



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
 Cory Fong, Commissioner

Agricultural Value per Acre for the 2012 Assessment

To County Directors of Tax Equalization:

As required by North Dakota Century Code § 57-02-27.2, I, Cory Fong, Tax Commissioner of the State of North Dakota, hereby provide to you the following estimates of agricultural value per acre of agricultural lands on a state wide and on a county wide basis as computed for the year 2012 by the Agribusiness and Applied Economics Department of the North Dakota State University.

The average estimated agricultural value per acre of agricultural lands in the state for the year 2012 is \$452.47.

The estimated agricultural value per acre and the average values of cropland and noncropland per acre in each county for the year 2012 are shown in the following table:

County	All Agricultural Land	Cropland	Noncropland
Adams	240.28	317.62	113.82
Barnes	650.72	754.57	158.13
Benson	470.46	562.83	140.00
Billings	156.92	268.48	106.55
Bottineau	494.14	566.61	135.48
Bowman	217.39	336.92	94.02
Burke	378.31	488.57	124.58
Burleigh	288.97	423.57	124.97
Cass	903.46	946.14	160.78
Cavalier	641.46	722.26	137.40
Dickey	553.86	751.68	157.74
Divide	382.02	466.06	123.87
Dunn	198.68	341.18	113.53
Eddy	405.68	519.56	140.59
Emmons	366.20	541.51	123.76
Foster	572.19	668.24	135.33
Golden Valley	208.72	359.49	93.27
Grand Forks	814.91	876.52	157.81
Grant	223.26	337.53	114.11
Griggs	540.71	655.26	137.91
Hettinger	380.18	468.42	113.25
Kidder	289.30	418.23	126.21
LaMoure	698.61	779.72	163.13
Logan	305.66	474.76	124.53
McHenry	346.70	439.89	134.59
McIntosh	329.94	513.06	123.83
McKenzie	218.94	375.47	114.00
McLean	468.40	539.22	124.16
Mercer	271.95	393.00	113.47
Morton	225.51	378.61	113.74
Mountrail	328.33	474.96	123.70
Nelson	465.75	535.65	137.16
Oliver	256.55	455.48	114.08
Pembina	922.33	1,034.33	164.30
Pierce	411.66	487.02	134.61
Ramsey	467.92	572.47	141.03
Ransom	585.31	773.95	155.37
Renville	586.69	624.40	135.00
Richland	872.89	1,001.55	159.63
Rolette	461.71	522.10	136.93
Sargent	709.86	803.03	159.32
Sheridan	333.58	466.98	123.81
Sioux	157.95	340.19	113.84
Slope	250.37	405.45	103.73
Stark	289.99	393.90	114.34
Steele	753.66	851.87	140.13
Stutsman	472.75	619.10	155.83
Towner	586.73	607.54	140.64
Traill	949.84	1,015.60	159.32
Walsh	745.09	895.73	147.03
Ward	493.87	607.21	123.69
Wells	565.62	658.05	135.84
Williams	317.31	443.69	124.04
State	452.47	604.51	121.92

* THE CAPITALIZATION RATE IS 5.864%

For property tax assessment purposes, N.D.C.C. § 57-02-27.2 provides that the "true and full value" of agricultural lands shall be their "agricultural value." Agricultural lands shall be valued at ten percent of their assessed value, N.D.C.C. § 57-02-27. Assessed valuation is defined as fifty percent of "true and full value," N.D.C.C. § 57-02-01.

Dated this 28th day of December 2011.

