

COMMODITY PRICES
Prepared by Franklin County Assessor 3/2/2021

2020 **Irrigated Land Current Use Data and Value for** **2021** **Assessment for taxes payable** **2022**

ALL PRICE FROM NORTHWEST REGIONAL AGRI-FACTS (EXCEPT CORN & POTATOES)
PRICE FROM DAMON AT TRI CITY GRAIN (CORN FOR GRAIN)

YEAR	SPRING WHEAT	HAY	POTATOES	CORN FOR GRAIN	
JAN-2020	\$5.87	\$183.00	\$0.00	\$4.80	
FEB-2020	\$5.90	\$184.00	\$0.00	\$4.80	
MAR-2020	\$6.09	\$189.00	\$0.00	\$4.80	
APR-2020	\$5.88	\$188.00	\$0.00	\$4.80	
MAY-2020	\$5.85	\$175.00	\$0.00	\$4.80	
JUNE-2020	\$5.90	\$215.00	\$0.00	\$4.80	
JULY-2020	\$5.65	\$203.00	\$0.00	\$4.80	
AUG-2020	\$5.39	\$196.00	\$0.00	\$4.80	
SEPT-2020	\$5.32	\$183.00	\$0.00	\$4.80	
OCT-2020	\$5.68	\$196.00	\$0.00	\$4.80	
NOV-2020	\$5.55	\$190.00	\$0.00	\$4.80	
DEC-2020	\$5.71	\$177.00	\$0.00	\$4.80	
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TOTAL	\$68.79	\$2,279.00	\$0.00	\$57.60	
TOTAL OF SPRING WHEAT		\$68.79		TOTAL OF ALL CORN FOR GRAIN	\$57.60
# OF MONTHS		12		# OF MONTHS	12
2020 AVG WHEAT PRICE/BUSHEL		\$5.73		2020 AVG CORN PRICE/BUSHEL	\$4.80
TOTAL OF ALL HAY		\$2,279.00		TOTAL OF ALL POTATOES	\$0.00
# OF MONTHS		12		# OF MONTHS	1
2020 AVG HAY PRICE/TON		\$189.92		2020 AVG POTATO	\$0.00

https://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Agri-facts/index.php

[AMS at USDA - Search Our Web Site - Main Menu](#)

CORN FOR GRAIN Price - Per Damon at Tri-City Grain - 2/2021

**WASHINGTON AG STATISTICS - NW REGIONAL AGRI-FACTS
5 YEAR PER ACRE AVERAGE YIELDS**

CROP YEAR	SPRING WHEAT (BU)	HAY (TONS)	ALL POTATOES (CWT)	CORN FOR GRAIN (BU)
2016	120	6.50	600	215
2017	120	6.50	600	215
2018	120	6.50	630	235
2019	120	6.50	625	237
2020	120	6.50	640	228
5 YR AVG	120.00	6.50	619.00	226.00

LANDLORD SHARE OF CROPS

WHEAT	\$171.98	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORD SHARE
HAY	\$308.61	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORD SHARE
POTATOES	\$650.00	1 YEAR POTATO LEASES (LANDLORD SHARE)
CORN	\$271.20	5 YR AVG YIELD X PRICE=GROSS INCOME X 25%=LANDLORD SHARE

**WASHINGTON AG STATISTICS - NW REGIONAL AGRI-FACTS
OF ACRES GROWN IN FRANKLIN COUNTY**

	2016	2017	2018	2019	2020	5 YR AVG
SPRING WHEAT	6800	3780	6800	6800	6600	6,156
HAY	73000	80988	73000	73000	73000	74,598
POTATOES	34300	29983	34300	39700	39700	35,597
CORN	23000	15422	23000	23000	23000	21,484
TOTAL						137,835
TOTAL LESS POTATOES						102,238

2018 CU Advisory committee recommended using 120 Bu. Yield

2018 CU Advisory Committee recommended \$200 for Corn lease rate per acre. Used 18% adjustment to get rate at \$199.80

2018 CU Advisory Committee recommended reducing Potato lease rate from \$700 to \$650 per acre

2015 CU Advisory Committee recommended 25% landlord share for both hay and corn

LANDLORD SHARE

Prepared by Franklin County Assessor 3/2/2021

LANDLORD SHARE X ADJUSTED CROP ACRES

	LANDLORD SHARE	ACRES **	CASH VALUE OF CROP	CASH VALUE OF CROP CALCULATION
WHEAT	\$171.98	12,267	\$2,109,666	((5yr avg wheat acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share wheat)
HAY	\$308.61	148,649	\$45,874,564	((5yr avg wheat acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share hay)
POTATOES	\$650.00	35,597	\$23,137,790	(5yr avg. potatoes acres grown) * (landlord share potatoes)
CORN	\$271.20	42,811	\$11,610,476	((5yr avg wheat acres / total 5yr avg minus spuds) * (total acres minus 5yr avg acres grown spuds))*(landlord share corn)

	TOTAL FRANKLIN COUNTY IRRIGATED ACRES	TOTAL CROP VALUE OF COUNTY	
	239,324	\$82,732,495	239,324 from T2 data (251,806 is acres in 2017 Census of Agriculture)
LANDLORD SHARE CROP		\$345.69	(TOTAL CROP VALUE) / (TOTAL IRR ACRES)
LANDLORD SHARE IRR. EQUIP.	20%	\$69.14	(LANDLORD SHARE) * (20%)
LANDLORD MANAGEMENT	10%	\$34.57	(LANDLORD SHARE) * (10%)

