

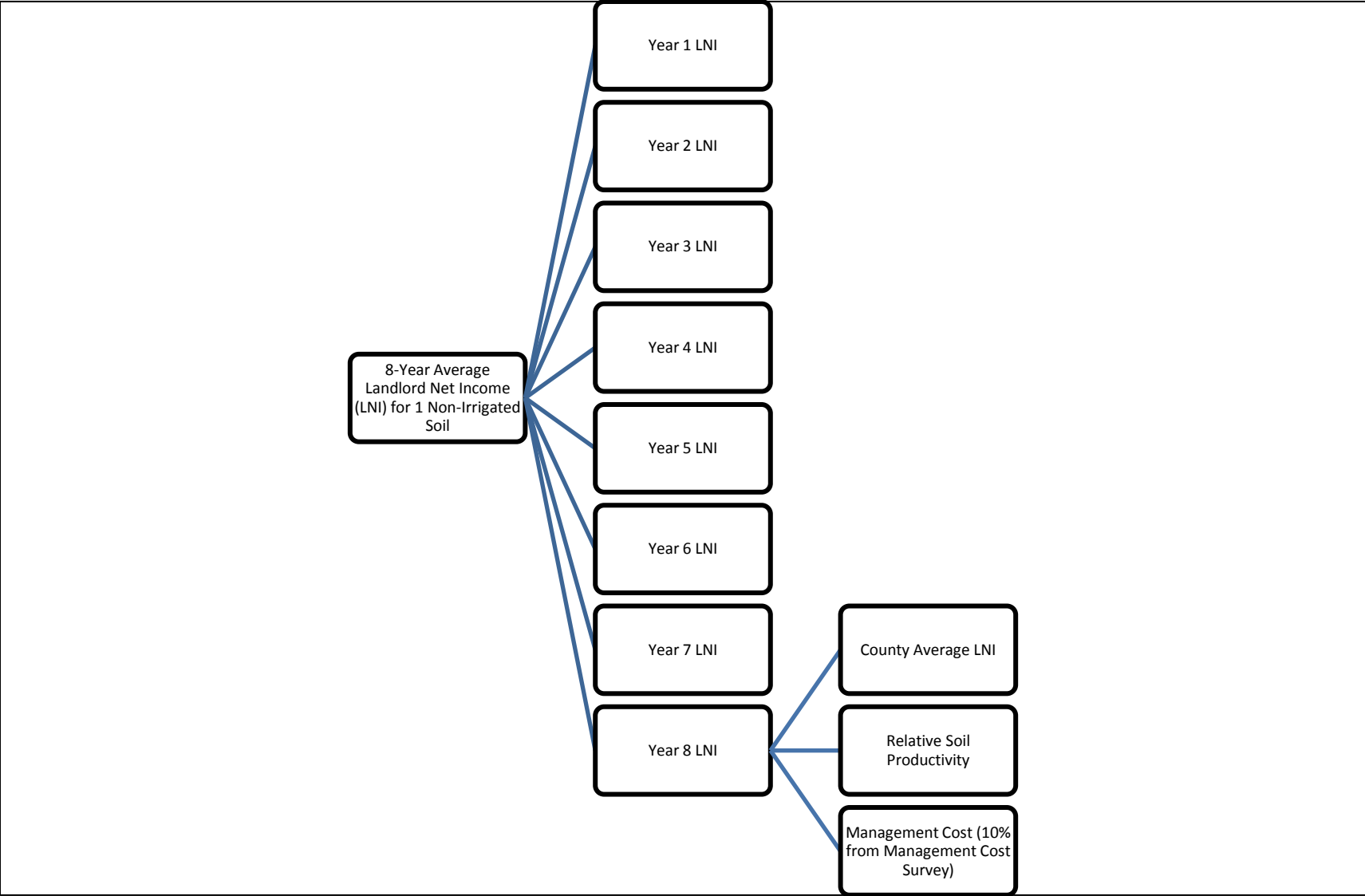
Land Use Value Appraisal: Calculating Landlord Net Income

Leah J. Tsoodle
Agricultural Land Use Survey Center

