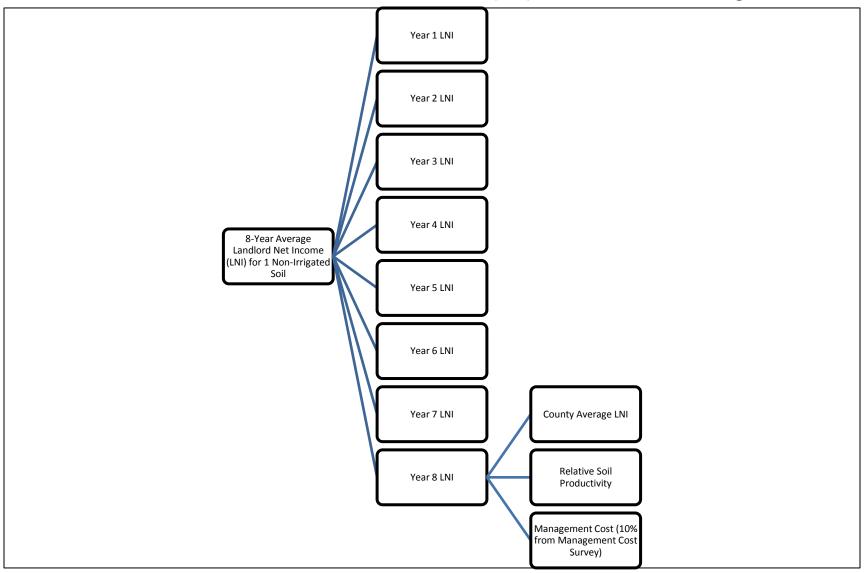
## Land Use Value Appraisal: Calculating Landlord Net Income

# Leah J. Tsoodle Agricultural Land Use Survey Center

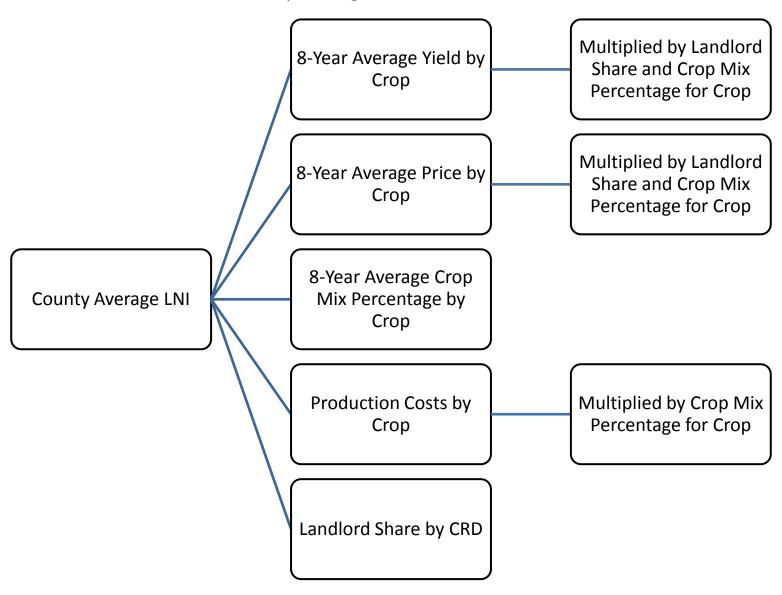
For

Kansas County Appraisers Association Annual Conference Wichita, KS June 7, 2016

# Overview of the Calculation of Landlord Net Income (LNI) for One Soil of Non-Irrigated Land



#### County Average Landlord Net Income



### **Relative Soil Productivity**

Relative Soil Productivity for 1 Non-Irrigated Soil by County

(+ or - 1)

Raw Soil Productivity from NRCS KS SRPG (0-100)

