

COMMODITY PRICES
Prepared by Franklin County Assessor 2/27/2025

2024 **Commodity Production / Price** **2025** **Assessment for taxes payable** **2026**

HAY & POTATO PRICE FROM NORTHWEST REGIONAL AGRI-FACTS
FIELD CORN & IRRIGATED WHEAT (HRW) PRICE FROM MARK WEBER AT TRI CITY GRAIN

YEAR	IRRIGATED WHEAT (HRW) PER BU	HAY - PER TON			
JAN-2024	\$6.27	\$185.00			
FEB-2024	\$6.08	\$180.00			
MAR-2024	\$5.99	\$175.00			
APR-2024	\$6.15	\$170.00			
MAY-2024	\$6.78	\$165.00			
JUNE-2024	\$6.15	\$165.00			
JULY-2024	\$5.68	\$160.00	YEAR AVERAGE PRIC	POTATOES - PER CWT	FIELD CORN - PER BU
AUG-2024	\$5.50	\$155.00	2020	\$8.90	\$4.45
SEPT-2024	\$5.78	\$150.00	2021	\$7.56	\$6.82
OCT-2024	\$5.94	\$145.00	2022	\$7.75	\$8.30
NOV-2024	\$5.74	\$140.00	2023	\$9.88	\$6.77
DEC-2024	\$5.65	\$135.00	2024	\$11.20	\$4.91
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TOTAL	\$71.71	\$1,925.00		\$45.29	\$31.25
TOTAL OF IRRIGATED WHEAT (HRW)		\$71.71		TOTAL OF ALL CORN FOR GRAIN	\$31.25
# OF MONTHS		12		# OF YEARS	5
2024 AVG WHEAT PRICE/BUSHEL		\$5.98		2024 AVG CORN PRICE/BUSHEL	\$6.25
TOTAL OF ALL HAY		\$1,925.00		TOTAL OF ALL POTATOES	\$45.29
# OF MONTHS		12		# OF YEARS	5
2024 AVG HAY PRICE/TON		\$160.42		2024 AVG POTATO	\$9.06

https://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Agri-facts/index.php

[AMS at USDA - Search Our Web Site - Main Menu](#)

Monthly Hay prices were changed as follows: Jan \$185, June \$165, & Dec \$135 per 2025 Advisory Committee
 POTATOES / CWT - AGRI-FACTS POTATO SUMMARY FOR CROP YEAR 2023-MARKETING YEAR 2024
 HAY PER TON - NASS AGRIFACTS 2024
 SPRING WHEAT (HRW) / BU Price - Per Mark Weber at Tri-City Grain - 2024
 YELLOW FIELD CORN / BU Price - Per Mark Weber at Tri-City Grain - 2024
 CORN FOR GRAIN Price - Per Mark Weber at Tri-City Grain - 2023

**WASHINGTON AG STATISTICS - NW REGIONAL AGRI-FACTS
 5 YEAR PER ACRE AVERAGE YIELDS**

CROP YEAR	HRW - SPRING		ALL POTATOES	
	WHEAT (BU)	HAY (TONS)	(CWT)	FIELD CORN (BU)
2020	135.56	7.37	604	291.23
2021	130.17	7.77	608	259.84
2022	120.00	7.50	520	220
2023	120.00	7.50	520	240
2024	120.00	7.50	590	235
5 YR AVG	125.15	7.53	568.40	249.21

LANDLORD SHARE OF CROPS

WHEAT	\$186.96	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORD SHARE
HAY	\$301.90	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORD SHARE
POTATOES	\$828.57	1 YEAR POTATO LEASES (LANDLORD SHARE)
CORN	\$389.40	5 YR AVG YIELD X PRICE=GROSS INCOME X 25%=LANDLORD SHARE

**WASHINGTON STATE DEPARTMENT OF AGRICULTURE
 # OF ACRES GROWN IN FRANKLIN COUNTY**

	2020	2021	2022	2023	2024	5 YR AVG
SPRING WHEAT (HRW)	6600	7054	7054	7054	7054	6,963
HAY	73000	71889	71889	71889	71889	72,111
POTATOES	39700	28512	28512	28512	28512	30,750
CORN	23000	28678	28678	28678	28678	27,542
TOTAL						137,366
TOTAL LESS POTATOES						106,617

Per 2025 Advisory Committee potato yields were suggested to be between 590-600 CWT
 2022, 2023 & 2024 NASS - Northwest Annual Crop Summary for Field Corn Yield
 2023 Advisory Committee suggested 520 per acre average yield for potatoes instead of 580 per 2022 questionnaires. Expect similar for 2024
 2022, 2023 & 2024- 1 year potato lease \$830 per questionnaire
 2022 - Spring Wheat - changed to HRW per Mark Weber and Dana Herron
 2022, 2023 & 2024 - HRW-120 per 2022 questionnaires
 2022 & 2023 - potatoes (cwt) - 580 per 2022 questionnaires
 2022, 2023 & 2024 - hay tonnage - 7.5 tons per 2022 questionnaires
 2018 CU Advisory committee recommended using 120 Bu. Yield
 2018 CU Advisory Committee recommended \$200 for Corn lease rate per acre. Used 18% adjustment to get rate at \$199.80
 2018 CU Advisory Committee recommended reducing Potato lease rate from \$700 to \$650 per acre
 2015 CU Advisory Committee recommended 25% landlord share for both hay and corn

LANDLORD SHARE X ADJUSTED CROP ACRES

	LANDLORD SHARE	ACRES **	CASH VALUE OF CROP	CASH VALUE OF CROP CALCULATION
WHEAT	\$186.96	13,196	\$2,467,091	((5yr avg wheat acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share wheat)
HAY	\$301.90	136,657	\$41,256,602	((5yr avg hay acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share hay)
POTATOES	\$828.57	30,750	\$25,478,196	(5yr avg. potatoes acres grown) * (landlord share potatoes)
CORN	\$389.40	52,195	\$20,324,593	((5yr avg corn acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share corn)

	TOTAL FRANKLIN COUNTY IRRIGATED ACRES	TOTAL CROP VALUE OF COUNTY	
	<u>232,797</u>	\$89,526,483	232,797 from T2 data (251,806 is acres in 2017 Census of Agriculture)
LANDLORD SHARE CROP		\$384.57	(TOTAL CROP VALUE) / (TOTAL IRR ACRES)
LANDLORD SHARE IRR. EQUIP.	30%	\$115.37	(LANDLORD SHARE) * (30%)
LANDLORD MANAGEMENT	10%	\$38.46	(LANDLORD SHARE) * (10%)

NET LANDLORD SHARE \$230.74

5 YR AVG LANDLORD SHARE (ASSESSMENT YEAR)

2020	\$241.98	no change
2021	\$327.82	no change
2022	\$373.37	\$398.38 average of landlord share of questionnaire leases
2023	\$297.21	no change
2024	\$230.74	

\$294.22 5 YR AVG LANDLORD SHARE LAND ONLY
7.36 CAPITALIZATION RATE INT **6.5800** TAX RATE **0.7800**

\$3,998 VALUE PER ACRE WITHOUT IRRIGATION EQUIPMENT

FOR ASSESSMENT YEAR 2024 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 20% TO 30%.