NET LANDLORD SHARE \$241.98

5 YR AVG LANDLORD SHARE (ASSESSMENT YEAR)

2016	\$202.41	no corn in calculation and wheat yield was all wheat not spring wheat
2017	\$178.66	spring wheat was used and corn added
2018	\$203.33	no change
2019	\$220.45	no change
2020	\$241.98	no change

\$209.37 5 YR AVG LANDLORD SHARE LAND ONLY
6.69 CAPITALIZATION RATE INT. 5.7000 TAX RATE 0.9900
\$3,130 **VALUE PER ACRE WITHOUT IRRIGATION EQUIPMENT**

FOR ASSESSMENT YEAR 2021 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 25% TO 20%.

FOR ASSMENT YEAR 2011 thru 2014 THE LANDLORD SHARE WAS ADJUSTED TO REFLECT THE CHANGES MADE IN 2015 OF 25%
 FOR ASSESSMENT YEAR 2009 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 20% TO 25%.

**SUM((yields!\$G\$23/yields!\$G\$28)*(D9-yields!\$G\$25))

FINAL VALUE IRRIGATED LAND

Prepared by Franklin County Assessor 3/2/2021

**2021 CURRENT USE VALUE FOR TAXES PAYABLE 2022
IRRIGATED LAND**

\$3,130 PER ACRE WITHOUT IRRIGATION EQUIPMENT

GROUND - MARKET DATA CONFIRMS THAT THEY DO NOT PRODUCE AS WELL AS THE OTHER BLOCKS. THEY HAVE BEEN REDUCED BY 15% TO REFLECT THIS DIFFERENCE.

RATES FOR	2021	FOR	2022
IRRIGATION BLOCKS (LAND ONLY)			
1,14,15,16,17,18,19,20,21,23,24,161,201			FARM & AG
CLASSES			LAND
1,2 AND 3			\$3,130
4,6 AND HF			\$3,130
6 AND NF			\$20
SCOOTENEY IRRIGATION BLOCKS (LAND ONLY)			
11,12,13 & Ptn of 18			FARM & AG
CLASSES			LAND
1,2 AND 3			\$2,660
4,6 AND HF			\$2,660
6 AND NF			\$20
OUTSIDE LAND (LAND ONLY)			

Moved classes 4, 6, High farmed to same value as class 1,2,3 in 2010 for 2011 taxes

Block 11,12, 13 & Ptn of 18 changed from 5% to 15% in 2014/2015

IRRIGATED PASTURE GROUND

Max Cattle Per Acre	2.5	
Gross Income	\$840/Head	
Gross Income / Acre	\$2,100	
Expense	\$665/Head	
Total Expenses / Acre	\$1,662.50	
Net Income / Acre	\$437.50	
Capitalization Rate	6.69%	
Value / Acre	\$6,540	
LANDLORD SHARE 25%	\$1,635	Per Acre

NON FARMED LANDS - RANGE/WASTE GROUND

RENT PER ACRE	MANAGEMENT	RENT LESS MANAGEMENT	CAP RATE	VALUE PER ACRE	ROUNDED
\$1.50	10.00%	\$1.35	6.69	\$20.18	\$20.00

OUTSIDE LANDS FOR 2019 TAXES PAYABLE 2020 AVERAGE PASTURE, POOR PASTURE AND WASTE WERE ALL COMBINED INTO ONE RATE BASED ON INFORMATION FROM CURRENT USE ADVISORY COMMITTEE RECOMMENDATION THAT STATE LEASES GRAZING GROUND IN FRANKLIN COUNTY AT \$1.50 PER ACRE.

2021 CURRENT USE VALUE FOR TAXES PAYABLE 2022

**DRYLAND WHEAT
 25 / 75 CROP SHARE**

10 YEAR AVERAGE WHEAT PRICE PER BUSHEL

Crop Year	Average Wheat Price per Year	Crop Insurance	Freight	Storage & Handling	Net
2011	\$5.90	\$0.28	\$0.52	\$0.06	\$5.04
2012	\$6.99	\$0.28	\$0.52	\$0.06	\$6.13
2013	\$6.99	\$0.28	\$0.52	\$0.06	\$6.13
2014	\$7.69	\$0.30	\$0.52	\$0.06	\$6.81
2015	\$6.88	\$0.30	\$0.45	\$0.06	\$6.07
2016	\$4.85	\$0.08	\$0.45	\$0.06	\$4.26
2017	\$4.95	\$0.08	\$0.45	\$0.06	\$4.37
2018	\$5.65	\$0.08	\$0.45	\$0.06	\$5.06
2019	\$5.72	\$0.08	\$0.45	\$0.06	\$5.13
2020	\$5.56	\$0.08	\$0.45	\$0.06	\$4.97
AVERAGE	\$6.12				\$5.40