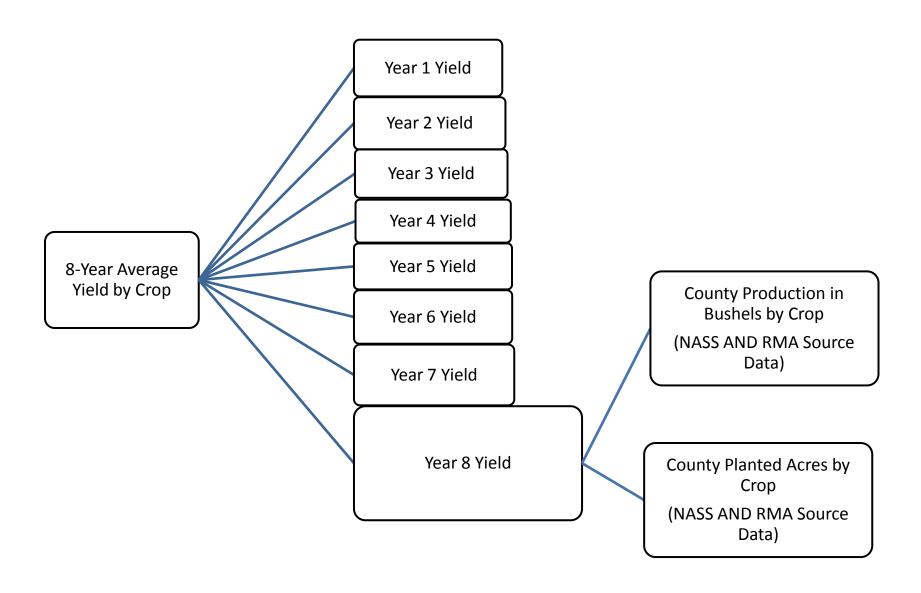
Weighted Average Non-Irrigated Soil Productivity for the County (0-100) Sum of

Individual Raw Soil
Productivity \* Acres of the
Soil in the County

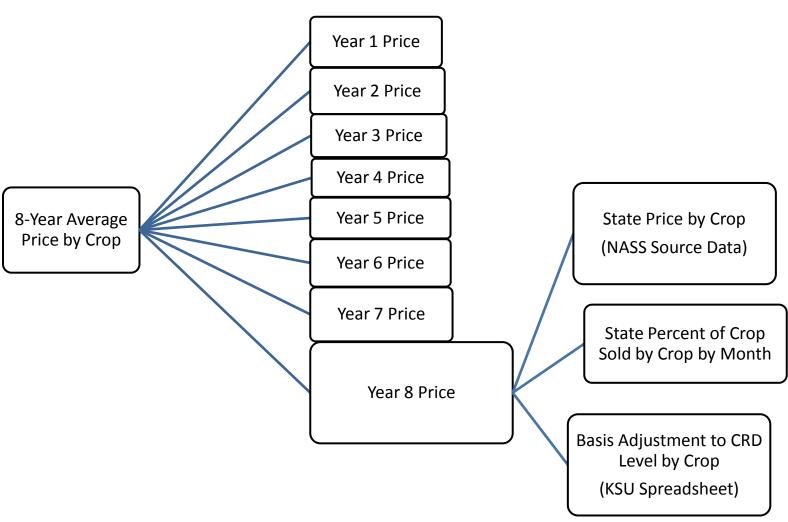
Total Non-Irrigated Acres in the County

(Data from Counties)