FOR ASSESSMENT YEAR 2021 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 25% TO 20%.

FOR ASSMENT YEAR 2011 thru 2014 THE LANDLORD SHARE WAS ADJUSTED TO REFLECT THE CHANGES MADE IN 2015 OF 25%

FOR ASSESSMENT YEAR 2009 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 20% TO 25%.

FOR TOTAL FRANKLIN COUNTY IRRIGATED ACRES, REFER TO "J:\APPRDEPT\FARM\OPEN SPACE - CURRENT USE\2024 - 2025 Current Use Info\Current Use Information\Total IRR Acres Pivot T

**((yields!\\$G\$23/yields!\\$G\$27)*(D9-yields!\\$G\$25))

FINAL VALUE IRRIGATED LAND

Prepared by Franklin County Assessor 2/27/2025

**2025 CURRENT USE VALUE FOR TAXES PAYABLE 2026
IRRIGATED LAND**

\$3,998 PER ACRE WITHOUT IRRIGATION EQUIPMENT

GROUND - MARKET AND SALES DATA CONFIRMS THAT THEY DO NOT PRODUCE AS WELL AS THE OTHER BLOCKS. THEY HAVE BEEN REDUCED BY 15% TO REFLECT THIS DIFFERENCE.

RATES FOR	2025	FOR	2026
IRRIGATION BLOCKS (LAND ONLY)			
1,14,15,16,17,18,19,20,21,23,24,161,201			FARM & AG
CLASSES			LAND
1,2 AND 3			\$3,998
4,6 AND HF			\$3,998
6 AND NF			\$37
SCOOTENEY IRRIGATION BLOCKS (LAND ONLY)			
11,12,13 & Ptn of 18			FARM & AG
CLASSES			LAND
1,2 AND 3			\$3,398
4,6 AND HF			\$3,398
6 AND NF			\$37
OUTSIDE LAND (LAND ONLY)			

Moved classes 4, 6, High farmed to same value as class 1,2,3 in 2010 for 2011 taxes

Block 11,12, 13 & Ptn of 18 changed from 5% to 15% in 2014/2015

IRRIGATED-DRY PASTURE GROUND

J:\APPRDEPT\FARM\OPEN SPACE - CURRENT USE\2025 - 2026 Current Use Info\2025-2026 CU Calculations FINAL

IRRIGATED PASTURE GROUND

Max Cattle Per Acre	2.5	
Gross Income	\$925/Head	
Gross Income / Acre	\$2,313	
Expense	\$795/Head	
Total Expenses / Acre	\$1,987.50	
Net Income / Acre	\$325.00	
Capitalization Rate	7.36%	
Value / Acre	\$4,416	
LANDLORD SHARE 25%	\$1,104	Per Acre

NON FARMED LANDS - RANGE/WASTE GROUND

RENT PER ACRE	MANAGEMENT	RENT LESS MANAGEMENT	CAP RATE	VALUE PER ACRE	ROUNDED
\$3.01	10.00%	\$2.70	7.36	\$36.75	\$37.00

Per Current Use Advisory Committee Member - 2/24/2021

2025 CURRENT USE VALUE FOR TAXES PAYABLE 2026

**DRYLAND WHEAT - SOFT WHITE WINTER
25 / 75 CROP SHARE**

10 YEAR AVERAGE WHEAT PRICE PER BUSHEL

Crop Year	Average Wheat Price per Year	Crop Insurance	Freight	Storage & Handling	Net
2015	\$6.88	\$0.30	\$0.52	\$0.06	\$6.00
2016	\$4.85	\$0.30	\$0.45	\$0.06	\$4.04
2017	\$4.95	\$0.08	\$0.45	\$0.06	\$4.36
2018	\$5.65	\$0.08	\$0.45	\$0.06	\$5.07
2019	\$5.72	\$0.08	\$0.45	\$0.06	\$5.13
2020	\$5.56	\$0.08	\$0.45	\$0.06	\$4.97
2021	\$8.23	\$0.58	\$0.45	\$0.06	\$7.14
2022	\$9.45	\$0.88	\$0.45	\$0.06	\$8.06
2023	\$6.76	\$1.00	\$0.45	\$0.06	\$5.25
2024	\$5.48	\$1.00	\$0.45	\$0.06	\$3.97
AVERAGE	\$6.35				\$5.40

