

WALLER COUNTY APPRAISAL DISTRICT
PRODUCTIVITY VALUES 2015

PROP CODE	CATEGORY	2015 PER/ACRE	2014 PER/ACRE	
301	IRRIGATED CROPLAND	\$ 300	\$ 300	
302	DRY CROPLAND #1	240	240	
308	DRY CROPLAND #2	215	220	
304	ORCHARDS	290	290	
305	IMPROVED PASTURE	145	155	
306	NATIVE PASTURE	80	90	
327	NATIVE PASTURE IN TRANS.	80	90	
307	TIMBERLAND - PINE	307	307	
324	TIMBERLAND - MIXED	265	265	
326	TIMBERLAND - HARDWOOD	135	135	310
	CHRISTMAS TREE FARM	650	650	311
	GREENHOUSE		620	
312	TRUCK FARMING	615	620	
313	BEE FARM	720	240	
314	FEED LOTS	520	560	315
	TREE FARMS	3,890	3,890	
317	CUT FLOWERS	980	980	
319	FISH FARMS/EELS		660	
320	CRAY FISH FARMS		650	
321	NURSERY	1,800	1,800	
322	EXOTIC FLOWERS	1,100	1,100	
323	EMUS, OSTRICH(RATITES) (USE NATIVE OR IMPROVED PASTURE VALUE, PER REMAINING ACREAGE)			
325	TURF GRASS FARMS	370	370	
*	WILDLIFE MANAGEMENT Revenue Neutral - Receives previous ag-use value.			
328	NURSERY II	2,600	2,600	

DRY CROPLAND #1 - PEANUTS, SOYBEANS, CORN, WATERMELONS, WHEAT, COTTON
DRY CROPLAND #2 - HAY

2015 CAP RATE: FARM CREDIT BANK OF TEXAS ON 12-31-14 2.90%
+ PER SEC. 23.53 AND 23.74, TAX CODE 2.50%
5.40%

2015 Ag-Rate 2015 Timber Rate
10.00% 8.74%

(CAP RATES: 1991-12.45%; 1992-12.00%; 1993-11.00%; 1994-10.00%, 1995-10.75%; 1996-10.75%
1997-10.35%; 1998-10.60%; 1999-10.00 % (AG) & 9.65 (TIM); 2000-10.90%; 2001-10.85%; 2002-10.00% &
6.90 % (TIM); 2003-10.00 % (AG) & 6.40 % (TIM); 2004-10.00% (AG) & 6.40% (TIM); 2005-10% (AG) &
7.17% (TIM); 2006-10.00% (AG) & 9.05% (TIM); 2007- 10.13% (AG) & 10.13% (TIM); 2008 – 10.00% (AG) &
9.86% (TIM); 2009-10.00% (AG) & 8.74% (TIM); 2010-10.00% (AG) & 8.60% (TIM); 2011-10.00% (AG) &
8.72% (TIM); 2012 -10.00% (AG) & 9.41% (TIM); 2013 -10.00% (AG) & 8.02% (TIM); 2014 – (AG)10% &
(TIM) 8%; 2015- (AG)10% & (TIM) 7.72%

SEC 23.53 PROVIDES FOR A MINIMUM 10% CAP RATE WHILE THE SEC 23.74 RATE IS BASED ON
A 5-YEAR AVERAGE. AVERAGING BEGINS IN 2008. 2008 TIM: 10.13% plus 9.59%; Average is 9.86%
2009 TIM: 10.13% plus 9.86% plus 6.24%; Average 8.74%; 2010 TIM: 10.13% plus 9.86% plus 8.74% plus
5.66%; Average 8.60%; 2011 TIM: 10.13% plus 9.86% plus 8.74% plus 8.60%; Average 8.72%
2012: TIM: 9.86% plus 8.74% plus 8.60% plus 8.72% Average 8.44% 2013: TIM: 8.74% plus 8.60% plus
8.72% plus 8.44% plus 5.60 Average 8.02%; 2014: TIM 8.60% plus 8.72% plus 8.44% plus 8.02% Average
8.0%; 2015: TIM 8.72% plus 8.44% plus 8.02% plus 8.00% Average 8.74%