| MIXED RGT & SMZ | 152 | 92 | 52 |
| HARDWOOD RGT & SMZ | 91 | 44 | 26 |
| PASTURE | 180/PER ACRE | | |

SMZ = STREAMSIDE MANAGEMENT ZONE RGT = REFORESTATION

2025 Calculations for Productivity Values

| School district | 2025 Tax Rate |
|-------------------------|---------------|
| Newton ISD | 1.1566 |
| Burkeville ISD | 0.8662 |
| Deweyville ISD | 0.818278 |
| Total | 2.841078 |
| Average ISD Tax Rate | 0.947026 |
| Newton County + Lateral | 0.695965 |

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 | 2.96 |
|-------------------------|------|

2024 Calculations for Productivity Values

| School district | 2024 Tax Rate |
|-------------------------|---------------|
| Newton ISD | 1.566 |
| Burkeville ISD | .8752 |
| Deweyville ISD | .853278 |
| Total | 3.294478 |
| Average ISD Tax Rate | 1.098159 |
| Newton County + Lateral | 0.700926 |

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 3.24

2023 Calculations for Productivity Values

| School district | 2023 Tax Rate |
|-------------------------|---------------|
| Newton ISD | 1.1466 |
| Burkeville ISD | 0.7752 |
| Deweyville ISD | 0.8942 |
| Total | 2.816 |
| Average ISD Tax Rate | 0.9387 |
| Newton County + Lateral | 0.7096 |

Tax Rate Calculation for Ag Productivity Calculations:

Taxes= (Av. Tax Rate for ISD + County Rate) *Previous Year Productivity Value

100

Pasture Tax Calculation 2.966863

2022 Calculations for Productivity Values

| School district | 2022 Tax Rate |
|------------------------------|---------------|
| Newton ISD | 1.1486 |
| Burkeville ISD | 1.0255 |
| Deweyville ISD | 1.018 |
| Total | 3.1881 |
| Average ISD Tax Rate | 1.064 |
| Newton County + Lateral Road | 0.719914 |

Tax Rate Calculation for Ag Productivity Calculations:

Taxes= (Av. Tax Rate for ISD + County Rate) *Previous Year Productivity Value

100

Pasture Tax Calculation 3.211056

2021 Calculations for Productivity Values

School district 2021 Tax Rate

Newton ISD 1.257581

Burkeville ISD 1.0865

Deweyville ISD 1.038027

Total 3.382108

Average ISD Tax Rate 1.127369

Newton County + Lateral Road .728586

Tax Rate Calculation for Ag Productivity Calculations:

Taxes= (Av. Tax Rate for ISD + County Rate) *Previous Year Productivity Value

100

Pasture Tax Calculation 3.340719

2026 AGRICULTURE PRODUCTIVITY VALUES

PASTURE 180

2024 AG CALCULATIONS

| PASTURE | YEAR | RENT | MGMT. COST | R.E. TAXES | NET TO LAND | NET TO LAND |
|---------|------|---------|------------|------------|-------------|-------------|
| | 2021 | \$25.00 | \$1.50 | \$3.34 | \$20.16 | |
| | 2022 | \$25.00 | \$1.75 | \$3.21 | \$20.04 | \$18.13 |
| | 2023 | \$25.00 | \$2.25 | \$2.97 | \$19.78 | |
| | 2024 | \$79.00 | \$60.43 | \$3.24 | \$15.33 | |
| | 2025 | \$79.00 | \$60.43 | \$3.24 | \$15.33 | |
| | | | | | \$90.64 | |

Capitalized

\$181.30

\$180.00 / acre

Ag Land Capitalization Rate used for 2026 10.00%

MODEL

LAND VALUE MODEL

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

AG VALUE MODEL

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

TIMBER VALUE MODEL

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

Tax Year

2026

Five Year Period

2021

2022

2023

2024

2025

Cap Rate

7.77%

Stumpage Prices

| | Large Pine Sawtimber | | Small Pine Sawtimber | | Hardwood Sawtimber | | Pine Pulpwood | | Hardwood Pulpwood | |
|------|----------------------|----------|----------------------|----------|--------------------|----------|---------------|----------|-------------------|----------|
| | Unweighted | Weighted | Unweighted | Weighted | Unweighted | Weighted | Unweighted | Weighted | Unweighted | Weighted |
| 2021 | \$25.77 | \$29.77 | \$13.35 | \$14.55 | \$32.57 | \$33.34 | \$7.10 | \$7.79 | \$7.57 | \$8.91 |
| 2022 | \$26.99 | \$30.15 | \$12.75 | \$13.42 | \$33.36 | \$33.17 | \$6.56 | \$6.57 | \$7.11 | \$8.27 |
| 2023 | \$26.82 | \$30.60 | \$14.00 | \$14.01 | \$33.73 | \$33.99 | \$6.14 | \$6.62 | \$8.37 | \$8.39 |
| 2024 | \$30.33 | \$28.97 | \$14.63 | \$14.58 | \$37.74 | \$37.63 | \$6.21 | \$6.19 | \$6.54 | \$6.63 |
| 2025 | \$31.03 | \$29.79 | \$14.72 | \$14.23 | \$38.72 | \$37.14 | \$5.90 | \$5.93 | \$6.86 | \$7.34 |