Yield per Acre	Gross Income	25% Landlord Share	10% Management	NOI - (Net Operating Income) - NET TO LANDLORD	Capitalized Value per Acre (NOI/Cap Rate) = Value per acre	CURRENT USE FARM & AG VALUE REFLECTING 50% SUMMER FALLOW	MARKET VALUE
20	\$108.00	\$27.00	\$2.70	\$24.30	\$363.23	\$182	\$270
21	\$113.40	\$28.35	\$2.84	\$25.52	\$381.39	\$191	\$284
22	\$118.80	\$29.70	\$2.97	\$26.73	\$399.55	\$200	\$297
23	\$124.20	\$31.05	\$3.11	\$27.95	\$417.71	\$209	\$311
24	\$129.60	\$32.40	\$3.24	\$29.16	\$435.87	\$218	\$324
25	\$135.00	\$33.75	\$3.38	\$30.38	\$454.04	\$227	\$338
26	\$140.40	\$35.10	\$3.51	\$31.59	\$472.20	\$236	\$351
27	\$145.80	\$36.45	\$3.65	\$32.81	\$490.36	\$245	\$365
28	\$151.20	\$37.80	\$3.78	\$34.02	\$508.52	\$254	\$378
29	\$156.60	\$39.15	\$3.92	\$35.24	\$526.68	\$263	\$392
30	\$162.00	\$40.50	\$4.05	\$36.45	\$544.84	\$272	\$405
31	\$167.40	\$41.85	\$4.19	\$37.67	\$563.00	\$282	\$419
32	\$172.80	\$43.20	\$4.32	\$38.88	\$581.17	\$291	\$432
33	\$178.20	\$44.55	\$4.46	\$40.10	\$599.33	\$300	\$446
34	\$183.60	\$45.90	\$4.59	\$41.31	\$617.49	\$309	\$459
35	\$189.00	\$47.25	\$4.73	\$42.53	\$635.65	\$318	\$473
36	\$194.40	\$48.60	\$4.86	\$43.74	\$653.81	\$327	\$486
37	\$199.80	\$49.95	\$5.00	\$44.96	\$671.97	\$336	\$500
38	\$205.20	\$51.30	\$5.13	\$46.17	\$690.13	\$345	\$513
39	\$210.60	\$52.65	\$5.27	\$47.39	\$708.30	\$354	\$527
40	\$216.00	\$54.00	\$5.40	\$48.60	\$726.46	\$363	\$540
41	\$221.40	\$55.35	\$5.54	\$49.82	\$744.62	\$372	\$554
42	\$226.80	\$56.70	\$5.67	\$51.03	\$762.78	\$381	\$567
43	\$232.20	\$58.05	\$5.81	\$52.25	\$780.94	\$390	\$581
44	\$237.60	\$59.40	\$5.94	\$53.46	\$799.10	\$400	\$594
45	\$243.00	\$60.75	\$6.08	\$54.68	\$817.26	\$409	\$608
46	\$248.40	\$62.10	\$6.21	\$55.89	\$835.43	\$418	\$621
47	\$253.80	\$63.45	\$6.35	\$57.11	\$853.59	\$427	\$635
48	\$259.20	\$64.80	\$6.48	\$58.32	\$871.75	\$436	\$648
49	\$264.60	\$66.15	\$6.62	\$59.54	\$889.91	\$445	\$662
50	\$270.00	\$67.50	\$6.75	\$60.75	\$908.07	\$454	\$675
51	\$275.40	\$68.85	\$6.89	\$61.97	\$926.23	\$463	\$689
55	\$297.00	\$74.25	\$7.43	\$66.83	\$998.88	\$499	\$743
60	\$324.00	\$81.00	\$8.10	\$72.90	\$1,089.69	\$545	\$810
70	\$378.00	\$94.50	\$9.45	\$85.05	\$1,271.30	\$636	\$945
80	\$432.00	\$108.00	\$10.80	\$97.20	\$1,452.91	\$726	\$1,080

This is developed by taking 50% summer fallow and dividing it by the bushel yield (G20/A20).

CURRENT USE BUSHEL MULTIPLIER	ADJUSTMENT	ADJUSTED MULTIPLIER
9.081	0.00%	9.081

MARKET VALUE BUSHEL MULTIPLIER	13.5
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2021 - Removed **-10%** Adjustment to Bushel Multiplier to reflect large increase in Wheat Production Yields over the past three years.
 \$.30 per BU X25% Landlord share = \$.074 crop insurance for Landlord
 3/ 8/17 - Received quote from Eric Mauseth with Ed Poe Agency on Crop Insurance - full share of crop insurance is \$10.70 for 36 bushel wheat \$10.70/36 bushel = \$.30 per BU
 3/20/17 - Brian contacted Connell Grain they reported storage of 1 to 3 months at \$.03 per month
 3/9/17 - Contacted Damon with tri-City grain to confirm storage time - he stated that most of their customers request payment at time of harvest so no storage
 02/18/2016 - Made **-10%** adjustment to bushel multiplier to reflect reduced yields due to drought for 2015 and 2016 years
 Changed Bushel Average on parcels based on 2013 survey
 2014/2015 - Added Crop Insurance into Wheat calculation & removed deficiency payment - farm bill not passed
 10/22/12 - Damon tri-City grain quoted \$.45 per bushel shipping and handling 2012 and storage of 1 month at \$.03 per month