CORY FONG
 TAX COMMISSIONER

Golden Valley County		Calculations for 2012 Assessments						
Annual number of acres:		Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Reported Cropland	Reported Non-cropland	Reported Total
Year								
2001			162,800		45,211	208,011	300,700	508,711
2002			162,900		45,211	208,111	300,700	508,811
2003			155,000		45,211	200,211	300,700	500,911
2004			159,109		34,816	193,925	300,700	494,625
2005			159,611		34,816	194,427	300,700	495,127
2006			139,169		35,205	174,374	300,700	475,074
2007			154,663		35,622	190,285	300,700	490,985
2008			156,032		34,804	190,836	300,700	491,536
2009			168,487		33,625	202,112	300,700	502,812
2010			155,342		31,821	187,163	300,700	487,863
Annual gross returns:								
2001		0	9,972,255	4,567,378	442,641	14,982,274	8,250,789	23,233,063
2002	50% of return on irrigated cropland is included in cropland gross returns; CRP returns are 50% of payments reported by FSA	0	8,744,790	1,400,698	462,612	10,608,100	7,673,653	18,281,753
2003		0	12,143,300	2,385,881	445,059	14,974,240	9,059,335	24,033,575
2004		0	7,007,833	1,847,758	446,551	9,302,142	10,625,012	19,927,154
2005		0	14,396,343	4,368,316	426,944	19,191,603	11,548,482	30,740,085
2006		0	12,331,320	2,833,121	431,784	15,596,225	10,680,516	26,276,741
2007		0	28,139,300	1,488,528	447,174	30,075,002	10,020,262	40,095,264
2008		0	16,127,041	2,036,972	454,417	18,618,429	9,202,010	27,820,439
2009		0	27,577,894	1,944,987	454,025	29,976,905	8,993,956	38,970,861
2010		0	36,749,253	9,287,163	437,732	46,474,148	10,689,368	57,163,516
Landowner share of returns		20.00%	30.00%	30.00%		30.00%	25.00%	28.40%
Annual landowner share of gross returns								
2001						4,804,531	2,062,697	6,867,228
2002						3,506,258	1,918,413	5,424,671
2003						4,803,813	2,264,834	7,068,647
2004						3,103,228	2,656,253	5,759,481
2005						6,056,342	2,887,121	8,943,462
2006						4,981,116	2,670,129	7,651,245
2007						9,335,522	2,505,066	11,840,588
2008						5,903,620	2,300,503	8,204,123
2009						9,310,889	2,248,489	11,559,378
2010						14,248,656	2,672,342	16,920,998
These 8 years of data were used in the following calculations:					2009,2008,2007,2006,2005,2003,2002,2001	2010,2009,2008,2007,2006,2004,2003,2001		
Eight-year annual average acres:						196,046	300,700	496,746
Eight-year average annual landowner share of gross returns:						6,087,761	2,422,539	8,510,300
Adjusted for cost of production index @		147.30				4,132,790	1,644,586	5,777,375
Eight-year average landowner share of gross returns per acre:						21.08	5.47	11.63
Capitalized average annual value per acre @		5.864%			Inundated 9.33	359.49	93.27	
Acreage provided or reviewed by county: Inundated acres						219,787	287,020	506,807
Capitalized average value based on acreage provided or reviewed by county:								208.72

Grand Forks County
Annual number of acres:

Calculations for 2012 Assessments

Year	Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Reported Cropland	Reported Non-cropland	Reported Total
2001		658,200		75,501	733,701	59,000	792,701
2002		667,200		75,501	742,701	59,000	801,701
2003		658,900		75,501	734,401	59,000	793,401
2004		649,711		95,047	744,758	59,000	803,758
2005		582,192		95,047	677,239	59,000	736,239
2006		624,972		99,929	724,901	59,000	783,901
2007		617,464		103,967	721,431	59,000	780,431
2008		616,465		98,102	714,567	59,000	773,567
2009		638,736		98,418	737,154	59,000	796,154
2010		675,948		97,235	773,183	59,000	832,183

Annual gross returns: 50% of return on irrigated cropland is included in cropland gross returns; CRP returns are 50% of payments reported by FSA	Year	Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Reported Cropland	Reported Non-cropland	Reported Total
	2001	37,641,350	60,638,397	34,718,716	1,825,868	134,824,331	2,739,258	137,563,589
	2002	37,540,594	85,938,441	11,371,597	2,012,438	136,863,070	2,547,649	139,410,719
	2003	44,510,442	113,676,205	10,511,952	2,052,906	170,751,505	3,007,695	173,759,200
	2004	29,826,644	84,971,809	12,377,056	2,070,636	129,246,145	3,527,499	132,773,644
	2005	39,170,715	76,158,710	19,235,362	2,085,431	136,650,218	3,834,091	140,484,309
	2006	54,973,164	112,611,920	9,706,026	2,092,753	179,383,863	3,545,927	182,929,790
	2007	53,642,760	213,077,332	5,549,633	2,159,568	274,429,293	3,326,723	277,756,016
	2008	53,996,243	215,497,115	11,066,387	2,280,151	282,839,895	3,055,063	285,894,958
	2009	63,647,684	156,604,192	11,065,638	2,319,366	233,636,879	2,985,989	236,622,868
	2010	70,983,326	255,283,680	13,332,478	2,304,347	341,903,830	3,548,866	345,452,696

