

December 23, 2025

To: All County Assessors and Consulting Appraisers

From: Robert Rios, Consulting Appraiser

In the following two pages I have included the new interest rate from the Farm Credit Services and the 5-year average crop prices as required by Idaho Statue 63-205C.

Because of the large variety of crops throughout the state I have narrowed it down to the crops that I felt would cover most of Idaho, but if there are any other crops that you would like me to find prices on, let me know and I will get as much data as I can for you.

If you have any other questions or comments, please feel free to contact me. My number is 208-731-2304 or my email address is [Robert.rios@tax.idaho.gov](mailto:Robert.rios@tax.idaho.gov). Thank you.

Sincerely,

A handwritten signature in black ink that reads "Robert Rios". The signature is stylized with a large, sweeping "R" and a cursive "ios".

Robert Rios, Consulting Appraiser  
Idaho State Tax Commission



State Tax Commission

440 Falls Ave. • Twin Falls ID 83301-3320

December 23, 2025

To: All County Assessors and Consulting Appraisers

From: Robert Rios, Consulting Appraiser

Subject: **Interest Rate for Agricultural Lands as Required by Idaho Code 63-205C, for the 2026 Assessment Year.**

Idaho Code 63-205C (1), requires the Assessor to determine the market value of land actively devoted to agriculture by calculating its actual use value. “Actual use value shall be established by capitalization of economic rent or long-term average crop rental at a capitalization rate that shall be either the rate of interest charged by lenders in the local area for agricultural property loans or by the Spokane office of the Farm Credit Service each averaged over the immediate past five (5) yeas, whichever is higher, plus the local tax rate.”

The Farm Credit Service System in Spokane currently provides the Idaho State Tax Commission with a five year history of their 20 year long term fixed loan rates. The current five-year average of the 20-year fixed loan rates is 7.59%.

**Pursuant to Idaho Code 63-205C (1), please add your counties local tax rate to the 5-year average of either the Farm Credit Service rate or a local ag lending rate, whichever is higher. This is the combined rate that will be used to capitalize your net income.**

Sincerely,

Robert Rios, Consulting Appraiser  
Idaho State Tax Commission

pc: George Brown, Division Administrator

IDAHO CROP PRICES 2020-2024						
(Average Harvest-Time Prices)						
Prices to be used in determining 2026 agricultural values with a lien date of 1/1/2026						
	2020	2021	2022	2023	2024	5 YEAR AVERAGE
<u>CROP</u>						
<b>FRUIT/cwt</b>						
Apples (Nationwide Avg)	\$29.60	\$29.60	\$32.10	\$25.70	\$27.60	<b>\$28.92</b>
Peaches (Nationwide Avg)	\$45.75	\$47.00	\$53.50	\$57.50	\$66.50	<b>\$54.05</b>
Cherries, Sweet (Nationwide Avg)	\$146.00	\$117.50	\$157.00	\$92.50	\$113.50	<b>\$125.30</b>
<b>MINT/lb</b>						
Peppermint	\$17.50	\$17.20	\$18.30	\$18.60	\$19.10	<b>\$18.14</b>
Spearmint	(NA)	\$15.10	\$20.50	\$19.00	\$19.10	<b>\$18.43</b>
<b>Hops/lb</b>						
Hops	\$5.80	\$5.70	\$6.10	\$5.40	\$5.20	<b>\$5.64</b>
<b>HAY/ton</b>						
Alfalfa	\$157.00	\$213.00	\$272.00	\$204.00	\$153.00	<b>\$199.80</b>
Other	\$142.00	\$174.00	\$237.00	\$205.00	\$158.00	<b>\$183.20</b>
<b>WHEAT/bu</b>						
Wheat (Spring)	\$5.18	\$7.09	\$8.20	\$7.03	\$5.70	<b>\$6.64</b>
Wheat (Winter)	\$5.07	\$6.79	\$7.97	\$6.77	\$5.48	<b>\$6.42</b>
<b>BARLEY/bu</b>						
Barley (Feed)	\$3.61	\$5.02	\$6.15	\$5.03	\$3.79	<b>\$4.72</b>
Barley (Malting)	\$5.00	\$5.41	\$7.71	\$7.99	\$6.69	<b>\$6.56</b>
<b>OATS/bu</b>						
Oats	\$3.15	\$4.75	\$4.90	\$3.65	\$3.25	<b>\$3.94</b>
<b>POTATOES/cwt</b>						
Potatoes	\$7.28	\$8.46	\$12.50	\$9.63	\$9.02	<b>\$9.38</b>
<b>ONIONS/cwt</b>						
Onions	\$6.65	\$18.60	\$18.60	\$20.00	\$21.50	<b>\$17.07</b>
<b>SUGARBEETS/ton</b>						
Sugarbeets	\$53.50	\$60.00	\$67.00	\$74.40	(NA)	<b>\$63.73</b>
<b>CORN</b>						
Grain/bu	\$4.80	\$6.05	\$7.37	\$5.53	\$5.78	<b>\$5.91</b>
<b>BEANS (DRY)/cwt</b>						
All	\$33.70	\$30.80	\$43.90	\$41.40	\$38.90	<b>\$37.74</b>
<b>PEAS (DRY)/cwt</b>						
(Dry Edible Peas)	\$12.70	\$19.80	\$16.20	\$12.90	(NA)	<b>\$15.40</b>
<b>LENTILS/cwt</b>						
Lentils	\$21.40	\$39.50	\$37.00	\$40.20	(NA)	<b>\$34.53</b>
<b>RAPESEED &amp; CANOLA/cwt</b>						
Rapeseed (Nationwide Avg)	\$22.60	\$18.70	\$21.50	\$20.00	\$32.80	<b>\$23.12</b>
Canola (Nationwide Avg)	\$18.40	\$32.90	\$29.80	\$24.30	\$20.20	<b>\$25.12</b>

Data Sources are the USDA Idaho State Agricultural Statistics Report and the University of Idaho.