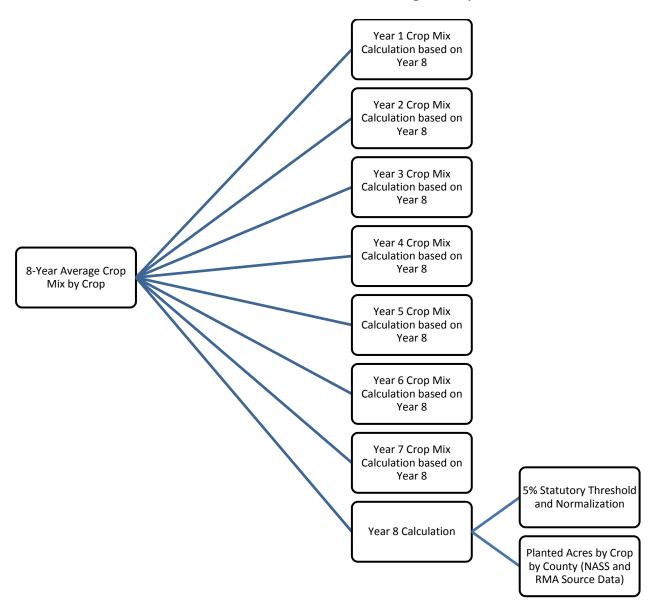
## 8- Year Average Yield



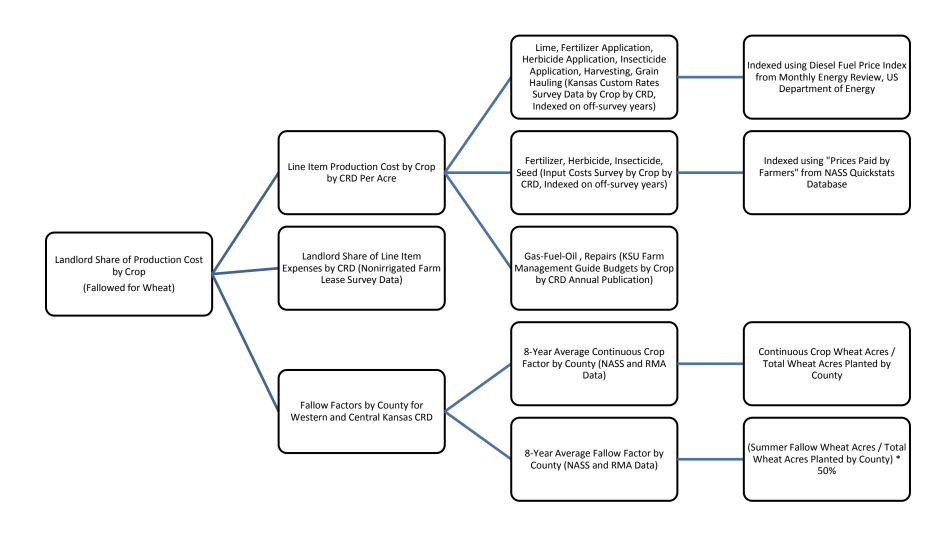
# 8- Year Average Price



# 8-Year Average Crop Mix



#### **Production Costs**



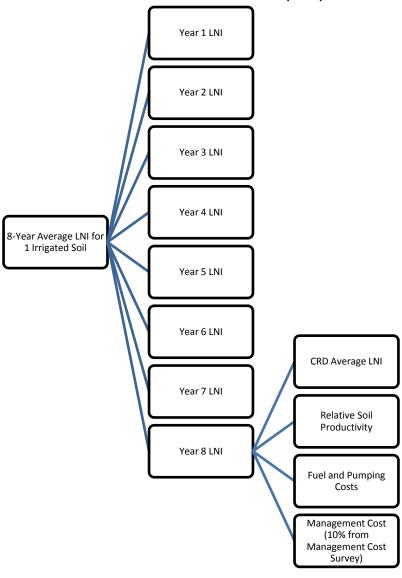
# Landlord Share by CRD

Landlord Share by CRD

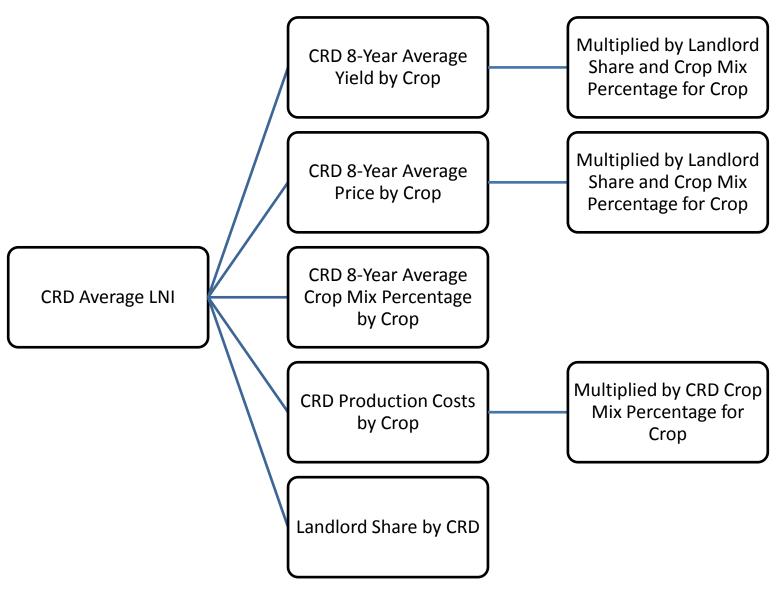
Lease Arrangement Survey conducted once every 4 years

Mode Landlord Share by

Overview of the Calculation of Landlord Net Income (LNI) for One Soil of Irrigated Land