Landowner share of returns		20.00%	30.00%	30.00%		27.57%	25.00%	27.53%
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Annual landowner share of gross returns	Year	Reported Cropland	Reported Non-cropland	Reported Total
	2001	37,961,272	684,815	38,646,086
	2002	38,713,568	636,912	39,350,480
	2003	48,211,441	751,924	48,963,365
	2004	37,240,624	881,875	38,122,499
	2005	38,537,796	958,523	39,496,318
	2006	49,782,769	886,482	50,669,251
	2007	78,476,209	831,681	79,307,890
	2008	81,048,450	763,766	81,812,215
	2009	65,349,852	746,497	66,096,349
	2010	97,085,859	887,217	97,973,076

These 8 years of data were used in the following calculations:

	2009,2008,2007,2006, 2005,2003,2002,2001	2010,2009,2008,2007, 2006,2004,2003,2001
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Eight-year annual average acres:	723,262	59,000	782,262
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Eight-year average annual landowner share of gross returns:	54,760,169	804,282	55,564,451
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Adjusted for cost of production index @	147.30	37,174,957	546,002	37,720,959
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Eight-year average landowner share of gross returns per acre:	51.40	9.25	48.22
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Capitalized average annual value per acre @	5.864%	Inundated 15.78	876.52	157.81
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Acres provided or reviewed by county: Inundated acres		773,238	72,504	845,742
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Capitalized average value based on acres provided or reviewed by county:				814.91
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Morton County		Calculations for 2012 Assessments							
Annual number of acres:		Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Reported Cropland	Reported Non-cropland	Reported Total	
Year									
2001			479,400		53,870	533,270	589,430	1,122,700	
2002			524,700		53,870	578,570	589,430	1,168,000	
2003			519,500		53,870	573,370	589,430	1,162,800	
2004			493,961		31,918	525,879	589,430	1,115,309	
2005			548,811		31,918	580,729	589,430	1,170,159	
2006			501,448		31,955	533,403	589,430	1,122,833	
2007			508,821		29,905	538,726	589,430	1,128,156	
2008			518,534		25,789	544,323	589,430	1,133,753	
2009			500,302		23,551	523,853	589,430	1,113,283	
2010			465,639		21,014	486,653	589,430	1,076,083	
Annual gross returns:		2001	0	40,904,200	14,021,350	419,551	55,345,101	19,723,718	75,068,819
50% of return on irrigated cropland is included in cropland gross returns; CRP returns are 50% of payments reported by FSA		2002	0	24,072,130	4,746,894	428,408	29,247,432	18,344,063	47,591,495
		2003	0	30,525,812	6,235,140	406,809	37,167,761	21,656,570	58,824,331
		2004	0	33,567,686	6,798,466	419,061	40,785,213	25,399,359	66,184,572
		2005	0	46,610,307	10,349,321	370,759	57,330,387	27,606,937	84,937,324
		2006	0	20,036,150	5,381,879	393,697	25,811,726	25,532,042	51,343,768
		2007	0	84,838,320	3,123,493	393,569	88,355,382	23,953,688	112,309,070
		2008	0	57,181,177	8,111,627	382,657	65,675,461	21,997,638	87,673,099
		2009	0	93,542,891	4,368,520	335,866	98,247,277	21,500,281	119,747,558
		2010	0	102,707,976	17,976,026	308,338	120,992,340	25,553,205	146,545,545
Landowner share of returns			20.00%	30.00%	30.00%		30.00%	25.00%	28.63%
Annual landowner share of gross returns		2001					16,897,216	4,930,930	21,828,145
		2002					9,074,115	4,586,016	13,660,130
		2003					11,435,095	5,414,143	16,849,237
		2004					12,528,907	6,349,840	18,878,746
		2005					17,458,647	6,901,734	24,360,382
		2006					8,019,106	6,383,011	14,402,116
		2007					26,782,112	5,988,422	32,770,534
		2008					19,970,498	5,499,410	25,469,908
		2009					29,709,289	5,375,070	35,084,360
		2010					36,513,539	6,388,301	42,901,840
These 8 years of data were used in the following calculations:					2009,2008,2007,2005,2004,2003,2002,2001		2010,2009,2008,2007,2006,2004,2003,2001		
Eight-year annual average acres:						549,840	589,430	1,139,270	
Eight-year average annual landowner share of gross returns:						17,981,985	5,791,141	23,773,125	
Adjusted for cost of production index @		147.30					12,207,404	3,931,423	16,138,827
Eight-year average landowner share of gross returns per acre:						22.20	6.67	14.17	
Capitalized average annual value per acre @		5.864%	Inundated				11.37	378.61	113.74
Acreage provided or reviewed by county: Inundated acres						491,101	672,697	1,163,798	
Capitalized average value based on acreage provided or reviewed by county:								225.51	