Management Costs East Texas

| | Pine | | | | Mixed | | | | Hardwood | | | |
|------|-------|-------|-------|-------|-------|-------|-------|-------|----------|-------|-------|-------|
| | I | II | III | IV | I | II | III | IV | I | II | III | IV |
| 2021 | 47.09 | 40.61 | 26.00 | 14.65 | 33.67 | 28.89 | 21.37 | 15.60 | 25.34 | 22.38 | 16.08 | 12.66 |
| 2022 | 49.94 | 43.41 | 27.55 | 15.33 | 34.78 | 30.08 | 22.39 | 16.47 | 25.24 | 22.39 | 16.35 | 13.07 |
| 2023 | 47.33 | 41.09 | 26.35 | 14.99 | 31.96 | 27.66 | 21.04 | 15.74 | 25.12 | 22.58 | 16.66 | 13.49 |
| 2024 | 54.98 | 47.22 | 30.20 | 16.14 | 33.09 | 28.10 | 21.45 | 15.68 | 27.51 | 24.27 | 17.90 | 14.29 |
| 2025 | 54.98 | 47.22 | 30.20 | 16.14 | 33.09 | 28.10 | 21.45 | 15.68 | 27.51 | 24.27 | 17.90 | 14.29 |

PLEASE NOTE: THESE SPREADSHEETS ARE A WORK IN PROGRESS.

The Comptroller's Property Tax Assistance Division contracts with the Texas A&M Forest Service (TFS) to develop the management costs for use in determining timberland productivity values for the School District Property Value Study (SDPVS). TFS will not have completed its work in developing management costs for the 2025 tax year until November or December 2026. As a result, these spreadsheets use the 2024 management costs for the 2025 tax year. Values to be used in the 2026 SDPVS will be somewhat different when TFS's management costs for the 2025 tax year are incorporated into the 2026 SDPVS.

TABLE 1.
Net Average Annual Growth Per Acre by Forest Type and Site Class for Private Timberland

| Forest Type | Site Class | Number of Plots | Average Large Pine Sawtimber Growth/Acre (Board Feet)* | Average Small Pine Sawtimber Growth/Acre (Board Feet)* | Average Hardwood Sawtimber Growth/Acre (Board Feet)* | Average Pine Pulpwood Growth/Acre (Cubic Feet)* | Average Hardwood Pulpwood Growth/Acre (Cubic Feet)* |
|-------------|------------|-----------------|--|--|--|---|---|
| Pine | 120 + | 180 | 382.00 | 142.37 | 12.49 | 36.46 | 3.00 |
| | 85 - 119 | 551 | 266.08 | 123.88 | 7.69 | 32.29 | 3.02 |
| | 50 - 84 | 226 | 193.64 | 96.84 | 7.41 | 30.60 | 2.49 |
| | < 50 | 13 | 122.74 | 34.42 | 6.46 | 17.77 | 2.86 |
| Mixed | 120 + | 22 | 236.10 | 34.69 | 87.71 | 4.20 | 7.99 |
| | 85 - 119 | 159 | 142.76 | 33.60 | 55.31 | 8.60 | 7.80 |
| | 50 - 84 | 79 | 120.87 | 32.34 | 45.20 | 8.23 | 8.13 |
| | < 50 | 7 | 112.12 | 0.61 | 24.51 | 1.52 | 1.81 |
| Hardwood | 120 + | 66 | 76.37 | 19.26 | 126.73 | 2.49 | 12.31 |
| | 85 - 119 | 512 | 25.38 | 9.32 | 119.06 | 2.31 | 16.07 |
| | 50 - 84 | 268 | 26.39 | 7.21 | 53.51 | 2.19 | 10.23 |
| | < 50 | 48 | 29.91 | 5.95 | 47.88 | 1.48 | 5.35 |

*Board feet are expressed in terms of International 1/4-inch log rule.