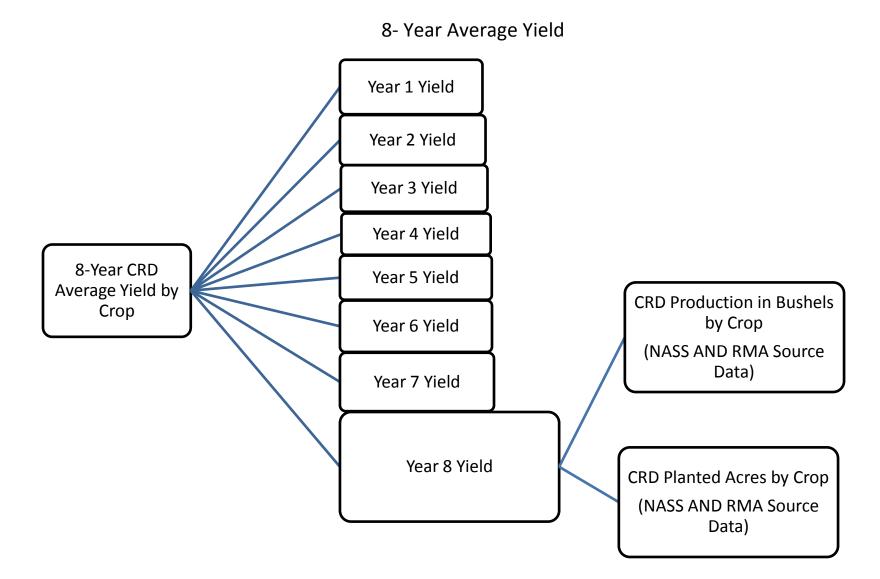


### Crop Reporting District (CRD) Average Landlord Net Income

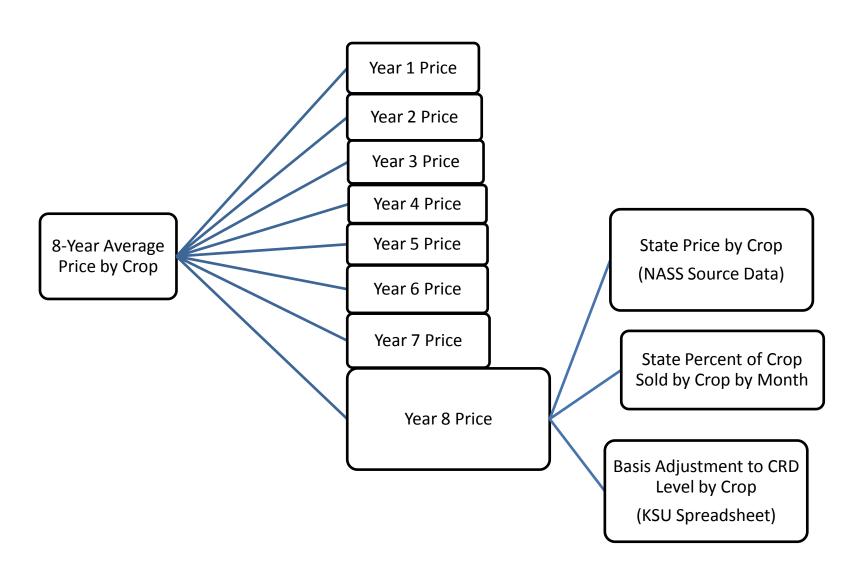


### **Relative Soil Productivity**

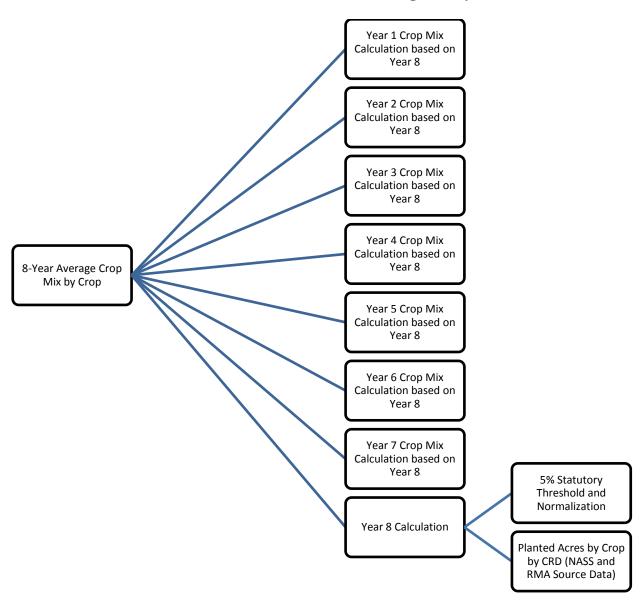
Raw Soil Productivity from NRCS KS SRPG (0-100) Relative Soil Productivity Sum of for 1 Irrigated Soil by Individual Raw Soil County Productivity \* Acres of the Weighted Average (+ or - 1) Soil in the County Irrigated Soil Productivity for the County (0-100)Total Irrigated Acres in the County (Data from Counties)