Steele County		Calculations for 2012 Assessments				Reported	Reported	Reported
Annual number of acres:		Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Cropland	Non-cropland	Total
Year								
2001			364,600		21,208	385,808	29,020	414,828
2002			367,700		21,208	388,908	29,020	417,928
2003			365,500		21,208	386,708	29,020	415,728
2004			369,534		25,449	394,983	29,020	424,003
2005			276,912		25,449	302,361	29,020	331,381
2006			357,388		24,852	382,240	29,020	411,260
2007			366,674		26,690	393,364	29,020	422,384
2008			365,592		23,907	389,499	29,020	418,519
2009			370,111		22,123	392,234	29,020	421,254
2010			384,968		18,779	403,747	29,020	432,767
Annual gross returns:								
2001	0	47,130,376	15,017,006	516,606	62,663,988	1,196,321	63,860,309	
2002	0	59,171,933	9,139,388	490,673	68,801,994	1,112,639	69,914,633	
2003	285,090	77,873,425	5,257,981	500,757	83,917,253	1,313,555	85,230,808	
2004	158,000	49,359,855	4,476,343	495,404	54,489,602	1,540,570	56,030,172	
2005	149,320	45,159,754	11,361,477	487,101	57,157,652	1,674,468	58,832,120	
2006	0	72,520,920	6,639,965	500,994	79,661,879	1,548,618	81,210,497	
2007	370,400	133,824,343	3,465,840	486,233	138,146,816	1,452,884	139,599,700	
2008	612,000	127,268,910	7,956,499	540,737	136,378,146	1,334,242	137,712,388	
2009	548,570	98,551,623	6,037,778	476,381	105,614,351	1,304,076	106,918,427	
2010	1,105,464	175,184,909	10,458,062	490,073	187,238,507	1,549,902	188,788,409	
Landowner share of returns		20.00%	30.00%	30.00%	29.97%	25.00%	29.90%	
Annual landowner share of gross returns								
2001					19,160,820	299,080	19,459,900	
2002					20,984,069	278,160	21,262,229	
2003					25,497,196	328,389	25,825,585	
2004					16,677,863	385,143	17,063,006	
2005					17,473,334	418,617	17,891,951	
2006					24,249,260	387,155	24,636,414	
2007					41,747,368	363,221	42,110,589	
2008					41,230,759	333,561	41,564,320	
2009					31,962,915	326,019	32,288,934	
2010					56,404,056	387,476	56,791,532	
These 8 years of data were used in the following calculations:					2009,2008,2007,2006, 2005,2003,2002,2001	2010,2009,2008,2007, 2006,2004,2003,2001		
Eight-year annual average acres:						377,640	29,020	406,660
Eight-year average annual landowner share of gross returns:						27,788,215	351,255	28,139,470
Adjusted for cost of production index @		147.30				18,864,545	238,456	19,103,002
Eight-year average landowner share of gross returns per acre:						49.95	8.22	46.98
Capitalized average annual value per acre @		5.864%		Inundated 14.01		851.87	140.13	
Acreage provided or reviewed by county: Inundated acres						385,662	61,734	447,396
Capitalized average value based on acreage provided or reviewed by county:								753.66