MARKET LEASES

Recording #	Date	Legal	Acres	Rent	\$ Per Acre	Lease Begin Date	Lease End Date	Term of Lease	Crops	Water	Power	Taxes	Taxes Paid	Taxes/Acre	Irrigation	25%	Management 10%	Net Rent	Comments
1640001	2/11/2004	FU 50, 51, 36 - BLK 17	570.00	\$191,765	\$336.43			1 Yr.		Tenant	Tenant	Landlord			\$84	\$34	\$219		
164002	2/11/2004	FU 82, 65, 90, 87 - BLK 17	440.00	\$92,400	\$210.00			1 Yr.		Tenant	Tenant	Landlord			\$53	\$21	\$137		
1646367	6/21/2004	FU 90, 222 - BLK 18	108.00	\$27,000	\$250.00			5 Yr.	Hay, Cereal Crops, Cattle Foliage	Tenant	Tenant	Landlord			\$63	\$25	\$163		
1647792	7/16/2004	FU 127 - BLK 16	154.00	\$46,200	\$300.00			2 Yr.		Tenant	Tenant	Landlord			\$75	\$30	\$195		
1656195	1/4/2005	8-9-30 SE4	126.00	\$36,660	\$290.95			2 Yr.	Wheat, Sweet Corn	Tenant	Tenant	Landlord			\$73	\$29	\$189	126 Irrigated Acres	
1656195	1/4/2005	PTN 8-9-30	159.00	\$36,660	\$230.57			1 Yr.	Sweet Corn, Wheat	Tenant	Tenant	Landlord			\$58	\$23	\$150		
1657176	1/25/2005	FU 51, 65 - BLK 17	362.00	\$79,640	\$220.00			1 Yr.	No Potatoes	Tenant	Tenant	Landlord			\$55	\$22	\$143		
1657175	1/26/2005	FU 50, 36, 87, 90, 8208 - BLK	648.00	\$196,270	\$302.89			1 Yr.		Tenant	Tenant	Landlord			\$76	\$30	\$197		
1659643	3/15/2005	FU 142, 154 - BLK 16	320.00	\$116,917	\$365.37			3 Yr.		Tenant	Tenant	Landlord			\$91	\$37	\$237		
1661388	4/18/2005	FU 75 - BLK 13	156.00	\$27,500	\$176.28			1 Yr.		Tenant	Tenant	Landlord			\$44	\$18	\$115	185 Per Acre - Circle 100 Per Acre - Wheel Line	
1663598	5/25/2005		438.50	\$120,250	\$274.23			1 Yr.		Tenant	Tenant	Landlord			\$69	\$27	\$178		
1671906	10/21/2005	FU 205 - BLK 16	148.00	\$47,450	\$320.61			6 Yr.		Tenant	Tenant	Landlord			\$80	\$32	\$208		
1677676	2/9/2006		1,000.00	\$336,125	\$336.13			2 Yr.		Tenant	Tenant	Landlord			\$84	\$34	\$218		
1661169	4/12/2005	FU 70, 71 - BLK 20	180.00	\$36,000	\$200.00			5 Yr.		Tenant	Tenant	Tenant	\$2,454	\$13.63	\$50	\$20	\$144	Family Lease, Tenant pays Taxes	
1676777	1/24/2006	FU 84 - BLK 19	117.40	\$24,000	\$204.43			15 Yr.	Tenant to plant Fruit Trees	Tenant	Tenant	Tenant	\$1,165	\$9.92	\$51	\$20	\$143	Lease with Option to Purchase for \$350,000	
1695190	1/2/2007	SE4 8-9-30	159.60	\$29,900	\$187.34			2 Yr.	Potatoes & Rotation	Tenant	Tenant	Landlord			\$47	\$19	\$122	If Potatoes are grown, Rent is \$57,150	
1705771	7/26/2007	FU 194, 193, 9 - BLK 20	461.00	\$35,000	\$75.92			10 Yr.							\$19	\$8	\$49	Family Lease	
1705719	7/25/2007	LOT 2 SP 91-1	121.00	\$12,100	\$100.00			20 Yr.		Tenant	Tenant	Landlord			\$25	\$10	\$65	Lease Option to purchase for \$3000 per acre	
1705718	5/25/2007	LOT 2 SP 84-8, FU 149 - BLK	426.84	\$42,684	\$100.00			20 Yr.		Tenant	Tenant	Landlord			\$25	\$10	\$65		
1713257	1/4/2008	FU 286B - BLK 16	110.00	\$66,000	\$600.00			1 Yr.		Tenant	Tenant	Landlord			\$150	\$60	\$390		
1713256	1/4/2008	FU 268A - BLK 16	76.00	\$53,200	\$700.00			1 Yr.		Tenant	Tenant	Landlord			\$175	\$70	\$455		
1713647	1/16/2008	FU 127 - BLK 14	118.00	\$34,000	\$288.14			4 Yr.		Tenant	Tenant	Landlord			\$72	\$29	\$187	Wheat and Alfalfa with 1 year of Potatoes or Alfalfa	
1717251	4/4/2008	PTN FU 59 - BLK 13	55.00	\$28,875	\$525.00			5 Yr.		Tenant	Tenant	Landlord			\$131	\$53	\$341		
1720248	6/9/2008		461.00	\$60,000	\$130.15			1 Yr.		Tenant	Tenant	Landlord			\$33	\$13	\$85	Family Lease	
1722921	3/2/2008	FU 2 - BLK 12	100.00	\$6,000	\$60.00			5 Yr.		Tenant	Tenant	Landlord			\$15	\$6	\$39		
1723654	8/21/2008	FU 117 - BLK 16	152.00	\$90,000	\$592.11			3 Yr.		Tenant	Tenant	Landlord			\$148	\$59	\$385		
1723655	8/21/2008	WDU 345 - BLK 16	115.00	\$66,600	\$579.13			3 Yr.		Tenant	Tenant	Landlord			\$145	\$58	\$376		
1725739	10/14/2008	BLK 23	332.00	\$120,000	\$361.45			5 Yr.		Tenant	Tenant	Landlord			\$90	\$36	\$235		
1725917	4/18/2008	FU 297, 343 - BLK 16	370.00	\$40,000	\$108.11			5 Yr.	Lease includes SFR & Outbuildin	Tenant	Tenant	Landlord			\$27	\$11	\$70	Lessee has installed New Irrigation System - 4 Circles	