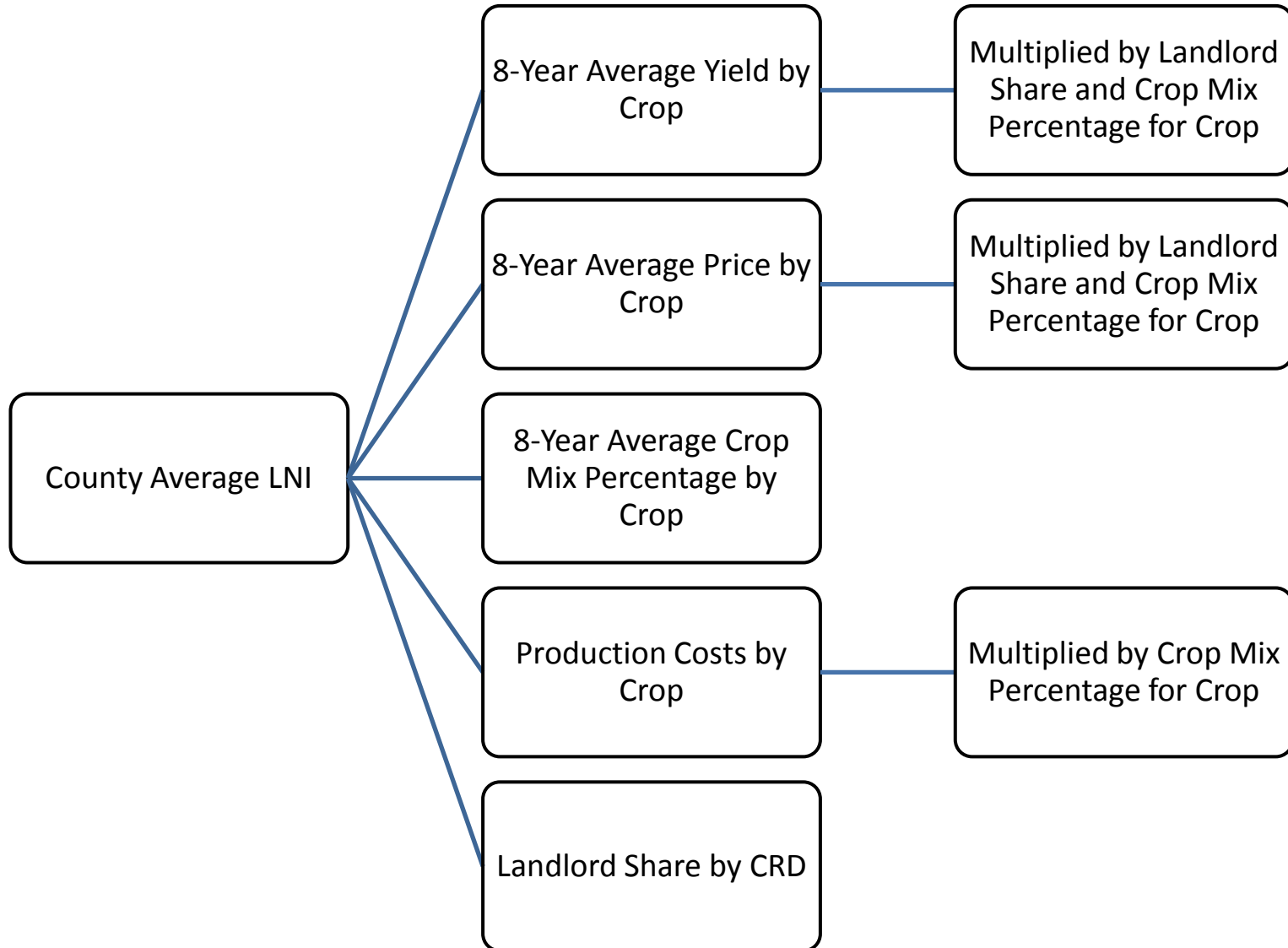
For

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