## 8- Year Average Price—the SAME Prices are used for Irrigated and Non-Irrigated



# 8-Year Average Crop Mix



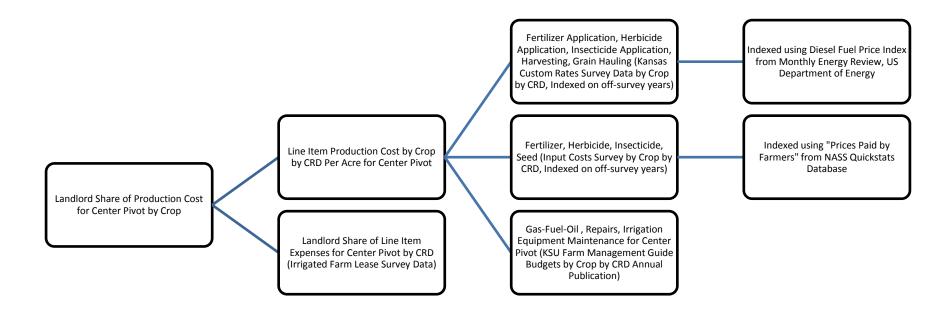
### **Production Costs for Irrigated Land**

Production Costs by CRD by Crop

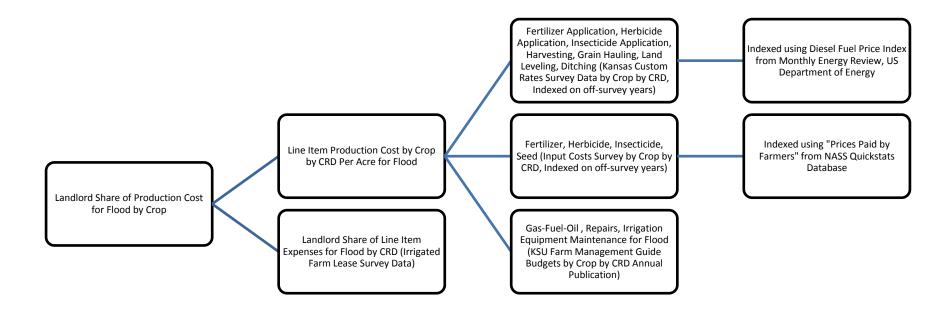
Center Pivot
Production Costs \*
Percent of Acres
under CP

Flood Production
Costs \* Percent of
Acres under Flood
Irrigation

#### **Center Pivot Production Costs**



## Flood Irrigation Production Costs



# Landlord Share by CRD

Landlord Share by CRD

Landlord Share by CRD

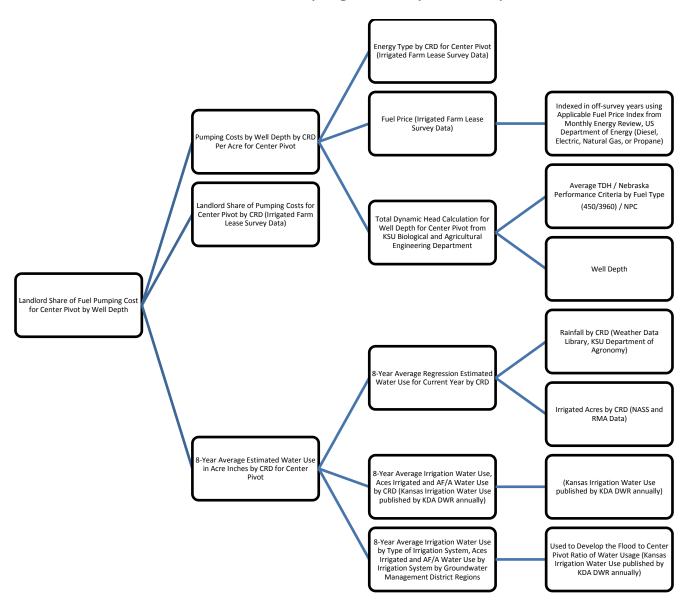
Lease Arrangement Survey conducted once every 4 years