Yield per Acre	Gross Income	25% Landlord Share	10% Management	NOI - (Net Operating Income) - NET TO LANDLORD	Capitalized Value per Acre (NOI/Cap Rate) = Value per acre	CURRENT USE FARM & AG VALUE REFLECTING 50% SUMMER FALLOW	MARKET VALUE
20	\$108.00	\$27.00	\$2.70	\$24.30	\$330.16	\$165	\$440
21	\$113.40	\$28.35	\$2.84	\$25.52	\$346.67	\$173	\$462
22	\$118.80	\$29.70	\$2.97	\$26.73	\$363.18	\$182	\$484
23	\$124.20	\$31.05	\$3.11	\$27.95	\$379.69	\$190	\$506
24	\$129.60	\$32.40	\$3.24	\$29.16	\$396.20	\$198	\$528
25	\$135.00	\$33.75	\$3.38	\$30.38	\$412.70	\$206	\$550
26	\$140.40	\$35.10	\$3.51	\$31.59	\$429.21	\$215	\$572
27	\$145.80	\$36.45	\$3.65	\$32.81	\$445.72	\$223	\$594
28	\$151.20	\$37.80	\$3.78	\$34.02	\$462.23	\$231	\$616
29	\$156.60	\$39.15	\$3.92	\$35.24	\$478.74	\$239	\$638
30	\$162.00	\$40.50	\$4.05	\$36.45	\$495.25	\$248	\$660
31	\$167.40	\$41.85	\$4.19	\$37.67	\$511.75	\$256	\$682
32	\$172.80	\$43.20	\$4.32	\$38.88	\$528.26	\$264	\$704
33	\$178.20	\$44.55	\$4.46	\$40.10	\$544.77	\$272	\$726
34	\$183.60	\$45.90	\$4.59	\$41.31	\$561.28	\$281	\$748
35	\$189.00	\$47.25	\$4.73	\$42.53	\$577.79	\$289	\$770
36	\$194.40	\$48.60	\$4.86	\$43.74	\$594.29	\$297	\$792
37	\$199.80	\$49.95	\$5.00	\$44.96	\$610.80	\$305	\$814
38	\$205.20	\$51.30	\$5.13	\$46.17	\$627.31	\$314	\$836
39	\$210.60	\$52.65	\$5.27	\$47.39	\$643.82	\$322	\$858
40	\$216.00	\$54.00	\$5.40	\$48.60	\$660.33	\$330	\$880
41	\$221.40	\$55.35	\$5.54	\$49.82	\$676.83	\$338	\$902
42	\$226.80	\$56.70	\$5.67	\$51.03	\$693.34	\$347	\$924
43	\$232.20	\$58.05	\$5.81	\$52.25	\$709.85	\$355	\$946
44	\$237.60	\$59.40	\$5.94	\$53.46	\$726.36	\$363	\$968
45	\$243.00	\$60.75	\$6.08	\$54.68	\$742.87	\$371	\$990
46	\$248.40	\$62.10	\$6.21	\$55.89	\$759.38	\$380	\$1,012
47	\$253.80	\$63.45	\$6.35	\$57.11	\$775.88	\$388	\$1,034
48	\$259.20	\$64.80	\$6.48	\$58.32	\$792.39	\$396	\$1,056
49	\$264.60	\$66.15	\$6.62	\$59.54	\$808.90	\$404	\$1,078
50	\$270.00	\$67.50	\$6.75	\$60.75	\$825.41	\$413	\$1,100
51	\$275.40	\$68.85	\$6.89	\$61.97	\$841.92	\$421	\$1,122
55	\$297.00	\$74.25	\$7.43	\$66.83	\$907.95	\$454	\$1,210
60	\$324.00	\$81.00	\$8.10	\$72.90	\$990.49	\$495	\$1,320
70	\$378.00	\$94.50	\$9.45	\$85.05	\$1,155.57	\$578	\$1,540
80	\$432.00	\$108.00	\$10.80	\$97.20	\$1,320.65	\$660	\$1,760

This is developed by taking 50% summer fallow and dividing it by the bushel yield (G21/A21).

CURRENT USE BUSHEL MULTIPLIER

8.254

MARKET VALUE BUSHEL MULTIPLIER

22.00

TC Grain Daily emails value 2024 YTD average of \$5.48 for soft white winter wheat
 Market Value Bushel Multiplier. 2023 and 2024 Dry Crop Farm sales with High and Low Trimmed 22.19
 2/9/2024 Spring Wheat values changed from the monthly NASS AGRIFACTS 2023 value of \$7.19 to the AVG TC Grain Daily emails value \$6.76. a more localize
 2/9/2024- Cole Vanderbilt from Ed Poe Agency for Wheat Crop insurance Cost for 2023 was \$100 per bushel based on \$40/Acre cost @ 40 BU/Acre- 85% coverage
 2023 CU Meeting : 2023 'Market Value Bushel Multiplier' data suggested a multiplier of 20. A 6.62 increase from 2022's multiplier of 13.38.
 Advisory discussion decided it go up by half of 6.62 (3.31), giving us a final modified market value bushel multiplier of 16.69
 2/6/2023 - Brian Contacted Cole Vanderbilt at Ed Ppoe Agency for Wheat Crop Insurance and determined that Insurance Cost for 2022 was
 \$.88 per bushel based on \$35/Acre cost @ 40 Bu/Acre - 85% coverage
 2/6/2023 - Brian contacted Mark Weber @ Tri-City Grain they reported storage of 1 to 3 months at \$.03 per month
 2/6/2023 - Contacted Mark Weber with tri-City grain to confirm storage time - he stated that most of their customers request payment at time of harvest so no storage
 2021 - Removed **-10%** Adjustment to Bushel Multiplier to reflect large increase in Wheat Production Yields over the past three years.
 \$.30 per BU X25% Landlord share = \$.074 crop insurance for Landlord
 3/ 8/17 - Received quote from Eric Mauseth with Ed Poe Agency on Crop Insurance - full share of crop insurance is \$10.70 for 36 bushel wheat \$10.70/36 bushel = \$.30 per BU
 02/18/2016 - Made **-10%** adjustment to bushel multiplier to reflect reduced yields due to drought for 2015 and 2016 years
 Changed Bushel Average on parcels based on 2013 survey
 2014/2015 - Added Crop Insurance into Wheat calculation & removed deficiency payment - farm bill not passed
 10/22/12 - Damon tri-City grain quoted \$.45 per bushel shipping and handling 2012 and storage of 1 month at \$.03 per month

