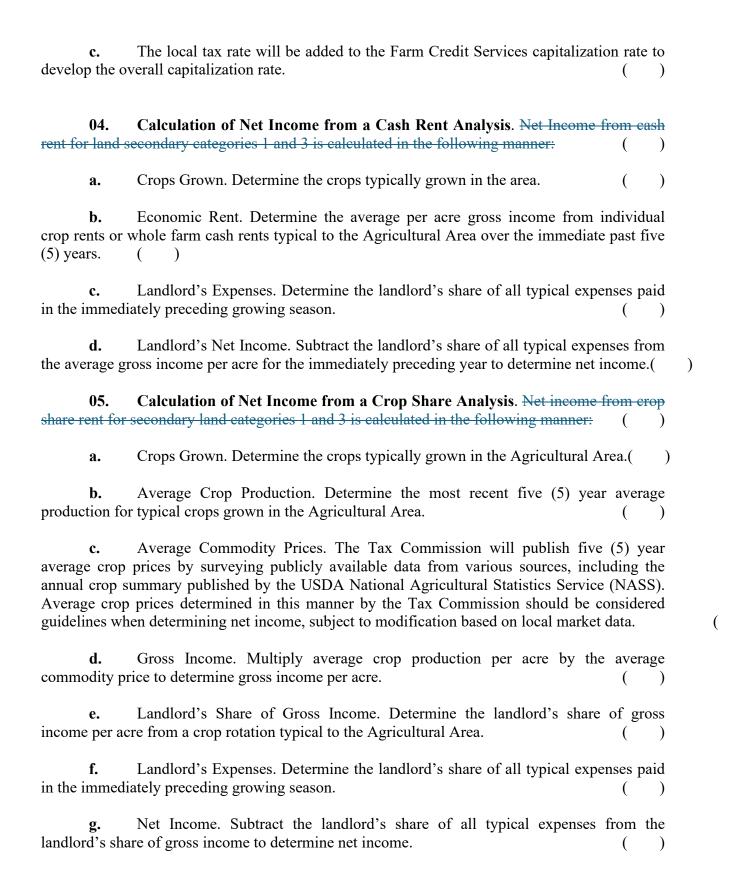
## 35.01.03 – PROPERTY TAX ADMINISTRATIVE RULES

## BREAK IN CONTINUITY OF SECTIONS

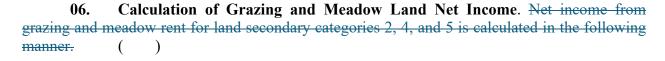
## **617. AGRICULTURAL LAND VALUATION DEFINITIONS AND GUIDELINES.** Section 63-205C, Idaho Code

01.	Definitions.	(	)		
	The actual use value of agricultural land will be the landlord's share of net italized by the annual rate required by Section 63-205C, Idaho Code, or the local tax rate. The Actual Use Value will be considered market varposes.	plus	a		
	Economic rent is the average gross income per acre received by a landlor rent or crop share rental agreement. Only the rent solely attributable nd is included in economic rent.				
c. current expens	Net Income (Rent) is determined by deducting the landlord's share of all ses from economic rent per acre.	typi	cal		
d.	Agricultural Area is an identifiable geographical area of similar agricultura	l land	d.(	)	
02.	<b>Determination of Average Crop Rental Rates</b> .	(	)		
<b>a.</b> Determine the average per acre gross income from individual crop cash rents, whole farm cash rents, or crop share typical to the Agricultural Area over the immediate past five (5) growing seasons as reported by local farmers.				1	(
	If data from local farmers is insufficient, data typical to the Agriculturarty providers, such as the United States Department of Agriculture (Ulaho Crop Enterprise Budgets, or similar sources, may be used.				
	The choice to use cash rent or crop share analysis in determining the taxable land should be predicated on the quantity and quality of data available supportable value conclusion.			ı	(
03.	Determination of Farm Credit Services Capitalization Rate.	(	)		
	The Tax Commission will gather the interest rate data from the Spokane of dit Services, average the rate over the immediate past five (5) years and dilly to assessors by the second Monday in September.				
b.	The local tax rate component is the rate most applicable to the Agricultural	Area	a.(	)	

Section 000 KStratton\_04302024



Section 000 KStratton\_04302024



- a. Animal Unit Month (AUM) Defined. An AUM consists of the amount feed for a is the amount of feed the land produces to sustain a one thousand (1,000) pound cow-calf pair, or other animal equivalent, for one month.
- **b.** Determine the gross yearly income of an <u>number of AUMs</u> by multiplying the five (5) year average of locally reported rent per AUM or third-party provider equivalent by the average number of cow-calf pairs, or animal unit equivalent, grazing a land parcel by the number of months of the grazinged season.
- c. Divide the total acres grazed by the total number of cow-calf pairs, or other animal equivalent, to determine the number of acres making up an AUM. Multiply the number AUMs by the five (5) year average of locally reported or third party provided rents per AUM to arrive at the total AUM income.
- **d.** Divide the <u>total AUM</u> income <u>per AUM</u> by the number of acres <u>per AUM to</u> <u>determine a gross annual income per acre grazed to calculate the gross income per acre.</u>
- **e.** Subtract landlord's typical expenses from the immediately preceding year to determine net income per acre.
- 07. Calculation of Value Estimate per Acre to be used for Categories 1-5. Divide the Net Operating Income by the overall capitalization rate to calculate a value estimate per acre.(
  - **087.** Cross Reference. See Rules 645 and Rule 131 of these rules.

BREAK IN CONTINUITY OF SECTIONS

Section 000 KStratton\_04302024