### Pumping and Equipment Costs Per Acre by CRD by Well Depth for Irrigated Land

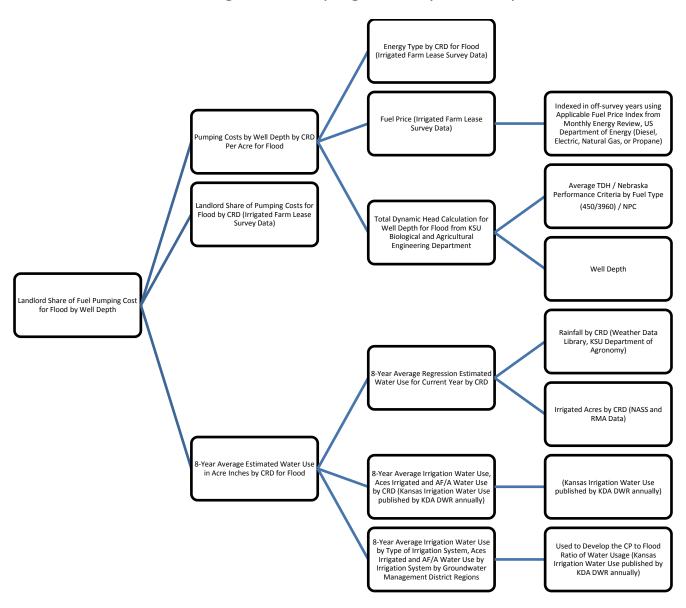
Pumping and Equipment Costs Per Acre by CRD by Well Depth Center Pivot Pumping and Equipment Costs Per Acre by CRD by Well Depth \* Percent of Acres under CP

Flood Pumping and
Equipment Costs Per Acre by
CRD by Well Depth \* Percent
of Acres under Flood
Irrigation

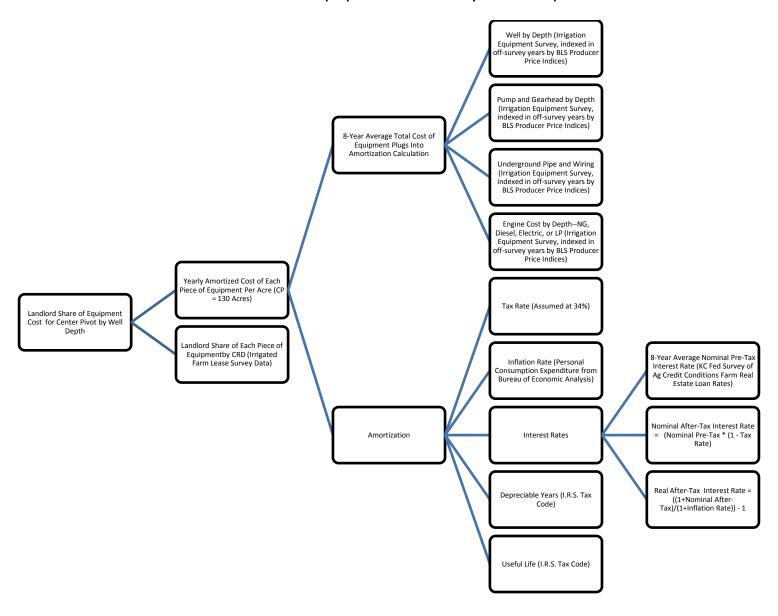
## Center Pivot Pumping Costs by Well Depth



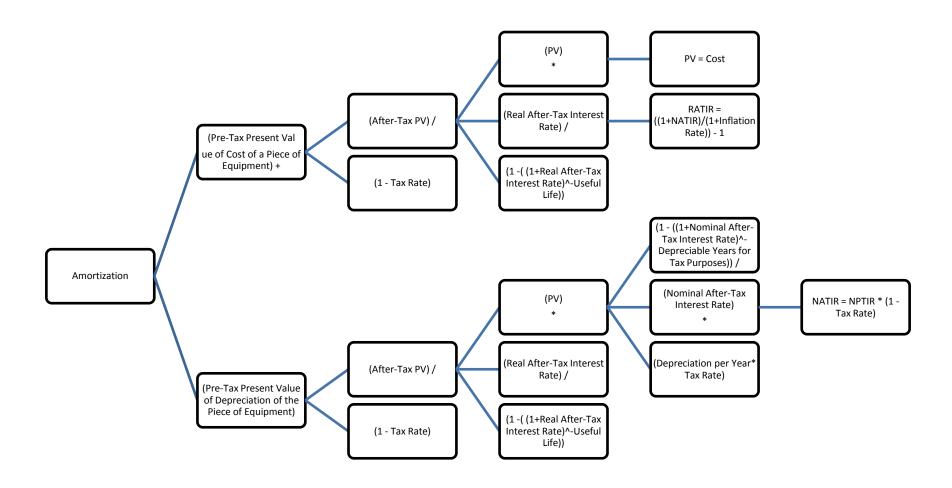
## Flood Irrigation Pumping Costs by Well Depth