MARKET LEASES

Recording #	Date	Legal	Acres	Rent	\$ Per Acre	Lease Begin Date	Lease End Date	Term of Lease	Crops	Water	Power	Taxes	Taxes Paid	Taxes/Acre	Irrigation 25%	Management 10%	Net Rent	Comments
1879531	2/22/2021		10.00	\$1,000	\$100.00	6/6/2018	12/31/2033	15 Yr.	Irrigated	Landlord	Landlord	Landlord			\$25	\$10	\$65	Open Pivot
1881515	2/22/2021		10.00	\$1,000	\$100.00	6/6/2018	12/31/2033	15 Yr.	Irrigated	Landlord	Landlord	Landlord			\$25	\$10	\$65	Open Pivot
1893379	4/18/2019	FU 207-BLK 20 & SP 2013-22 LOT 1	275.00	\$40,000	\$145.45			25 Yr.		Tenant	Tenant	Landlord			\$0	\$15	\$131	Does not include SFR w/Grg and Orchard on parcel 120330070
1899872	8/28/2019	WDU 1- BLK 16	150.00	\$108,000	\$720.00	8/12/2019	12/31/2024	5 Yr.	Irrigated	Landlord	Landlord	Landlord			\$180	\$72	\$468	PARCEL #: 123350016 ONIONS '20 & '23, POTATOES '21 & '24, OTHER CROP' 22
Unrecorded	2/8/2022	109770027	84.00		\$810.00	1/1/2022	12/31/2026	5 Yr.	Irrigated									From Questionnaire - various
Unrecorded	2/8/2022	109760172	84.00		\$810.00	1/1/2022	12/31/2026	5 Yr.	Irrigated									From Questionnaire - various
Unrecorded	2/8/2022	109750012	70.00		\$810.00	1/1/2022	12/31/2026	5 Yr.	Irrigated									From Questionnaire - various
Unrecorded	2/8/2022	124200080	68.87		\$500.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Hay - Handline \$350
Unrecorded	2/8/2022	124200042	38.06		\$500.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Hay
Unrecorded	2/8/2022	124200122	126.68		\$750.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Potatoes
Unrecorded	2/8/2022	124200051	60.20		\$500.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Hay
Unrecorded	2/8/2022	124210059	50.00		\$500.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Hay
Unrecorded	2/8/2022	124200105	73.21		\$500.00	1/1/2020	12/31/2025	5 Yr.	Irrigated									From Questionnaire - Hay
Unrecorded	3/18/2021	121310054 121320044	326.43	\$157,000	\$480.96	3/18/2021	12/31/2026	5 YR.	Irrigated	Tenant	Tenant	Landlord						LEASE SENT FROM ATTORNEY
Unrecorded	3/15/2022	121310063	61.00		\$1,000.00	11/1/2021	11/1/2029	8 YR.	Irrigated - PERM CROP	Tenant	Tenant	Tenant						COSMIC CRISP, RED DEL. FUJI
Unrecorded	3/15/2022	121310063	13.00		\$350.00	11/1/2019	11/1/2029	10 YR.	IRRIGATED	Tenant	Tenant	Tenant						PIVOT GROUND
Unrecorded	3/15/2022	121310107	6.80		\$1,000.00	11/1/2021	11/1/2029	8 YR.	Irrigated - PERM CROP	Tenant	Tenant	Tenant						GRANNY SMITH
Unrecorded	3/17/2022	121490048	181.00	\$51,223	\$283.00	3/1/2012	3/1/2026	14 YR.	IRRIGATED	Tenant	Tenant							LESSEE RENTS HOUSE ON PROPERTY FOR \$5,000 PER YEAR PER ADDENDUM 9-20-2015
Unrecorded	2/9/2022	122020038	200.00	\$88,000	\$440.00	2/24/2016	10/1/2025	9 YR.	IRRIGATED	Landlord	Landlord	Landlord						
Unrecorded	4/12/2022	122020151	110.00	\$60,500	\$550.00	1/1/2020	10/31/2024	5 yr.	IRRIGATED	Tenant	Tenant	Landlord						
Unrecorded	12/8/2022	122330174 122330183 123030068 123040011	440.00	\$132,000	\$300.00	1/1/2022	12/31/2032	10 YR.	Irrigated	Landlord	Landlord	Landlord						
Unrecorded	12/14/2022	123040020 123040039	6.50	\$4,200	\$646.15	1/1/2013	1/1/2025	16 YEARS	IRRIGATED	Tenant	Tenant	Landlord						
Unrecorded	12/20/2022	123270111	134.00	\$70,350	\$525.00	1/1/2020	10/1/2024	5 years	IRRIGATED	Tenant	Tenant	Landlord						ON POTATO CROP YEARS, LESSEE WILL PAY AN ADDITIONAL \$100/ACRE
Unrecorded	2/1/2023	118111030 118111029 118111028 118111027	17.64	17% / 83% crop share split	N/A	11/1/2019	10/31/2024	5 years	IRRIGATED	Tenant	Tenant	Tenant						From 2023 Questionnaire - PERM CROP
Unrecorded	3/13/2023	113600102 113570011 113570068	100.82	\$90,738	\$900.00	3/1/2020	10/31/2023	3 years	IRRIGATED - POTATOES	Tenant	Tenant	Tenant						OVER THE COUNTER BY TAXPAYER
															Capitalization Rate		7.36	
															Indicated Value Per Acre		\$3,451	
														5 Yr. Min & Max				
															Min. Rent		\$49	
															Max. Rent		\$488	
Pasture Ground Leases																		
1812023	3/4/2014	28-14-35	538.00	\$37,800	\$70.26			3 Yr.	Pasture Ground									
1890385	2/22/2021	PTN 1, 11, 12, 14, 15-14-35; PTN 6, 7-14-36	1,100.00	\$4,000	\$3.64	6/1/2016	5/31/2026	10 Yr.	Pasture	Tenant	Tenant	Landlord			\$1	\$0	\$2	Tenant to add Water for cattle through newly dug well. Includes parcels: 101400073, 101400074, 101390066, 101390055, 101360038, 101370036, 101370063, 101370018, 101260039, 101260086, 101260022, 101270011
Unrecorded	2/8/2022	125680086	46.00		\$200.00	1/1/2021	1/1/2025	5 Yr.	Irrigated									From Questionnaire - IRRIGATED PASTURE
Unrecorded	2/8/2022	124160336	5.53		\$300.00				Irrigated									From Questionnaire - IRRIGATED CROP
Unrecorded	2/8/2022	124160318	5.41		\$300.00				Irrigated									From Questionnaire - IRRIGATED CROP
Unrecorded	2/8/2022	124160274	5.40		\$300.00				Irrigated									From Questionnaire - IRRIGATED PASTURE
Unrecorded	2/8/2022	124160327	5.07		\$300.00				Irrigated									From Questionnaire - IRRIGATED PASTURE
Unrecorded	11/9/2022	109470039	148.00	\$2,000	\$13.58	11/1/2018	11/1/2023	5 Yr.	RANGELAND									From Questionnaire - RANGELAND