1726026	10/22/2008	SE4 8-9-30	125.00	\$65,000	\$520.00			2 Yr.		Tenant	Tenant	Landlord			\$130	\$52	\$338	2nd year of Lease for Potatoes @ \$85.725	
	5/1/2008	EI/2 23-10-32	18.20	\$6,370	\$350.00			30 Yr.	Fruit						\$88	\$35	\$228		
1732644	4/9/2009	BLK 17	166.00	\$33,202	\$200.01			2 Yr.		Tenant	Tenant	Tenant	\$15,708	\$94.63	\$50	\$20	\$225		
1758529	11/9/2010		159.00	\$57,200	\$359.75			2 Yr.	1 Yr. Rotation, 1 Yr. Potatoes	Tenant	Tenant	Landlord			\$90	\$36	\$234		
1798785	4/17/2013	FU 80 - BLK16	90.00	\$40,500	\$450.00			5 Yr.		Tenant	Tenant	Landlord			\$113	\$45	\$293		
1798784	4/17/2013	FU101 - BLK13	184.40	\$69,150	\$375.00			5 Yr.		Tenant	Tenant	Landlord			\$94	\$38	\$244		
1798934	4/19/2013	SE4 2-9-30	157.00	\$65,120	\$414.78			10 Yr.		Tenant	Tenant	Landlord			\$104	\$41	\$270	First year \$51,200. Second year Lease rent \$60,000. Years 8-10 \$67,500	
1805347	8/26/2013	14-23-31	784.00	\$400,095	\$510.33			3 Yr.	Irrigated	Tenant	Tenant	Landlord			\$128	\$51	\$332		
1813518	4/11/2014	FU 240 - BLK 15	90.00	\$47,250	\$525.00			5 Yr.		Tenant	Tenant	Landlord			\$131	\$53	\$341		
Unrecorded	2014-2023	PTN SW4 31-30-11	15.00	\$9,000	\$600.00			9 Yr.	Seed Crop & Grains	Landlord	Landlord	Landlord			\$150	\$60	\$90	123730061	
1827151	3/30/2015	FU 46 - BLK A6	135.00	\$67,500	\$500.00			5 Yr.		Tenant	Tenant	Landlord			\$125	\$50	\$325		
1877099	4/12/2018	PTN FU 153, 154 - BLK 15	5.20	\$2,340	\$450.00		12/31/2018	1 Yr.	Apples	Tenant	Tenant	Landlord			\$113	\$45	\$293		
1862668	4/1/2017	PTN 08-12-34	2.70	\$248	\$91.85	4/1/2017	3/31/2023	6 Yr.	BARGE LOADOUT FACILITY	Tenant	Tenant	EXEMPT					\$248	117,635 SQ FT. OF THE SNAKE RIVER FOR CONVEYOR BELT AND PYLONS	
1869273	10/19/2017	FU 100 - BLK 18	84.00	\$59,640	\$710.00	1/1/2020	12/31/2021	2 Yr.	Irrigated	Tenant	Tenant	Landlord			\$178	\$71	\$462	Certified Organic ground. Potato's 1 out of every three year's, Double crop other year	
1869274	10/19/2017	FU 102 - BLK 18	84.00	\$59,640	\$710.00	1/1/2020	12/31/2021	2 Yr.	Irrigated	Tenant	Tenant	Landlord			\$178	\$71	\$462	Certified Organic ground. Potato's 1 out of every three year's, Double crop other year	
1869275	10/19/2017	FU 106 - BLK 18	70.00	\$49,700	\$710.00	1/1/2020	12/31/2021	2 Yr.	Irrigated	Tenant	Tenant	Landlord			\$178	\$71	\$462	Certified Organic ground. Potato's 1 out of every three year's, Double crop other year	
1879531	2/22/2021		10.00	\$1,000	\$100.00	6/6/2018	12/31/2033	15 Yr.	Irrigated	Landlord	Landlord	Landlord			\$25	\$10	\$65	Open Pivot	
1881515	2/22/2021		10.00	\$1,000	\$100.00	6/6/2018	12/31/2033	15 Yr.	Irrigated	Landlord	Landlord	Landlord			\$25	\$10	\$65	Open Pivot	
1893379	4/18/2019	FU 207-BLK 20 & SP 2013-22 LOT 1	275.00	\$40,000	\$145.45			25 Yr.		Tenant	Tenant	Landlord			\$0	\$15	\$131	Does not include SFR w/Grg and Orchard on parcel 120330070	
1898972	8/28/2019	WDU 1 - BLK 16	150.00	\$108,000	\$720.00	8/12/2019	12/31/2024	5 Yr.	Irrigated	Landlord	Landlord	Landlord			\$180	\$72	\$468	PARCEL #: 123350016 ONIONS '20 & '23, POTATOES '21 & '24, OTHER CROP '22	
19006404	12/23/2019	FU 202-BLK 16	194.00	\$145,500	\$750.00	12/23/2019	12/31/2021	2 Yr.	Irrigated	Landlord	Landlord	Landlord			\$188	\$75	\$488	\$600/AC 2020, \$900/AC 2021 PARCEL #124430038	
Capitalization Rate																		6.69	
Indicated Value Per Acre																		\$3,797	
5 Yr. Min & Max																			
Min. Rent																		\$49	
Max. Rent																		\$488	
Pasture Ground Leases																			
1812023	3/4/2014	28-14-35	538.00	\$37,800	\$70.26			3 Yr.	Pasture Ground										
1890385	2/22/2021	PTN 1, 11, 12, 14, 15-14-35; PTN 6, 7-14-36	1,100.00	\$4,000	\$3.64	6/1/2016	5/31/2026	10 Yr.	Pasture	Tenant	Tenant	Landlord			\$1	\$0	\$2	\$2	Tenant to add Water for cattle through newly dug well. Includes parcels: 101400073, 101400074, 101390066, 101390055, 101360038, 101370036, 101370063, 101370018, 101260039, 101260086, 101260022, 101270011