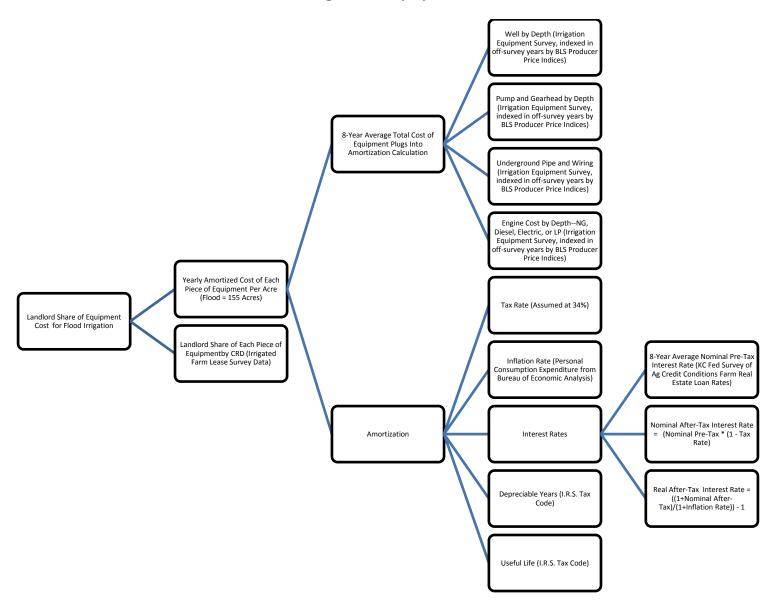
## Center Pivot Equipment Costs by Well Depth