Recording # Contract #	Parcel Number	TCA	Date	Legal	Acres	Rent	\$ Per Acre	BEGIN DATE	END DATE	Term of DNR LEASE	Leases	Water	Power	Taxes	Taxes Paid	Taxes/Acre	Irrigatio n 25%	Managemen t 110%	Net Rent	Comments
C120006562	1.24E+08	112	2/1/2023	16-11-30	38.00	\$6,006.75	\$158.07	1/1/2020	12/31/2029	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200071818	1.22E+08	224	2/1/2023	36-12-29	190.00	\$221,970.66	#####	1/1/2021	12/31/2030	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200062159	1.11E+08	106	2/1/2023	36-10-31	286.40	\$55,996.78	\$195.52	1/1/2022	12/31/2023	2 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200079611	1.13E+08	101	2/1/2023	16-09-30	520.00	\$273,334.03	\$525.64	1/1/2019	12/31/2033	14 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A9034	1.24E+08	106	1/17/2025	16-10-29	3.27	\$1,219.99	\$373.09	1/1/2024	12/31/2033	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200E6216	1.11E+08	106	1/28/2025	36-10-31	24.00	\$9,613.44	\$400.56	1/1/2024	12/31/2033	10 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
						AVERAGE	\$490.51													
C1200069822	1.21E+08	210	1/6/2022	21-13-29	47.00	\$15,843.51	\$337.10	1/1/2021	12/31/2046	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
C1200090657	1.26510065	411	1/6/2022	01, 11, 12, 13, 14, 23, 24, 26-10-32	1377.20	\$342,279.06	\$248.53	1/1/2014	12/31/2038	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
	126310090																			
	126310125																			
	126310161																			
	126310198																			
	126320043																			
	126310072																			
	126310107																			
	126310134																			
C1200093872	210	2/1/2023	01, 02, 12-12-28	288.00	\$110,757.39	\$384.57	1/1/2016	12/31/2040	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD	
C1200069821	1.21E+08	210	2/1/2023	21-13-29	106.70	\$42,710.41	\$400.29	1/1/2016	12/31/2039	23 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
C1000C6624	1.04E+08	112	2/1/2023	36-11-28	11.60	\$9,027.44	\$778.23	10/8/2009	1/1/2040	31 YR.	ORCHARD - CHERRIES	Tenant	Tenant	EXEMPT						ORCHARD - CHERRIES
C1200A6982	1.21E+08	210	2/1/2023	21-13-29	47.00	\$15,843.51	\$337.10	1/1/2021	12/31/2046	25 YR.	ORCHARD	Tenant	Tenant	EXEMPT						
C1200B7350A	1.24E+08	106	2/1/2023	36-10-29	463.40	\$218,590.62	\$471.71	1/1/2019	12/31/2033	14 YR.	ORCHARD	Tenant	Tenant	EXEMPT						WILDLIFE HABITAT
	108210053																			
	108220062																			
	108340074																			
	108100020																			
	108220042																			
C1200B90657	411	2/1/2023	01, 11, 12, 13, 14, 23, 24, 26-10-32	1441.70	\$342,124.06	\$237.31	1/1/2022	12/31/2055	53 YR.	ORCHARD	Tenant	Tenant	EXEMPT							
						AVERAGE	\$399.35													
C1000B75007	1.2E+08	210	2/1/2023	36-14-29	640.00	\$5,533.10	\$8.65	10/1/2013	9/30/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000B58361	1.04E+08	403	2/1/2023	36-12-33	365.86	\$502.49	\$1.37	8/1/2013	7/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C58361	1.04E+08	403	2/6/2023	36-12-33	365.86	\$697.17	\$1.91	8/1/2024	7/31/2029	5 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000B61202	1.22E+08	201	2/1/2023	36-13-30	95.00	\$269.00	\$2.83	6/1/2013	5/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
	100420019																			
	100340016			12-13-36, 22-14- 36, 14-14-36, 24- 14-36, 12-14-36, 36-14-36																
	100460011	602																		
	100300014			04-14-36, 10-14- 36, 16-14-36																
C1000B7494	300	2/1/2023	36, 16-14-36	4391.68	\$6,773.99	\$1.54	6/1/2018	5/31/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT							PASTURE - CATTLE GRAZING
C1000C56652	1.23E+08	207	2/1/2023	36-12-30	640.00	\$1,154.60	\$1.80	8/1/2019	7/31/2029	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C65994	1.22E+08	201	2/1/2023	36-13-30	53.00	\$139.45	\$2.63	7/1/2015	12/31/2023	8 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C65994	1.22E+08	201	2/6/2023	36-13-30	53.00	\$118.58	\$2.24	1/1/2024	6/30/2033	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C66191	1.24E+08	112	2/1/2023	16-11-30	69.97	\$277.80	\$3.97	8/1/2015	12/31/2023	8 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000D66191	1.24E+08	112	2/6/2024	16-11-30	69.97	\$145.10	\$2.07	1/1/2024	6/30/2033	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000D5288	1.09E+08	208	2/1/2023	16-13-31	574.80	\$905.89	\$1.58	6/1/2013	5/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000D68737	1.11E+08	224	2/1/2023	16-11-31	445.00	\$1,208.09	\$2.71	8/1/2019	7/31/2029	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
											IRRIGATED AG. - 461 AC									
C1000F67162	1.1E+08	106	2/1/2023	16-09-31	640.00	\$1,224.07	\$1.91	8/1/2016	12/31/2025	9 YR.	WILDLIFE HABITAT - 179 AC.	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000SE1903	1.21E+08	210	1/5/2022	16-13-29	500.00	\$500.00	\$1.00	9/1/2018	8/31/2023	5 YR.	CONSERVATION LEAVE	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000SE1938	5/1/2019	36-04-14	640.00	\$1,721.20	\$2.69	5/1/2019	4/30/2021	2 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT							PASTURE - CATTLE GRAZING	
C1200B73757	1.23E+08	207	2/1/2023	16-12-30	88.90	\$235.70	\$2.65	1/1/2021	12/31/2030	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
	100160014																			
	100540014																			
	100080020			06, 08, 12, 16, 18- 13-36; 30, 32, 34- 14-36																
C1200B74941	602	2/1/2023	14-36	2371.35	\$3,957.19	\$1.67	6/1/2018	10/30/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT							PASTURE - CATTLE GRAZING
C1200D5703	1.08E+08	411	1/11/2022	16-10-32	12.20	\$147.60	\$12.10	9/1/2013	8/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200E5703	1.08E+08	411	2/6/2024	16-10-32	12.20	\$32.64	\$1.86	9/1/2023	8/31/2033	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200C74465	1.11E+08	224	2/1/2023	16-11-31	172.00	\$297.88	\$1.73	1/1/2021	12/31/2030	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200C57014	1.07E+08	411	2/1/2023	36-11-32	384.30	\$653.31	\$1.70	9/1/2013	8/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200D5703	1.08E+08	411	1/1/2022	16-10-32	12.20	\$147.60	\$12.10	9/1/2013	8/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200D6166	1.11E+08	106	2/1/2023	36-10-31	47.00	\$70.50	\$1.50	1/1/2014	12/31/2023	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200D6100	1.02E+08	602	2/1/2023	16-13-34	463.40	\$787.78	\$1.70	6/1/2018	5/31/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200E5618	1.07E+08	208	2/1/2023	16-11-32	144.51	\$231.22	\$1.60	9/1/2016	10/30/2026	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200E5694	1.03E+08	602	2/1/2023	36-14-33	444.60	\$755.82	\$1.70	9/1/2018	8/31/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200F62159	1.11E+08	106	2/1/2023	36-10-31	135.00	\$204.27	\$1.51	1/1/2022	12/31/2023	2 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200G5251	1.01E+08																			