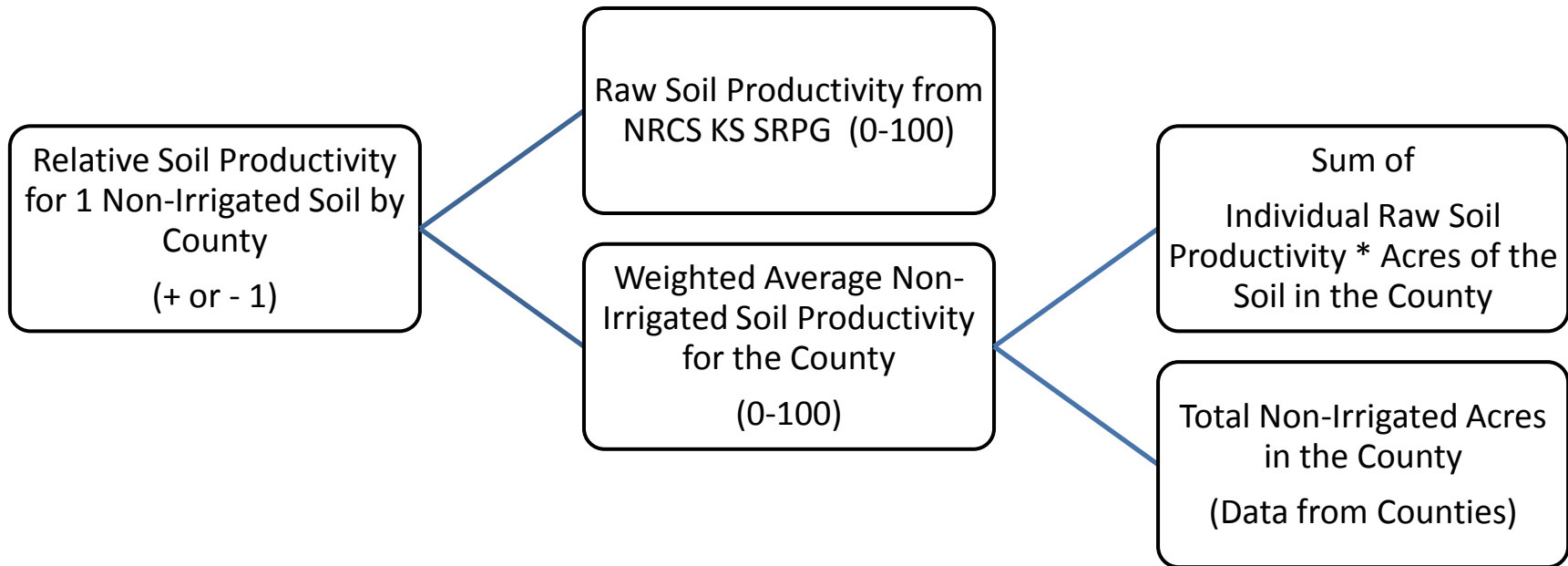
Overview of the Calculation of Landlord Net Income (LNI) for One Soil of Non-Irrigated Land



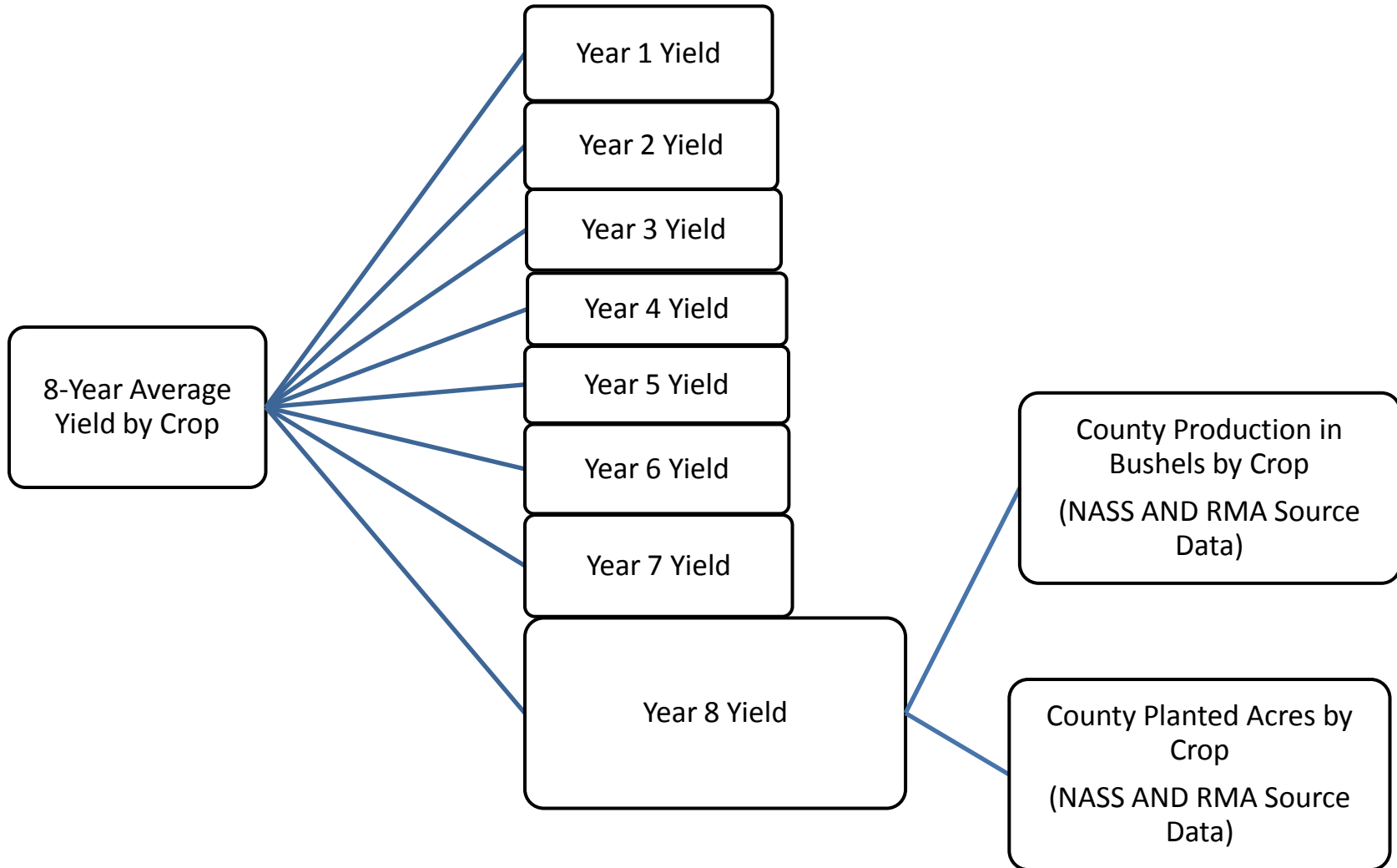