DNR LEASES

Recording # Contract #	Date	Legal	Acres	Rent	\$ Per Acre	BEGIN DATE	LEASE END DATE	Term of Lease	Crops	Water	Power	Taxes	Taxes Paid	Taxes/Acre	Irrigation n 25%	Management 10%	Net Rent	Comments
GR1862668	4/1/2017	PTN 08-12-34	2.70	\$248.00	\$91.85	4/1/2017	3/31/2023	6 YR.	BARGE LOADOUT FACILITY	Tenant	Tenant	EXEMPT					\$0	117,635 SQ. FT. OF THE SNAKE RIVER FOR CONVEYOR BELT AND PYLONS
C1200093910	4/1/2016	16-14-34	346.00	\$30,606.13	\$88.46	4/1/2016	8/31/2023	7 YR.	DRYLAND WHEAT GROUND	Tenant	Tenant	EXEMPT						GROUND
C1200B74941	6/1/2018	06, 08, 12, 16, 18-13-36	3.60	\$34.06	\$9.46	6/1/2018	10/30/2028	10 YR.	DRYLAND WHEAT GROUND	Tenant	Tenant	EXEMPT						DRYLAND WHEAT GROUND
C1200093911	4/1/2016	16-14-34	50.90	\$2,172.04	\$42.67	4/1/2016	10/30/2023	7 YR.	DRYLAND WHEAT GROUND - CRF	Tenant	Tenant	EXEMPT						DRYLAND WHEAT GROUND - CRP
C1200B74941	6/1/2018	06, 08, 12, 16, 18-13-36	77.60	\$1,256.77	\$16.20	6/1/2018	10/30/2028	10 YR.	DRYLAND WHEAT GROUND - CRF	Tenant	Tenant	EXEMPT						DRYLAND WHEAT GROUND - CRP
C1200B74946	10/1/2014	14, 16-13-35	86.37	\$3,286.38	\$38.05	10/1/2014	10/30/2023	7 YR.	DRYLAND WHEAT GROUND - CRF	Tenant	Tenant	EXEMPT						DRYLAND WHEAT GROUND - CRP
				AVERAGE	\$32.31													
C1200090344	1/1/2014	16-10-29	4.19	\$1,211.95	\$289.25	1/1/2014	12/31/2023	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200093161	11/15/2012	23-09-30	7.70	\$3,241.32	\$420.95	11/15/2012	10/1/2022	10 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200093333	3/16/2016	36-11-30	8.60	\$1,724.44	\$200.52	3/16/2016	12/31/2025	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200100991	11/16/2020	22, 23-09-30	1051.80	\$1,452,557.86	\$1,381.02	11/16/2020	12/31/2030	10 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200100992	11/16/2020	23, 26-09-30	86.22	\$51,160.09	\$593.37	11/16/2020	12/31/2030	10 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A76199	1/1/2014	36-13-28	12.00	\$1,843.30	\$153.61	1/1/2014	12/31/2023	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A79612	1/1/2018	16-14-28	439.70	\$390,097.44	\$887.19	1/1/2018	12/31/2027	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A82173	12/1/2019	19-13-29	578.00	\$622,236.69	\$1,076.53	12/1/2019	11/30/2029	10 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A82213	1/1/2019	16-14-29	163.10	\$33,737.17	\$206.85	1/1/2019	12/31/2028	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A84298	1/1/2020	36-10-30	524.00	\$670,608.28	\$1,279.79	1/1/2020	12/31/2029	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200A84299	1/1/2020	16-13-28	307.00	\$320,034.60	\$1,042.46	1/1/2020	12/31/2029	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200B73504	1/1/2019	36-10-29	463.40	\$199,527.27	\$430.57	1/1/2019	12/31/2033	14 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200B73753	1/1/2021	16-12-30	36.40	\$11,043.46	\$303.39	1/1/2021	12/31/2030	9 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
C1200B74611	1/1/2019	16-09-30	520.00	\$251,961.55	\$484.54	1/1/2019	12/31/2033	14 YR.	IRRIGATED FARM GROUND	Tenant	Tenant	EXEMPT						IRRIGATED FARM GROUND
				AVERAGE	\$625.00													