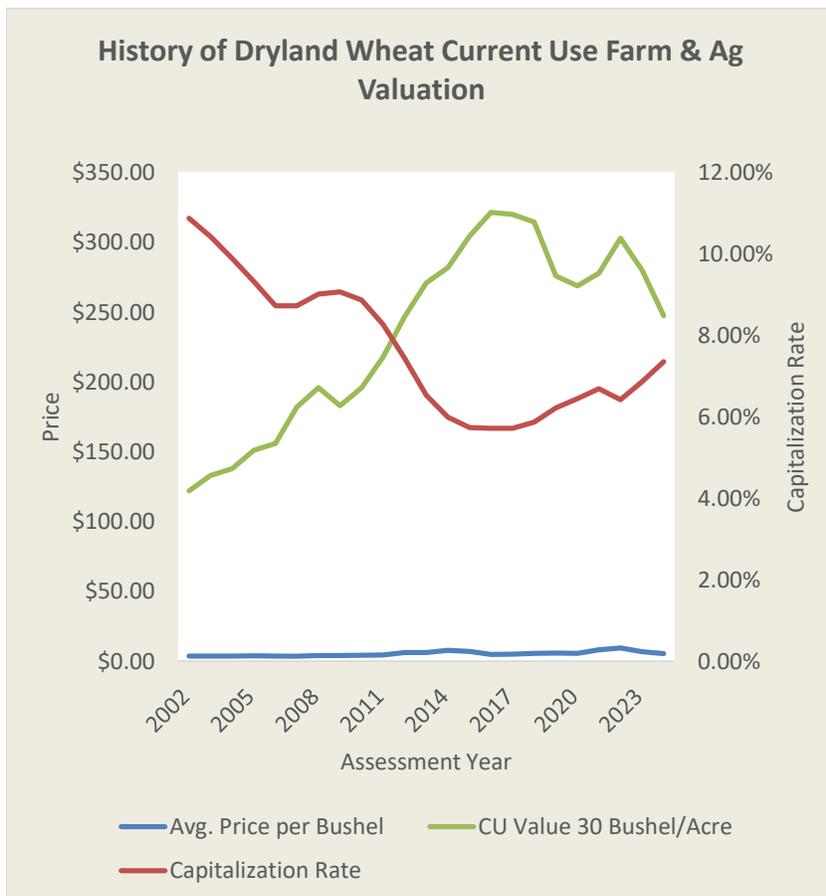
CALCULATION OF HOMESITE VALUE

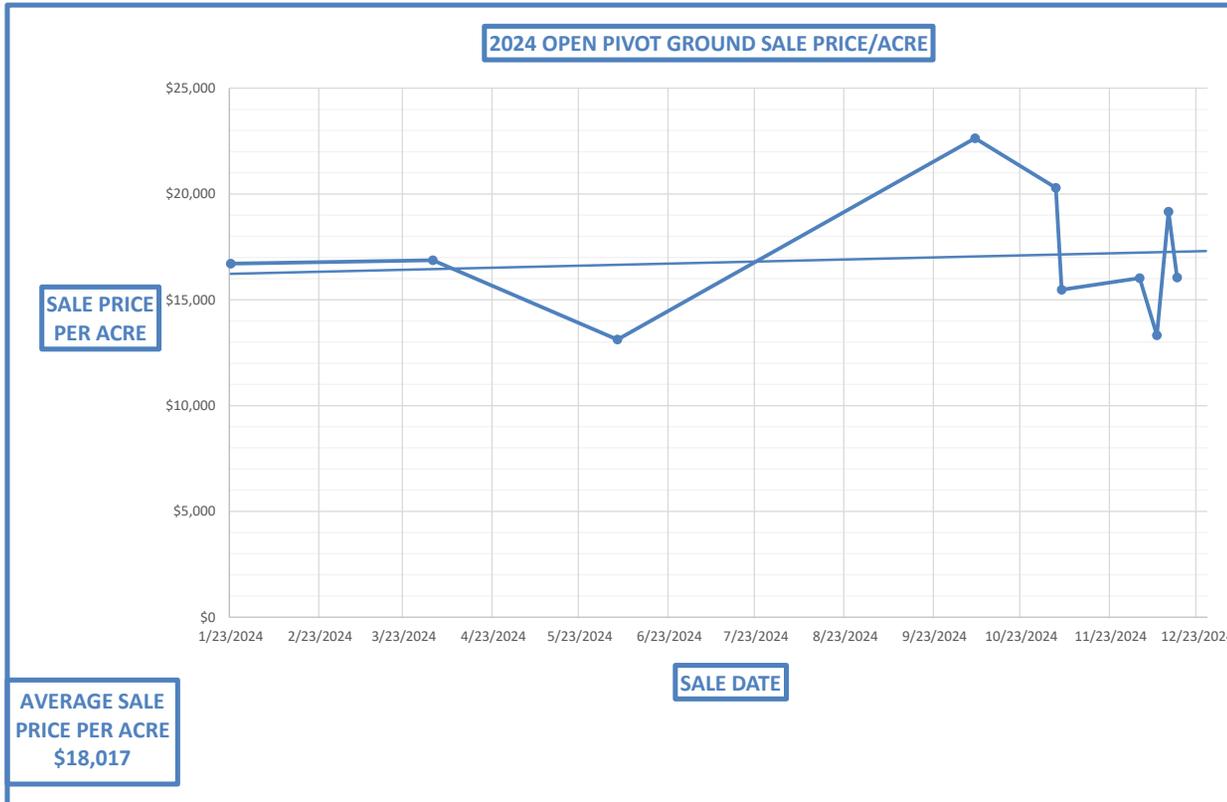
Previous year assessed current use land value (2024)	\$1,064,798,500
Previous year current use land acres (2024)	593,992.00
Homesite Value	\$1,793.00