County Average Landlord Net Income



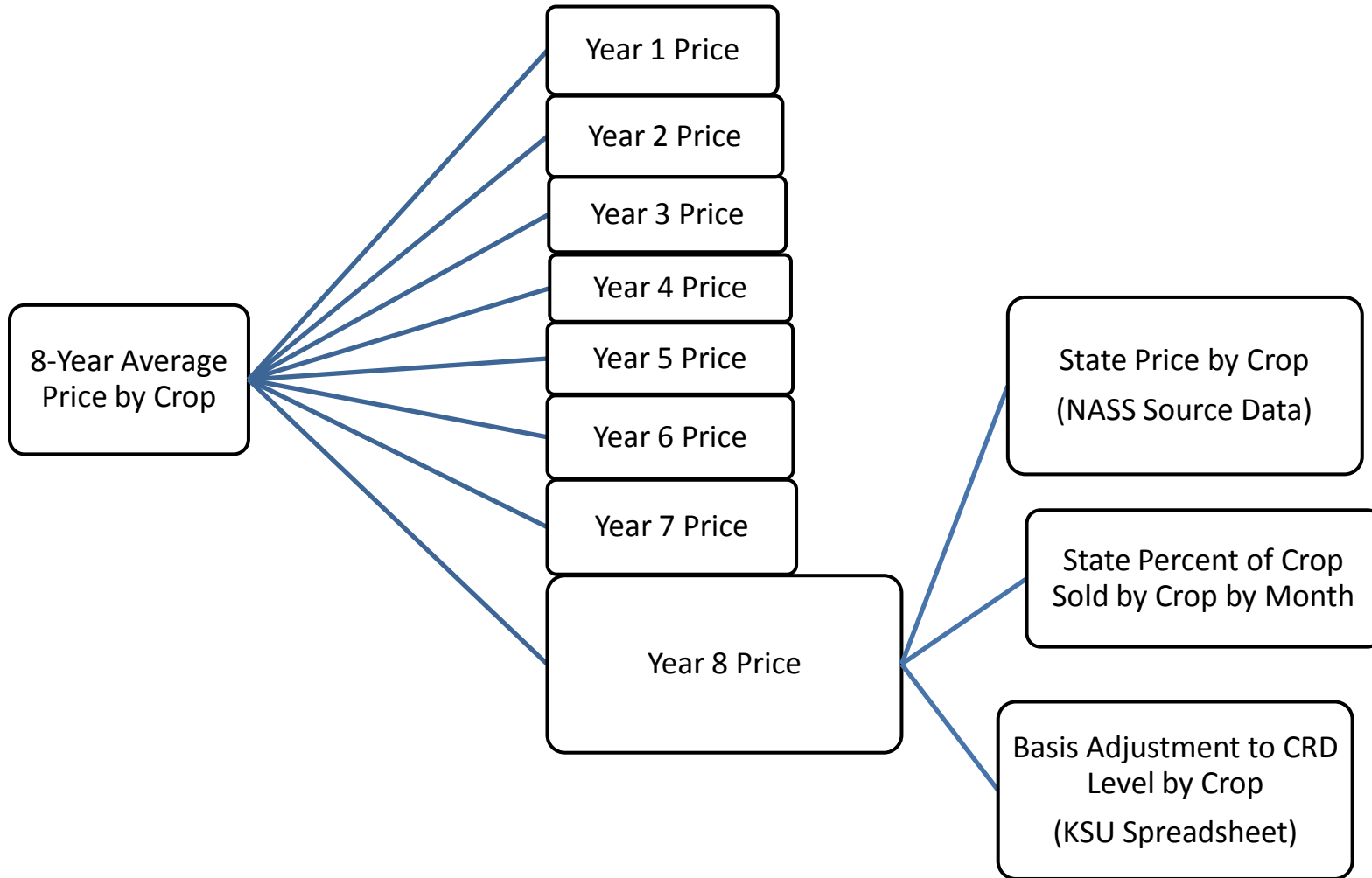
Relative Soil Productivity