Source: Texas A&M Forest Service, from the U.S. Department of Agricultural Forest Service Survey of Texas Timber

TABLE 2. Calculation of Average Annual Growth, Per Acre, by Forest Type and Forest Product

| FOREST TYPE: PINE | | | | | | | | | | | |
|------------------------------|------------------------|--|------------------------------------|--|------------------------------------|--|------------------------------------|--|------------------------------------|--|------------------------------------|
| | | Large Pine Sawtimber | | Small Pine Sawtimber | | Hardwood Sawtimber | | Pine Pulpwood | | Hardwood Pulpwood | |
| Site Class | Number of Plots | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class |
| 120 + | 180.00 | 382.00 | 68,759.34 | 142.37 | 25,626.30 | 12.49 | 2,248.48 | 36.46 | 6,562.80 | 3.00 | 540.08 |
| 85-119 | 550.60 | 266.08 | 146,502.90 | 123.88 | 68,206.10 | 7.69 | 4,232.49 | 32.29 | 17,778.65 | 3.02 | 1,664.27 |
| 50-84 | 226.40 | 193.64 | 43,840.73 | 96.84 | 21,924.93 | 7.41 | 1,678.15 | 30.60 | 6,927.32 | 2.49 | 563.64 |
| <50 | 12.60 | 122.74 | 1,546.51 | 34.42 | 433.68 | 6.46 | 81.43 | 17.77 | 223.91 | 2.86 | 36.06 |
| Totals | 969.60 | | 260,649.48 | | 116,191.01 | | 8,240.55 | | 31,492.68 | | 2,804.05 |
| | | | ÷ 969.6 | | ÷ 969.6 | | ÷ 969.6 | | ÷ 969.6 | | ÷ 969.6 |
| | | | = 268.82 bd. ft. | | = 119.83 bd. ft. | | = 08.50 bd. ft. | | = 32.48 cu. ft. | | = 2.89 cu. ft. |
| FOREST TYPE: MIXED | | | | | | | | | | | |
| | | Large Pine Sawtimber | | Small Pine Sawtimber | | Hardwood Sawtimber | | Pine Pulpwood | | Hardwood Pulpwood | |
| Site Class | Number of Plots | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class |
| 120 + | 21.60 | 236.10 | 5,099.75 | 34.69 | 749.29 | 87.71 | 1,894.61 | 4.20 | 90.81 | 7.99 | 172.68 |
| 85-119 | 159.00 | 142.76 | 22,698.15 | 33.60 | 5,342.60 | 55.31 | 8,794.96 | 8.60 | 1,366.98 | 7.80 | 1,240.84 |
| 50-84 | 78.80 | 120.87 | 9,524.58 | 32.34 | 2,548.74 | 45.20 | 3,561.82 | 8.23 | 648.40 | 8.13 | 640.71 |
| <50 | 6.60 | 112.12 | 739.99 | 0.61 | 4.02 | 24.51 | 161.74 | 1.52 | 10.05 | 1.81 | 11.98 |
| Totals | 266.00 | | 38,062.47 | | 8,644.65 | | 14,413.13 | | 2,116.24 | | 2,066.21 |
| | | | ÷ 266 | | ÷ 266 | | ÷ 266 | | ÷ 266 | | ÷ 266 |
| | | | = 143.09 bd. ft. | | = 32.50 bd. ft. | | = 54.18 bd. ft. | | = 7.96 cu. ft. | | = 7.77 cu. ft. |
| FOREST TYPE: HARDWOOD | | | | | | | | | | | |
| | | Large Pine Sawtimber | | Small Pine Sawtimber | | Hardwood Sawtimber | | Pine Pulpwood | | Hardwood Pulpwood | |
| Site Class | Number of Plots | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (board feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class | Average Growth/Acre (cubic feet)* | Total Growth per Site Class |
| 120 + | 66.00 | 76.37 | 5,040.22 | 19.26 | 1,270.90 | 126.73 | 8,364.05 | 2.49 | 164.02 | 12.31 | 812.61 |
| 85-119 | 512.20 | 25.38 | 12,997.14 | 9.32 | 4,775.13 | 119.06 | 60,980.74 | 2.31 | 1,183.75 | 16.07 | 8,233.35 |
| 50-84 | 267.80 | 26.39 | 7,066.81 | 7.21 | 1,930.07 | 53.51 | 14,330.69 | 2.19 | 586.19 | 10.23 | 2,739.51 |
| <50 | 48.00 | 29.91 | 1,435.63 | 5.95 | 285.50 | 47.88 | 2,298.22 | 1.48 | 70.88 | 5.35 | 257.01 |
| Totals | 894.00 | | 26,539.80 | | 8,261.60 | | 85,973.70 | | 2,004.84 | | 12,042.48 |
| | | | ÷ 894 | | ÷ 894 | | ÷ 894 | | ÷ 894 | | ÷ 894 |
| | | | = 29.69 bd. ft. | | = 9.24 bd. ft. | | = 96.17 bd. ft. | | = 2.24 cu. ft. | | = 13.47 cu. ft. |

*Board feet are expressed in terms of International 1/4-inch log rule.