					\$566.85													
C1200069822	11/1/1996	21-13-29	47.00	\$3,489.60	\$74.25	11/1/1996	12/31/2020	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
		01, 11, 12, 13,																
C1200090657	1/1/2014	14, 23, 24-10-32	1377.20	\$342,278.07	\$248.53	1/1/2014	12/31/2038	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
C1200093872	1/1/2016	01, 02, 12-12-28	288.00	\$109,257.39	\$379.37	1/1/2016	12/31/2040	24 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
C1200B69821	1/1/2016	21-13-29	106.70	\$42,710.41	\$400.29	1/1/2016	12/31/2039	23 YR.	ORCHARD	Tenant	Tenant	EXEMPT						ORCHARD
C1200A66240	10/8/2009	36-11-28	11.60	\$9,027.44	\$778.23	10/8/2009	1/1/2040	31 YR.	ORCHARD - CHERRIES	Tenant	Tenant	EXEMPT						ORCHARD - CHERRIES
				AVERAGE	\$451.60													
C1000A75007	10/1/2013	36-14-29	640.00	\$5,489.08	\$8.58	10/1/2013	9/30/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000B58361	8/1/2013	36-12-33	365.86	\$502.49	\$1.37	8/1/2013	7/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000B61202	6/1/2013	36-13-30	95.00	\$269.00	\$2.83	6/1/2013	5/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
		12, 14, 16, 22, 26, 36-14-36, 36-																
C1000B74942	6/1/2018	15-36	4391.68	\$6,773.99	\$1.54	6/1/2018	5/31/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C56652	8/1/2019	36-12-30	640.00	\$1,154.60	\$1.80	8/1/2019	7/31/2029	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C65994	7/1/2015	36-13-30	53.00	\$53.06	\$1.00	7/1/2015	12/31/2023	8 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000C66191	8/1/2015	16-11-30	69.97	\$277.80	\$3.97	8/1/2015	12/31/2023	8 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000D52882	6/1/2013	16-13-31	574.80	\$905.89	\$1.58	6/1/2013	5/31/2023	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000D68737	8/1/2019	16-11-31	445.00	\$1,208.09	\$2.71	8/1/2019	7/31/2029	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000F67162	8/1/2016	16-09-31	640.00	\$1,224.07	\$1.91	8/1/2016	12/31/2025	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000SE1903	9/1/2018	16-13-29	500.00	\$500.00	\$1.00	9/1/2018	8/31/2023	5 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1000SE1938	5/1/2019	36-04-14	640.00	\$1,721.20	\$2.69	5/1/2019	4/30/2021	2 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200B73753	1/1/2021	16-12-30	88.90	\$177.80	\$2.00	1/1/2021	12/31/2030	9 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
		06, 08, 12, 16, 18-																
C1200B74941	6/1/2018	13-36	2371.35	\$4,158.33	\$1.75	6/1/2018	10/30/2028	10 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
C1200B74946	10/1/2014	14, 16-13-35	473.63	\$1,118.56	\$2.36	10/1/2014	10/30/2023	7 YR.	PASTURE - CATTLE GRAZING	Tenant	Tenant	EXEMPT						PASTURE - CATTLE GRAZING
				AVERAGE	\$2.04													
C1000A71954	9/1/2019	16-12-30	180.00	\$470.24	\$2.61	9/1/2019	8/31/2020	2 YR.	WILDLIFE HABITAT	Tenant	Tenant	EXEMPT						WILDLIFE HABITAT - TENANT - WASHINGTON FISH AND WILDLIFE
C1200B73504	1/1/2019	36-10-29	114.20	\$1,974.58	\$17.29	1/1/2019	12/31/2033	14 YR.	WILDLIFE HABITAT	Tenant	Tenant	EXEMPT						WILDLIFE HABITAT