To calculate the Current Use Farm & Ag Homesite: Use the assessed value of parcels in the Current Use Farm & Ag program divide by the total number of acres of parcels in the Current Use Farm & Ag program

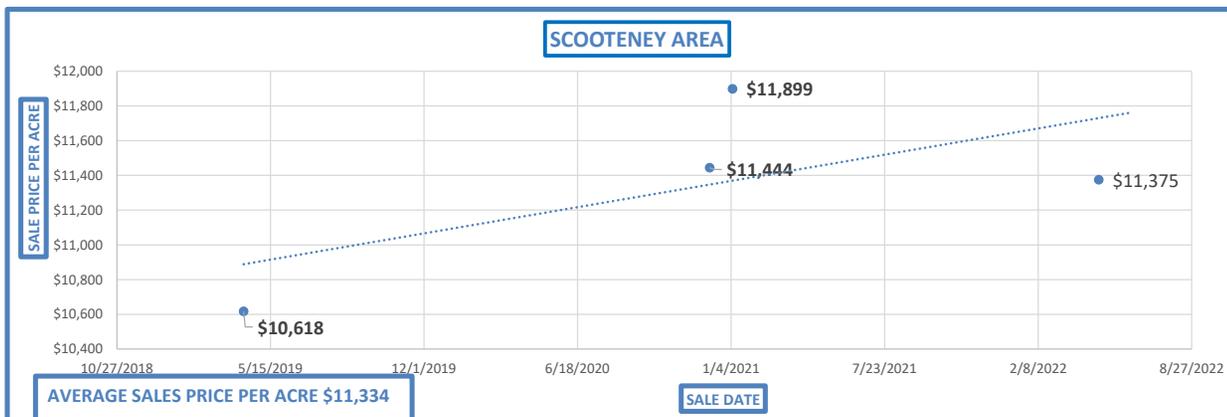
HISTORY OF DRYLAND WHEAT OPEN SPACE VALUATION

Assessmnt Year	Price per Bushel	Capitalization Rate	CU Value 30 Bushel/Acre
2002	\$3.55	10.88%	\$122
2003	\$3.71	10.43%	\$133
2004	\$3.66	9.89%	\$138
2005	\$3.77	9.33%	\$151
2006	\$3.64	8.73%	\$156
2007	\$3.54	8.73%	\$182
2008	\$3.94	9.02%	\$196
2009	\$4.10	9.07%	\$183
2010	\$4.30	8.87%	\$196
2011	\$4.45	8.27%	\$218
2012	\$6.13	7.44%	\$247
2013	\$6.13	6.53%	\$271
2014	\$7.69	5.99%	\$282
2015	\$6.88	5.74%	\$305
2016	\$4.85	5.72%	\$322
2017	\$4.95	5.72%	\$320
2018	\$5.65	5.87%	\$315
2019	\$5.72	6.22%	\$276
2020	\$5.56	6.45%	\$269
2021	\$8.23	6.69%	\$278
2022	\$9.45	6.42%	\$303
2023	\$6.76	6.87%	\$280
2024	\$5.48	7.36%	\$248





SALE DATE	SALE PRICE PER ACRE
1/23/2024	\$16,704
4/2/2024	\$16,870
6/5/2024	\$13,119
10/7/2024	\$22,633
11/4/2024	\$20,291
11/6/2024	\$15,474
12/16/2024	\$16,051
12/13/2024	\$19,161
12/3/2024	\$16,025
12/9/2024	\$13,319
AVERAGE	\$16,965

