



PRITCHARD & ABBOTT, INC.
VALUATION AND IT CONSULTANTS

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Tax Year 2026
Evidence Packet: Agricultural Productivity Valuation

For: Lynn County Appraisal District (CAD)

Prepared by:
Pritchard & Abbott, Inc.

Appraiser:
Josh Roeder, RPA

2/10/2026

CAD:	515300	TAX YEAR:	2026
LYNN		CAP RATE:	10.00%

IMPROVED PASTURELAND		
		Net To Land
2020		\$4.60
2021		\$4.57
2022		\$7.54
2023		\$5.45
2024		\$3.59
5 Yr Avg		\$5.15

NATIVE PASTURELAND		
		Net To Land
2020		\$1.97
2021		\$1.46
2022		\$2.48
2023		\$1.99
2024		\$1.61
5 Yr Avg		\$1.90

IRRIGATED CROP		
		Net To Land
2020	S	\$1.00
2021	S	\$82.86
2022	C	\$96.33
2023	C	\$89.86
2024	C	\$88.56
5 Yr Avg		\$71.72

DRY FARMLAND		
		Net To Land
2020	S	\$7.21
2021	S	\$37.84
2022	C	\$36.50
2023	C	\$31.45
2024	C	\$26.11
5 Yr Avg		\$27.82

LYNN		Improved Pastureland				
	Income	2020	2021	2022	2023	2024
	Lease	\$8.00	\$8.00	\$12.00	\$10.00	\$8.00
	Hunting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$8.00	\$8.00	\$12.00	\$10.00	\$8.00
	Expenses	2020	2021	2022	2023	2024
	Management (10%)	\$0.56	\$0.56	\$1.20	\$1.00	\$0.80
	Tax	\$0.95	\$0.95	\$0.99	\$1.08	\$1.13
	Fence	\$1.48	\$1.51	\$1.67	\$1.88	\$1.88
	Well/Water	\$0.41	\$0.41	\$0.60	\$0.60	\$0.60
	Brush Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenses	\$3.40	\$3.43	\$4.46	\$4.55	\$4.41
	Net to Land	\$4.60	\$4.57	\$7.54	\$5.45	\$3.59
	5 Year Average	\$5.15				

LYNN		Irrigated Cropland				
	Income	2020	2021	2022	2023	2024
	Lease	\$0.00	\$0.00	\$150.00	\$150.00	\$150.00
	Hunting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$0.00	\$0.00	\$150.00	\$150.00	\$150.00
	Expenses	2020	2021	2022	2023	2024
	Management (10%)	\$0.00	\$0.00	\$15.00	\$15.00	\$15.00
	Tax	\$0.00	\$0.00	\$8.67	\$10.14	\$11.44
	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Well/Water	\$0.00	\$0.00	\$30.00	\$35.00	\$35.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenses	\$0.00	\$0.00	\$53.67	\$60.14	\$61.44
	Net to Land	\$1.00	\$82.86	\$96.33	\$89.86	\$88.56
	5 Year Average	\$71.72				

EXPENSE CALCULATIONS	
Fence Expense	
Cost Per Mile	\$16,000.00
%Good	75%
Average Pasture Size	640
Years Life	40
Fence Total Per Acre	\$1.88
Water Expense	
Total Well Cost	\$4,500.00
%Good	75%
Average Ranch Size	640
Years Life	35
WATER Total Per Acre	\$0.60

States 2021 fence cost 2.51/ac

<u>LYNN</u>		Native Pastureland				
	Income	2020	2021	2022	2023	2024
	Lease	\$5.00	\$5.00	\$6.00	\$6.00	\$5.00
	Hunting	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$5.00	\$5.00	\$8.00	\$6.00	\$5.00
	Expenses	2020	2021	2022	2023	2024
	Management (10%)	\$0.35	\$0.35	\$0.80	\$0.60	\$0.50
	Tax	\$0.70	\$1.21	\$0.54	\$0.43	\$0.42
	Fence	\$1.57	\$1.57	\$1.67	\$1.88	\$1.88
	Well/Water	\$0.41	\$0.41	\$0.60	\$0.60	\$0.60
	Brush Control/ Hunting Expense	\$0.00	\$0.00	\$1.91	\$0.50	\$0.00
	Total Expenses	\$3.03	\$3.54	\$5.52	\$4.01	\$3.39
	Net to Land	\$1.97	\$1.46	\$2.48	\$1.99	\$1.61
	5 Year Average	\$1.90				

<u>LYNN</u>		Dry Farmland				
	Income	2020	2021	2022	2023	2024
	Lease	\$0.00	\$0.00	\$45.00	\$40.00	\$35.00
	Hunting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$0.00	\$0.00	\$45.00	\$40.00	\$35.00
	Expenses	2020	2021	2022	2023	2024
	Management (10%)	\$0.00	\$0.00	\$4.50	\$4.00	\$3.50
	Tax	\$0.00	\$0.00	\$4.00	\$4.55	\$5.39
	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Well/Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenses	\$0.00	\$0.00	\$8.50	\$8.55	\$8.89
	Net to Land	\$7.21	\$37.84	\$36.50	\$31.45	\$26.11
	5 Year Average	\$27.82				