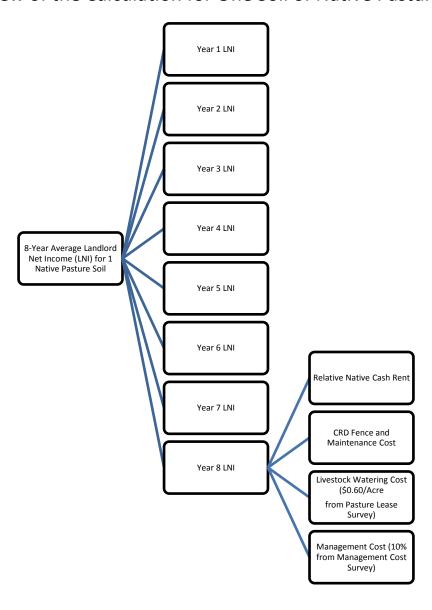
#### **Amortization**



## Flood Irrigation Equipment Costs



### Overview of the Calculation for One Soil of Native Pasture Land



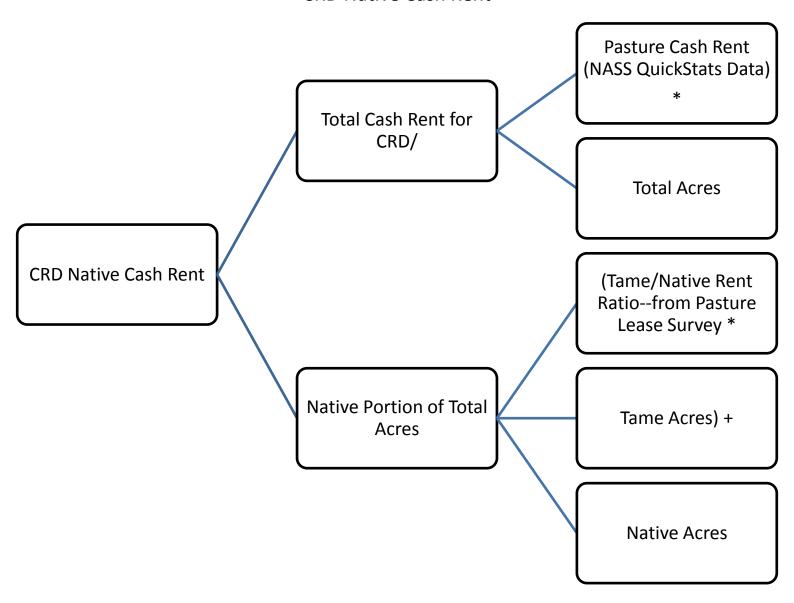
#### Relative Native Cash Rent

Relative Native Cash Rent

CRD Native Cash Rent

Relative Soil Productivity

#### **CRD Native Cash Rent**



### **Relative Soil Productivity**

Relative Soil Productivity for 1 Native Pasture Soil by County (+ or - 1) Raw Soil Productivity from KSU Range Management (0-1)

Weighted Average Native
Pasture Soil Productivity
for the County
(0-1)

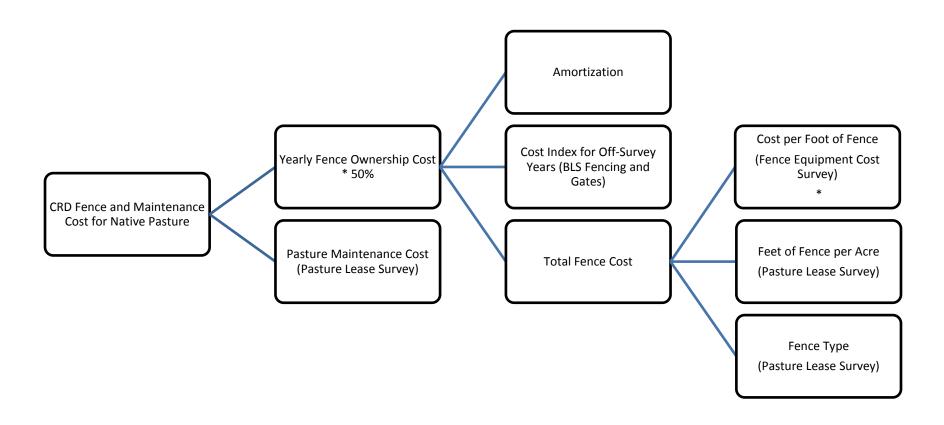
Sum of
Individual Raw Soil
Productivity \* Acres of the

Total Native Pasture Acres in the County

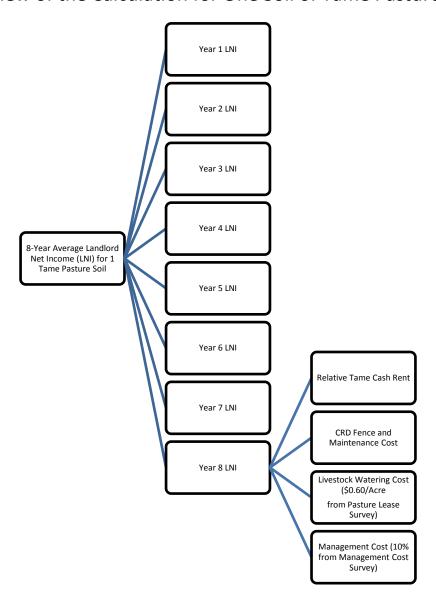
(Data from Counties)

Soil in the County

#### CRD Fence and Maintenance Cost for Native Pasture



### Overview of the Calculation for One Soil of Tame Pasture Land



#### Relative Tame Cash Rent

Relative Tame Cash Rent CRD Tame
Cash Rent

Relative Soil Productivity

#### **CRD Tame Cash Rent**

**CRD Tame Cash Rent** 

Calculated Native CRD
Cash Rent \*

Tame/Native Rent Ratio

(Pasture Lease Survey)

### **Relative Soil Productivity**

Relative Soil Productivity for 1 Tame Pasture Soil by County (+ or - 1) Raw Soil Productivity from KSU Range Management (0-1)

Weighted Average Tame
Pasture Soil Productivity
for the County

(0-1)

Sum of
Individual Raw Soil
Productivity \* Acres of
the Soil in the County

Total Tame Pasture Acres in the County

(Data from Counties)

#### CRD Fence and Maintenance Cost for Tame Pasture