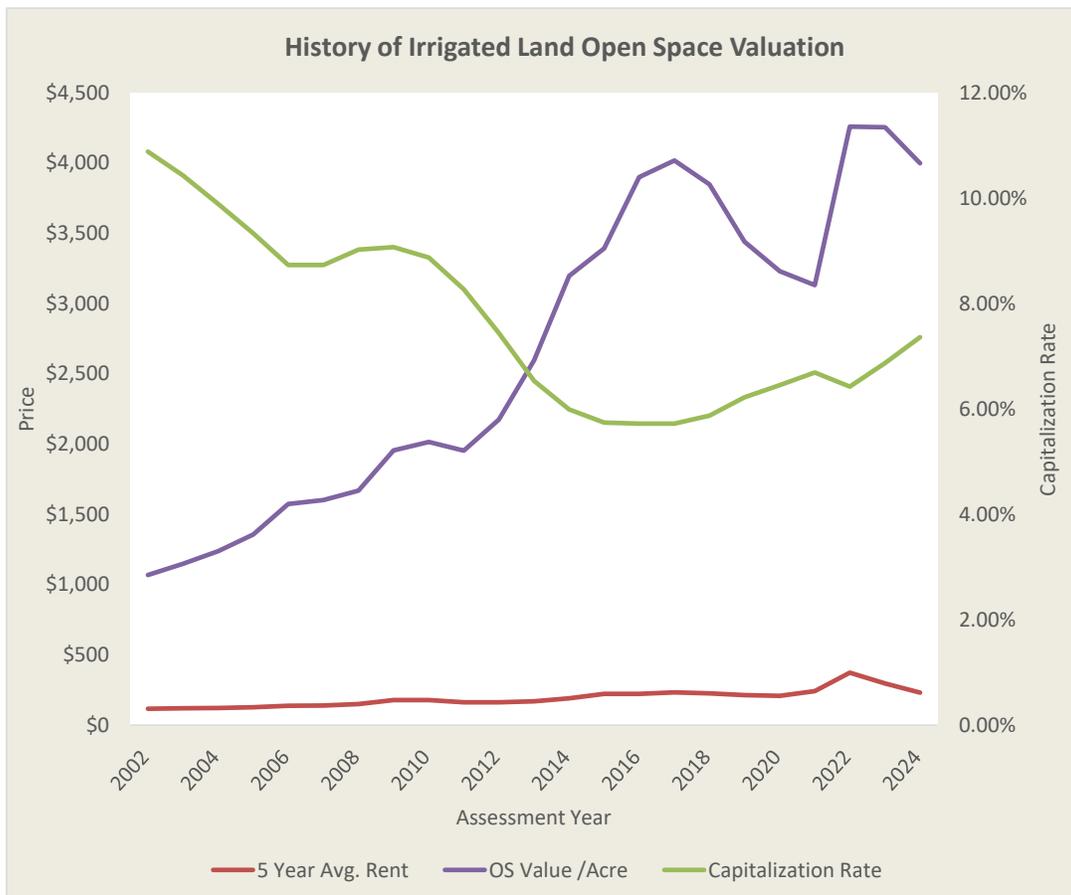


NBHD 1013

SALE DATE	SALE PRICE PER ACRE
4/10/2019	\$10,618
12/7/2020	\$11,444
1/6/2021	\$11,899
4/28/2022	\$11,375
AVERAGE	\$11,334

HISTORY OF IRRIGATED LAND OPEN SPACE VALUATION

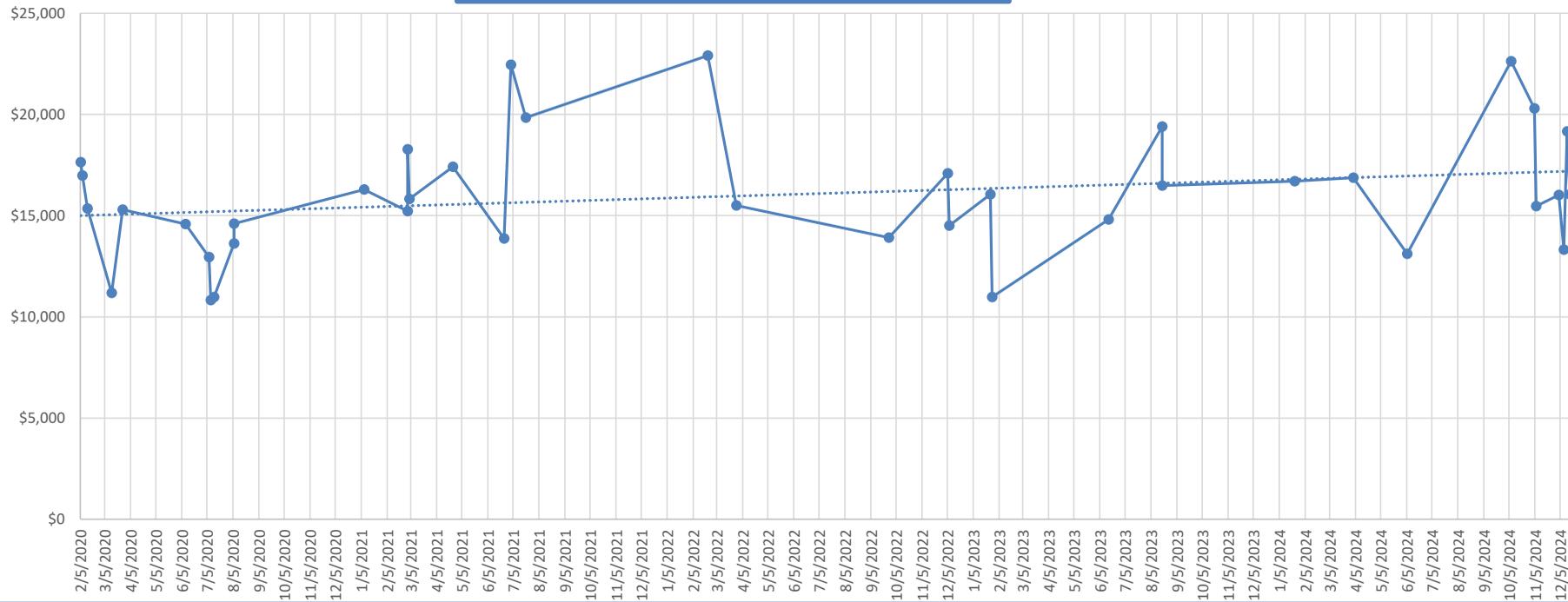
Assessment Year	5 Year Avg. Rent	Capitalization Rate	OS Value /Acre
2002	\$116	10.88%	\$1,068
2003	\$120	10.43%	\$1,147
2004	\$122	9.89%	\$1,238
2005	\$127	9.33%	\$1,356
2006	\$137	8.73%	\$1,573
2007	\$140	8.73%	\$1,602
2008	\$150	9.02%	\$1,668
2009	\$177	9.07%	\$1,954
2010	\$179	8.87%	\$2,015
2011	\$161	8.27%	\$1,952
2012	\$162	7.44%	\$2,174
2013	\$170	6.53%	\$2,596
2014	\$191	5.99%	\$3,196
2015	\$223	5.74%	\$3,391
2016	\$223	5.72%	\$3,898
2017	\$233	5.72%	\$4,017
2018	\$226	5.87%	\$3,847
2019	\$214	6.22%	\$3,439
2020	\$208	6.45%	\$3,230
2021	\$242	6.69%	\$3,130
2022	\$373	6.42%	\$4,258
2023	\$297	6.87%	\$4,253
2024	\$231	7.36%	\$3,998



OPEN PIVOT GROUND SALE PRICE/ACRE 2020-2024

SALE PRICE

**AVERAGE
SALE PRICE
\$16,014**



HISTORY OF IRRIGATED LAND VALUES

Assessment Year	Market Value	Assessed Value	Average Sale Price/Acre
2018	\$10,000	\$3,456	\$11,563
2019	\$10,000	\$3,230	\$13,128
2020	\$11,500	\$3,130	\$13,790
2021	\$13,500	\$3,364	\$17,400
2022	\$15,000	\$4,258	\$16,784
2023	\$15,500	\$4,253	\$15,545
2024	\$16,500	\$3,998	\$16,965