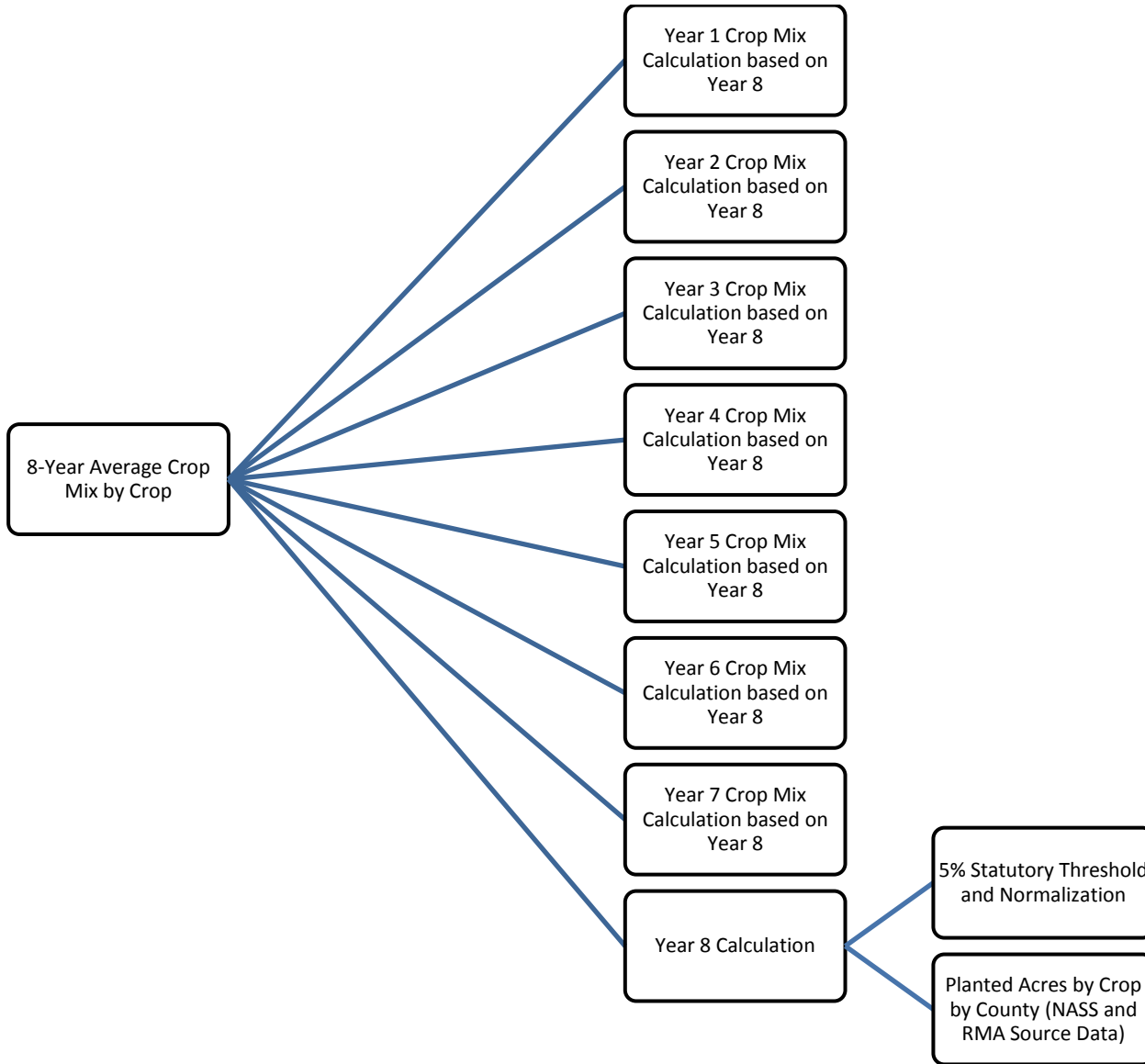
8- Year Average Yield



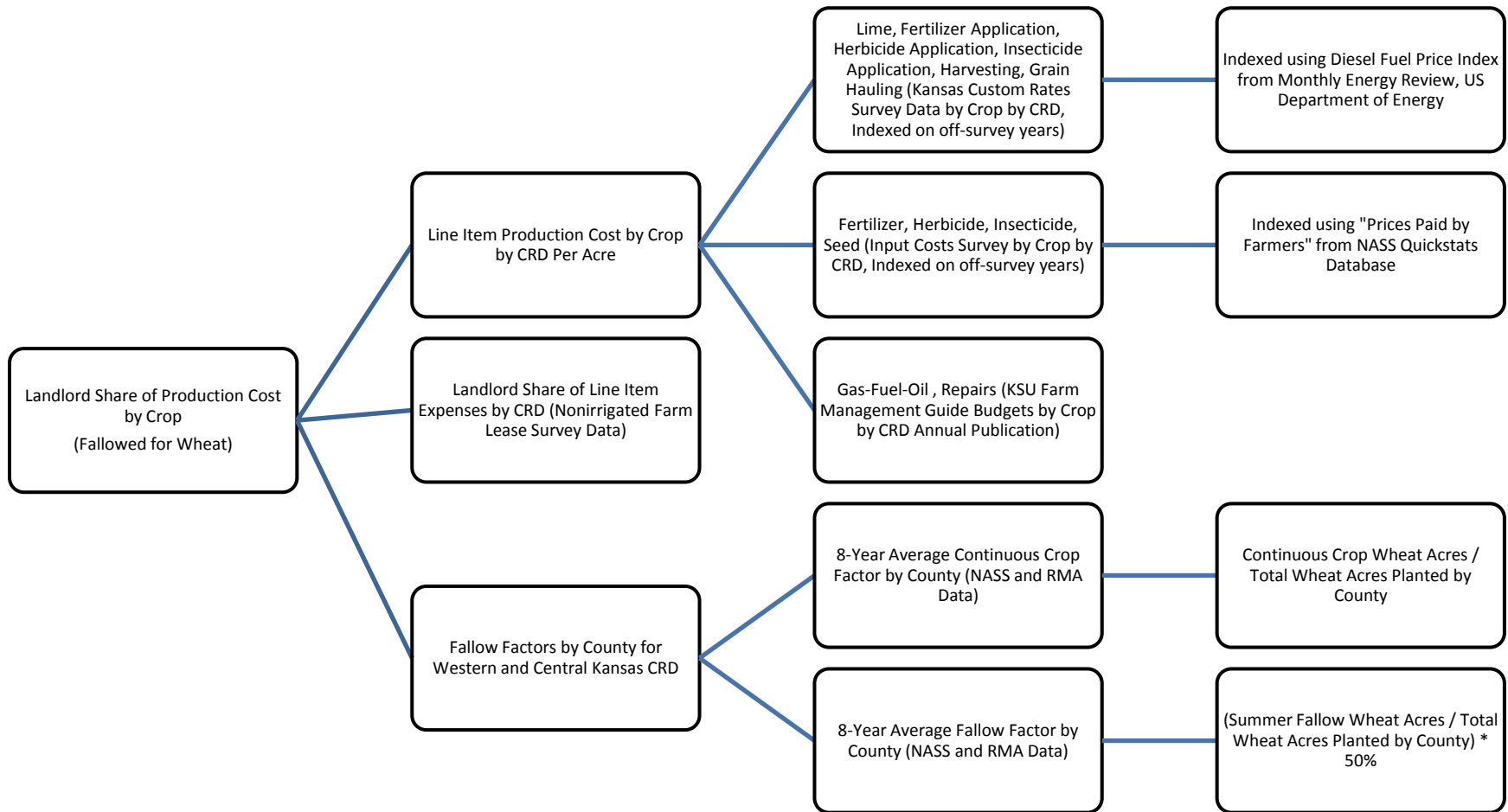
8- Year Average Price