State	North Dakota	Calculations for	2012 Assessments			Reported	Reported	Reported			
Annual number of acres:	Year	Sugarbeets & Potatoes	Cropland	Govt Payments	CRP	Cropland	Non-cropland	Total			
	2001		22,987,726		3,355,701	26,343,427	11,029,677	37,373,104			
	2002		23,375,800		3,355,701	26,731,501	11,029,677	37,761,178			
	2003		23,269,900		3,355,701	26,625,601	11,029,677	37,655,278			
	2004		23,235,175		3,328,785	26,563,960	11,029,677	37,593,637			
	2005		21,957,054		3,328,785	25,285,839	11,029,677	36,315,516			
	2006		23,322,624		3,361,479	26,684,103	11,029,677	37,713,780			
	2007		24,184,869		3,382,288	27,567,157	11,029,677	38,596,834			
	2008		25,126,592		3,011,837	28,138,429	11,029,677	39,168,106			
	2009		24,974,962		2,833,186	27,808,148	11,029,677	38,837,825			
	2010		25,437,753		2,711,107	28,148,860	11,029,677	39,178,537			
Annual gross returns:	2001	287,143,472	1,982,877,377	899,893,782	51,897,553	3,221,812,184	395,619,022	3,617,431,206			
50% of return on irrigated cropland is included in cropland gross returns;	2002	286,082,095	2,345,578,548	411,390,179	54,165,967	3,097,216,789	367,945,853	3,465,162,642			
CRP returns are 50% of payments reported by FSA	2003	321,739,790	2,970,975,761	338,879,079	53,270,182	3,684,864,812	434,388,233	4,119,253,045			
	2004	286,105,855	2,476,903,049	346,034,670	53,411,543	3,162,455,117	509,461,228	3,671,916,345			
	2005	287,075,284	2,754,452,677	642,007,703	53,572,193	3,737,107,857	553,740,912	4,290,848,769			
	2006	392,319,741	3,104,504,961	409,627,709	53,981,667	3,960,434,077	512,122,582	4,472,556,659			
	2007	352,997,235	6,158,428,308	200,598,000	54,633,380	6,766,656,922	480,463,921	7,247,120,843			
	2008	368,779,833	6,163,212,092	380,527,095	56,298,964	6,968,817,984	441,229,376	7,410,047,360			
	2009	341,981,461	5,046,485,102	361,319,130	51,777,259	5,801,562,951	431,253,383	6,232,816,334			
	2010	503,875,129	7,711,014,020	855,859,542	51,224,665	9,121,973,355	512,547,088	9,634,520,443			
Landowner share of returns		20.00%	30.00%	30.00%		29.30%	25.00%	28.93%			
Annual landowner share of gross returns	2001					974,157,595	98,904,756	1,073,062,351			
	2002					938,473,004	91,986,463	1,030,459,467			
	2003					1,110,574,592	108,597,058	1,219,171,650			
	2004					957,514,029	127,365,307	1,084,879,336			
	2005					1,129,925,363	138,435,228	1,268,360,591			
	2006					1,186,685,416	128,030,646	1,314,716,062			
	2007					2,032,940,719	120,115,980	2,153,056,699			
	2008					2,093,176,686	110,307,344	2,203,484,030			
	2009					1,742,514,820	107,813,346	1,850,328,166			
	2010					2,722,061,759	128,136,772	2,850,198,531			
These 8 years of data were used in the following calculations:					2009,2008,2007,2006, 2005,2004,2003,2001	2010,2009,2008,2007, 2006,2004,2003,2001		Based on respective years included for all respective counties not state as total			
Eight-year annual average acres:						26,877,083	11,029,677	37,906,760	26,904,861	11,029,677	37,934,538
Eight-year average annual landowner share of gross returns:						1,403,436,153	116,158,901	1,519,595,054	1,413,759,979	116,158,901	1,529,918,880
Adjusted for cost of production index @		147.3039216				952,748,669	78,856,625	1,031,605,294	959,757,190	78,856,625	1,038,613,815
Eight-year average landowner share of gross returns per acre:						35.45	7.15	27.21	35.67	7.15	27.38
Capitalized average annual value per acre @		5.8640%		Inundated	12.19	604.51	121.92	608.33	121.92		
Acreage provided or reviewed by counties:						27,218,776	12,301,369	39,520,145	27,218,776	12,301,369	39,520,145
Inundated acres						71,414	92,231	163,645	71,414	92,231	163,645
Capitalized average value based on acreage provided or reviewed by counties:								452.47			455.09