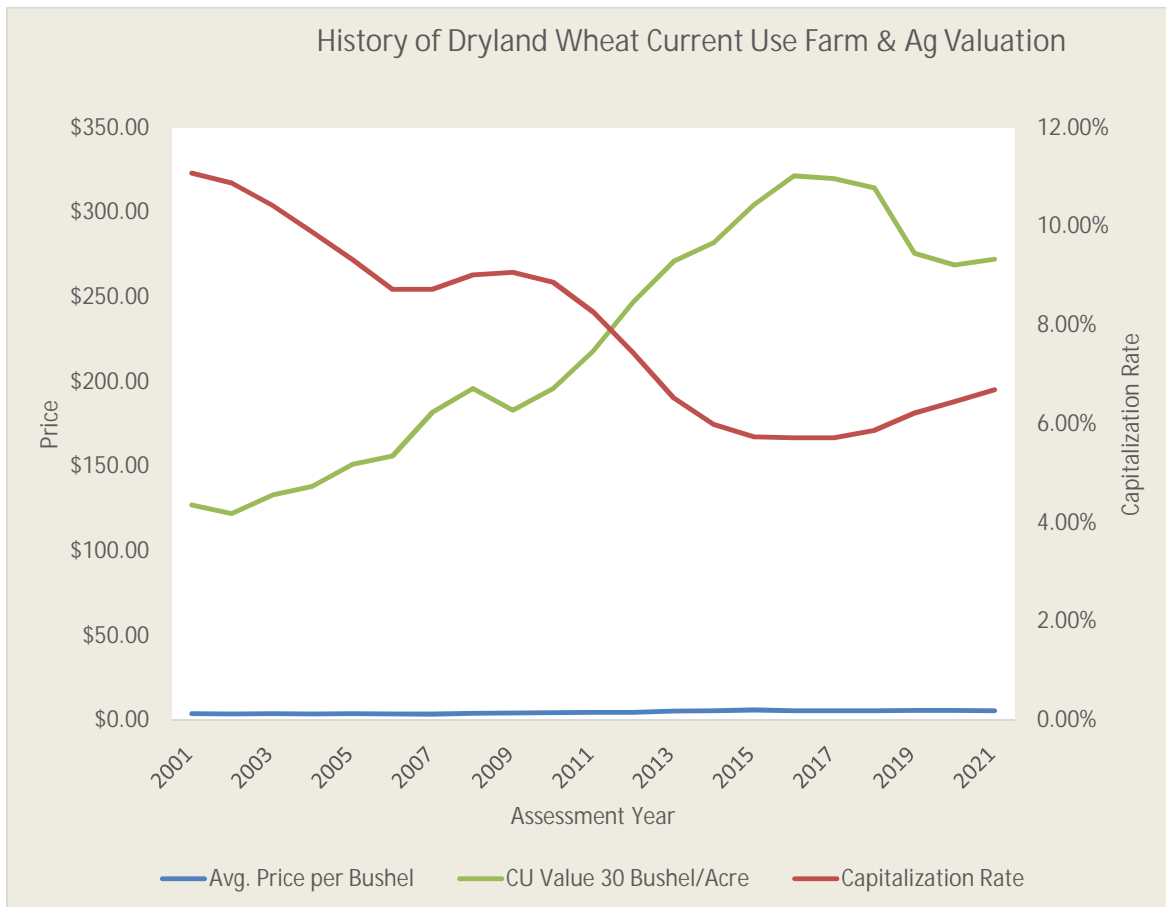
CALCULATION OF HOMESITE VALUE

Previous year current use land value (only)	\$809,793,300
Previous year current use land acres	588,078.53
Homesite Value	\$1,377.02

To calculate the Current Use Farm & Ag Homesite: Use the total number of acres of parcels in the Current Use Farm & Ag program that are 20 acres or larger and divide by the assessed value of parcels in the Current Use Farm & Ag program that are 20 acres or larger.

HISTORY OF DRYLAND WHEAT OPEN SPACE VALUATION

Assessmnt Year	Price per Bushel	Capitalization Rate	CU Value 30 Bushel/Acre
2001	\$3.76	11.08%	\$127
2002	\$3.55	10.88%	\$122
2003	\$3.71	10.43%	\$133
2004	\$3.66	9.89%	\$138
2005	\$3.77	9.33%	\$151
2006	\$3.64	8.73%	\$156
2007	\$3.54	8.73%	\$182
2008	\$3.94	9.02%	\$196
2009	\$4.10	9.07%	\$183
2010	\$4.30	8.87%	\$196
2011	\$4.45	8.27%	\$218
2012	\$4.55	7.44%	\$247
2013	\$5.26	6.53%	\$271
2014	\$5.38	5.99%	\$282
2015	\$5.99	5.74%	\$305
2016	\$5.45	5.72%	\$322
2017	\$5.50	5.72%	\$320
2018	\$5.47	5.87%	\$315
2019	\$5.65	6.22%	\$276
2020	\$5.71	6.45%	\$269
2021	\$5.40	6.69%	\$272



HISTORY OF IRRIGATED LAND OPEN SPACE VALUATION

Assessment Year	5 Year Avg. Rent	Capitalization Rate	OS Value /Acre
2001	\$115	11.08%	\$1,042
2002	\$116	10.88%	\$1,068
2003	\$120	10.43%	\$1,147
2004	\$122	9.89%	\$1,238
2005	\$127	9.33%	\$1,356
2006	\$137	8.73%	\$1,573
2007	\$140	8.73%	\$1,602
2008	\$150	9.02%	\$1,668
2009	\$177	9.07%	\$1,954
2010	\$179	8.87%	\$2,015
2011	\$161	8.27%	\$1,952
2012	\$162	7.44%	\$2,174
2013	\$170	6.53%	\$2,596
2014	\$191	5.99%	\$3,196
2015	\$223	5.74%	\$3,391
2016	\$223	5.72%	\$3,898
2017	\$233	5.72%	\$4,017
2018	\$226	5.87%	\$3,847
2019	\$214	6.22%	\$3,439
2020	\$208	6.45%	\$3,230
2021	\$225	6.69%	\$3,078