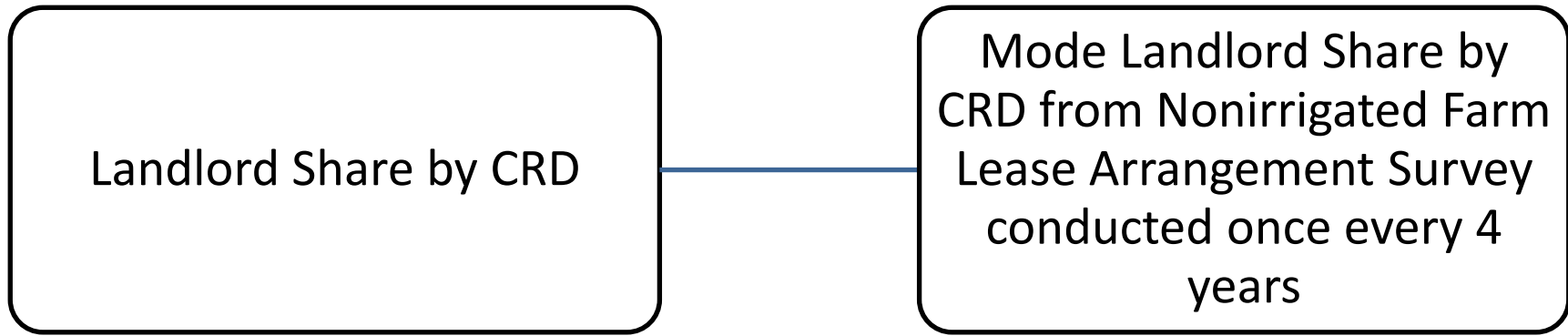
8-Year Average Crop Mix



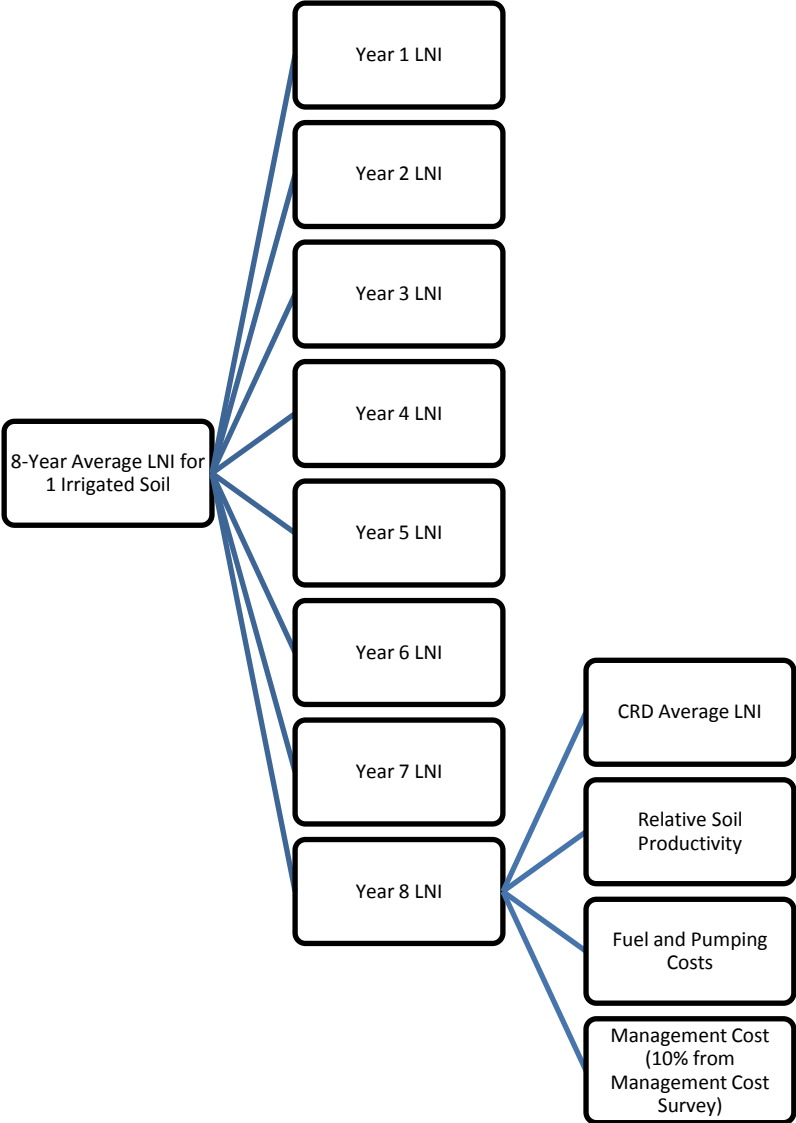
Production Costs



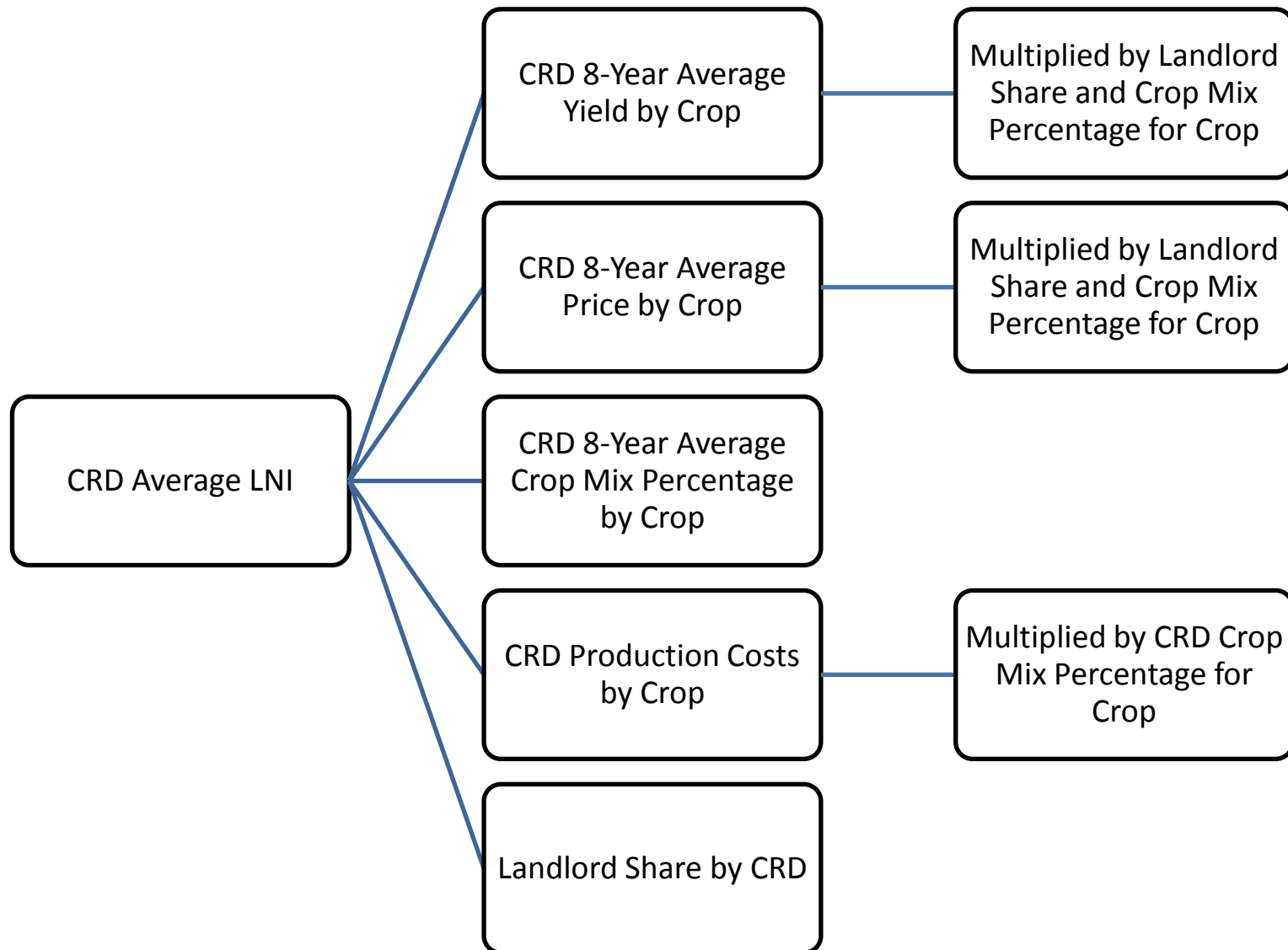
