



*Nueces County Appraisal District
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Agricultural Advisory Committee Meeting
Thursday February 14, 2019 @ 9:02 AM

Meeting called to order by Mr. Willie Carrington.

Oath of Office swearing in by Ms. Carla Daggett;
Who is a Senior Litigation Paralegal with the District General Counsel Mr. Tom Wheat.
Mr. Jason Ott, Mr. Donald Havelka & Mr. Wayne Miller.

Swearing member's 2019.
Mr. Jason Ott, Mr. Donald Havelka & Mr. Wayne Miller.

Introducing: Mr. Jason P. Ott (CEA-AG/NR) (present), (CED) (Not present), Mr. Donald Havelka (present), Mr. Chris Yaklin (not present), Mr. Wayne Miller (present), Mr. Toby Robertson (not present).

Mr. Carrington introduces NCAD Chief Appraiser Mr. Ronnie Canales (not present) & Assistant Chief Appraiser Mr. Don Causey (present).

Staff.
Mr. Michael Kirkham (Coordinator), Mrs. Susie Lopez (Agricultural Specialist).
Introducing appraiser; Mrs. Frances Revilla, Mr. Heath Gonzales & Mr. Mike Landin.
Agricultural Clerk; Amanda Garza.

Mr. Carrington begins with the packet and the recommendations of the Dc1 Category due to the maps review /state representative. Who looked into last year's calculations and compared them to what the maps & state come up with.

Mr. Carrington then moves on to page 3; with the state cap rate not changing and staying @ 10%.

Mr. Carrington then move on to page 6; the Approved 2018 Productivity Values from 2018 Ag Meeting.

With: Dc1 @ \$390/ac. 75% at Dc2 @ \$280/ac and 50% @ Dc3 @ \$187/ac. Ranchland: Improved & Ip-hay which was kept the same @ \$90/ac & Native Pasture was half of that @ \$45/ac which was approved for the year of 2018.

Mr. Carrington moves on to page 7; which is what the District is proposing and have to implement due to what the State has talked to them about. Due to productivity surveys being sent out by both the District only getting about 20% to 25% back out of 200 that the District sent compared to what

the State gets back. Due to the States survey which they receive more info from the taxpayers. Which they are saying that our Dc1 should be @ \$517/ac dollars for 2019 but the State average is \$463/ac dollars. But with our local numbers and info that we receive from the taxpayers our Dc1 comes out @ \$418/ac. While the Costal Bend Area Average is @ \$427/ac. The District is still under the \$427/ac, while in the past couple of years we have been looking at the \$390 in that range but we will be moving Dc1 up to \$418 for 2019 year that is what is being proposed and implementing. While 75% of that is for Dc2 @ \$314/ per ac & Dc3 @ 50% with \$209/ per ac. So far with those only being the new changes.

Mr. Carrington speaks about the cash lease being @ \$50/ac from the local taxpayers and it staying the same for the past years and now they are coming in @ \$60-\$65 from the farmers. Once the calculations of the taxes with the 5 yr. average then multiplied out will produce the \$418/ac. With the example of \$41.82 divided into the 10% = 418/per ac.

Mr. Ott: questioned if the interest rate should be used in the cash lease formula.

Mr. Carrington will be looking into if the tax rates is mandatory that it consist of the 10%.

Mr. Carrington the \$418/ ac is what the District is looking at for Dc1.

Mrs. Revilla stated per the Texas Comptroller Office; "The Appraisal Districts must use the cape rate of 10 percent for appraising agricultural or open-space land."

Mr. Kirkham also pointed out that we want the 10% not the 5.71 because then it would be higher, because the lower the cap rate the higher the value and higher the cap rate lower the value. So the 10% is actually better than the 5.71. Mr. Carrington stated that we are dividing the cap rate and not multiplying.

Mr. Carrington let the bored know that we will get back with them and let them know about the changes for Dry cropland & Ranchland.

With no other changes in the Intensity Schedule and that I was going to be a Legislative year per Mr. Carrington.

Mr. Miller would like to come in when the state comes in so that the process of coming up the values and etc. is better explained to them.

Mr. Carrington explained that they only inform us if we've passed or failed but maybe we need to get someone at the state level who has more authority to get a meeting together.

Mr. Carrington did leave the values the same for Ip-hay and Native.

Meeting is adjourned by Mr. Carrington @ 9:38am.