**LYNN
2026
AGRICULTURE VALUATION ALLOCATION**

NAME	TYPE	CLASS	AG ACRES	VALUE PER ACRE	TOTAL VALUE	<u>RATIO</u>
Irrigated Cropland	IRCP	IC1	-	\$0	\$0	0.00
Irrigated Cropland	IRCP	IC2	62,849.55	\$734	\$46,160,385	1.02
Irrigated Cropland	IRCP	IC3	27,991.33	\$717	\$20,075,878	1.00
Irrigated Cropland	IRCP	IC4	3,157.14	\$553	\$1,747,256	0.77
Irrigated Cropland	IRCP	IC5	287.30	\$317	\$91,140	0.44
Irrigated Cropland	IRCP	IC6	21.00	\$181	\$3,802	0.25
Irrigated Cropland	IRCP	IC7	-	\$0	\$0	0.00
Irrigated Cropland	IRCP	IC8	-	\$0	\$0	0.00
			94306.32	AVG. LAND VALUE		\$717.22

NAME	TYPE	CLASS	AG ACRES	VALUE PER ACRE	TOTAL VALUE	<u>RATIO</u>
Dryland Cropland	DLCP	DC1	-	\$0	\$0	0.00
Dryland Cropland	DLCP	DC2	162,299.37	\$284	\$46,058,596	1.02
Dryland Cropland	DLCP	DC3	148,281.09	\$278	\$41,255,273	1.00
Dryland Cropland	DLCP	DC4	39,165.87	\$218	\$8,535,875	0.78
Dryland Cropland	DLCP	DC5	5,704.75	\$185	\$1,058,131	0.67
Dryland Cropland	DLCP	DC6	4,364.10	\$77	\$333,904	0.28
Dryland Cropland	DLCP	DC7	-	\$0	\$0	0.00
Dryland Cropland	DLCP	DC8	-	\$0	\$0	0.00
			359815.18	AVG. LAND VALUE		\$278.22

NAME	TYPE	CLASS	AG ACRES	VALUE PER ACRE	TOTAL VALUE	<u>RATIO</u>
Native Pasture	NATP	AP1	12,216.00	\$19	\$232,334	1.00
Native Pasture	NATP	AP2	15,084.43	\$16	\$248,637	0.87
Native Pasture	NATP	AP3	3,671.00	\$15	\$53,527	0.77
Native Pasture	NATP	AP4	2,785.00	\$11	\$31,781	0.60
Native Pasture	NATP	AP5	3,323.53	\$10	\$31,605	0.50
Native Pasture	NATP	AP6	842.80	\$7	\$5,877	0.37
Native Pasture	NATP	AP7	7,231.89	\$5	\$36,678	0.27
Native Pasture	NATP	AP8	955.23	\$3	\$2,422	0.13
			46109.88	AVG. LAND VALUE		\$19.02

NAME	TYPE	CLASS	AG ACRES	VALUE PER ACRE	TOTAL VALUE	<u>RATIO</u>
Improved Pastureland	IMPR	ACRP1	19.00	\$57	\$1,085	1.11
Improved Pastureland	IMPR	ACRP2	569.96	\$55	\$31,244	1.06
Improved Pastureland	IMPR	ACRP3	592.58	\$53	\$31,131	1.02
Improved Pastureland	IMPR	ACRP4	9.00	\$46	\$411	0.89
Improved Pastureland	IMPR	ACRP5	-	\$43	\$0	0.84
Improved Pastureland	IMPR	ACRP6	-	\$41	\$0	0.80
Improved Pastureland	IMPR	ACRP7	-	\$39	\$0	0.76
Improved Pastureland	IMPR	ACRP8	-	\$32	\$0	0.62
			1190.54	AVG. LAND VALUE		\$51.50

2024 Tax Rate		
JUR CODE	Jurisdiction Name	Tax Rate
30	New Home ISD M&O	0.7575000
	New Home ISD I&S	0.4346000
31	O' Donnell ISD M&O	0.7705000
	O' Donnell ISD I&S	0.5000000
32	Tahoka ISD M&O	0.8238000
	Tahoka ISD I&S	0.3105000
33	Wilson ISD M&O	0.8194000
	Wilson ISD I&S	0.3594000
01	Lynn County	0.5405000
01R	Lynn County Road	0.1218650
60	High Plains Water	0.0031000
65	Hospital	0.2509110
10	City New Home	0.4313690
11	City O'Donnell	0.8893120
12	City Tahoka	0.7337090
13	City Wilson	0.8089580

County	0.9163760	2.1103010
ISD	1.1939250	
Cap Rate	10	
Improved	53.6	1.13
Native	19.7	0.42
Irrigated	542.1	11.44
Dry	255.4	5.39