

Productivity Value in Iowa

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IOWA FARM BUREAU

Components

- Local assessors use formula to determine value
- 5 years worth of data - 2001-2005
- Income: Yield x Acres x Price
 - Corn, Soybean, Oat, Wheat, Hay Production, Government Payments
- Expenses: Crop Inputs, Fertilizer, Insurance, Taxes

2007 Statewide Data

- Income: \$4.2 billion
- Expenses: \$1.7 billion
- Net Income per Acre: \$56.05
- Capitalized @ 7%: \$800.71

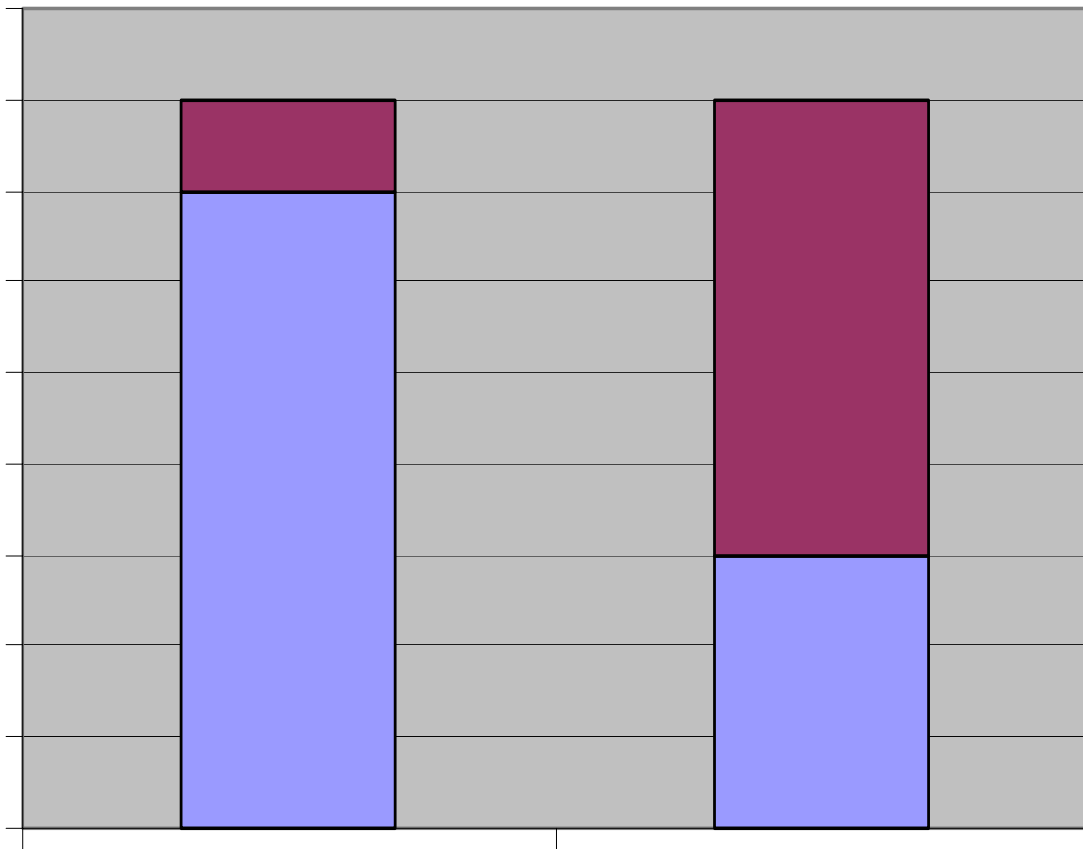
Data

- Iowa State University
- USDA – FSA and Ag Census
- USDA – Iowa Ag Statistics
- Iowa Department of Revenue
- Iowa Department of Management

Land and Buildings

- Ag Value = Land value + Building value
 - Total Value = \$200 million
 - Building Value = \$5 million
 - Land Value = \$195 million

\$202,000,000
\$200,000,000
\$198,000,000
\$196,000,000
\$194,000,000
\$192,000,000
\$190,000,000
\$188,000,000
\$186,000,000
\$184,000,000



■ Buildings
■ Land

1

2



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Palo Alto County - Land

- \$778 / acre (2005 state productivity)
- 400 acres x \$778 = \$311,200 assessed value
- \$311,200 x \$29.74/\$1000 levy rate =
- Property Taxes Paid = \$9,255

Palo Alto County - Buildings

- \$550,000 finishing building - new
- Ag ratio = $\$778 / \3248 (2005 ISU Survey)
 - 23.9% ($\$550,000 \times .239 = \$131,450$)
- $\$131,450 \times \$29.74/\$1000$ levy rate =

- Property Taxes Paid = \$3,909

Diversified Operation

- 400 acres of land; 2,400 head finishing building
- Property Taxes Paid = Over \$13,000

The Future

- 2003 Corn – \$1.91 Prod Value - \$638
 - 2005 Corn – \$1.99 Prod Value - \$675
 - 2007 Corn – \$2.08 Prod Value - \$800
 - 2009 Corn – est \$2.30
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- Record for state average value = \$805