Landlord Share by CRD



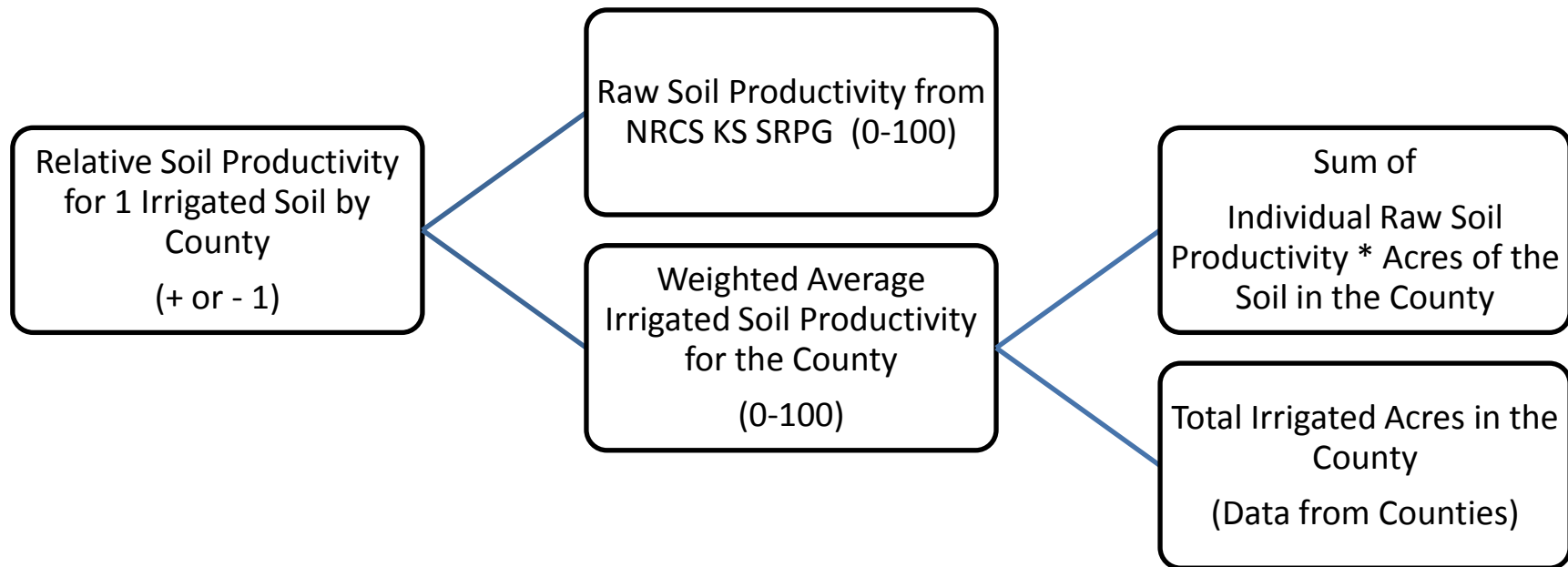
Overview of the Calculation of Landlord Net Income (LNI) for One Soil of Irrigated Land



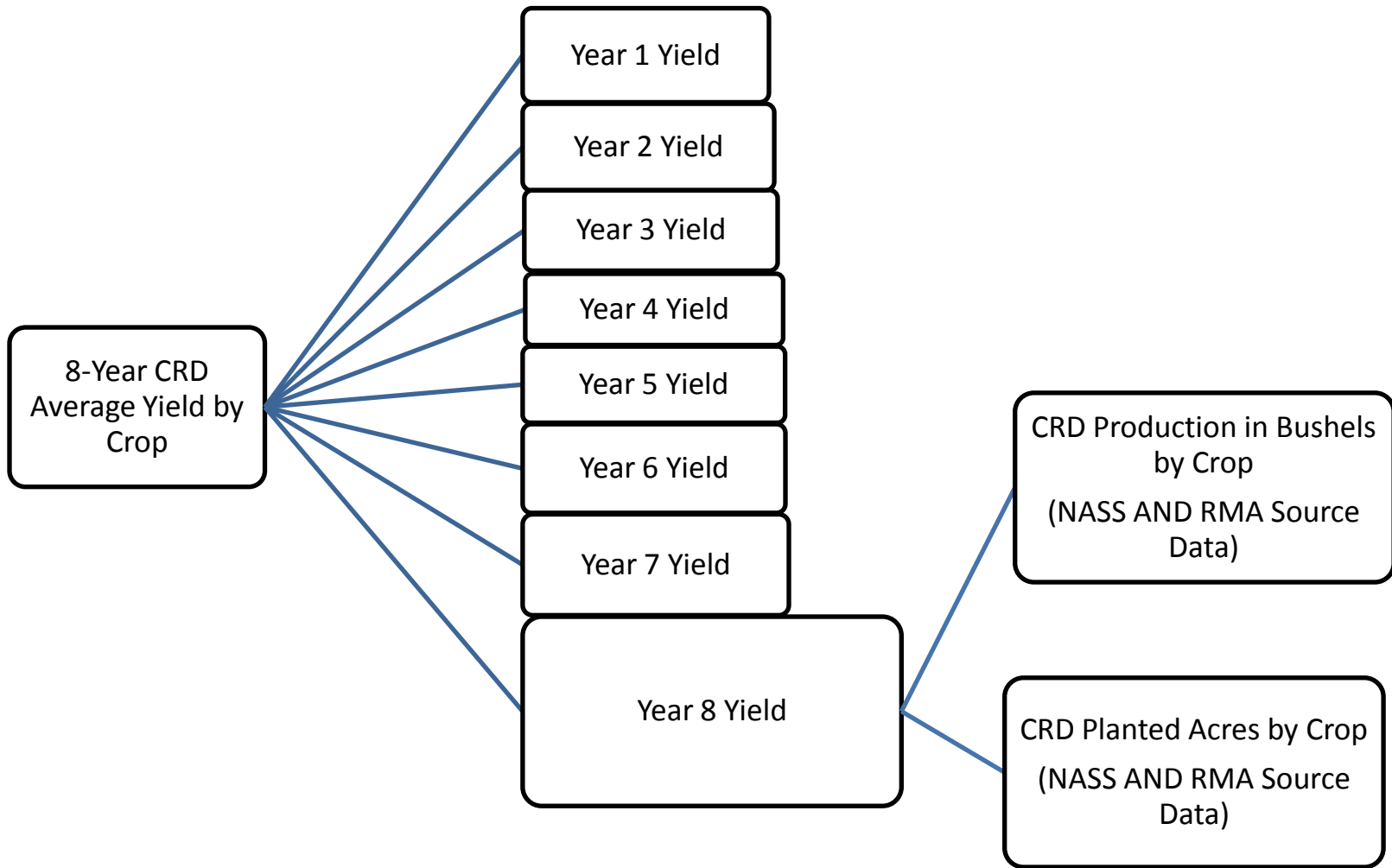
Crop Reporting District (CRD) Average Landlord Net Income



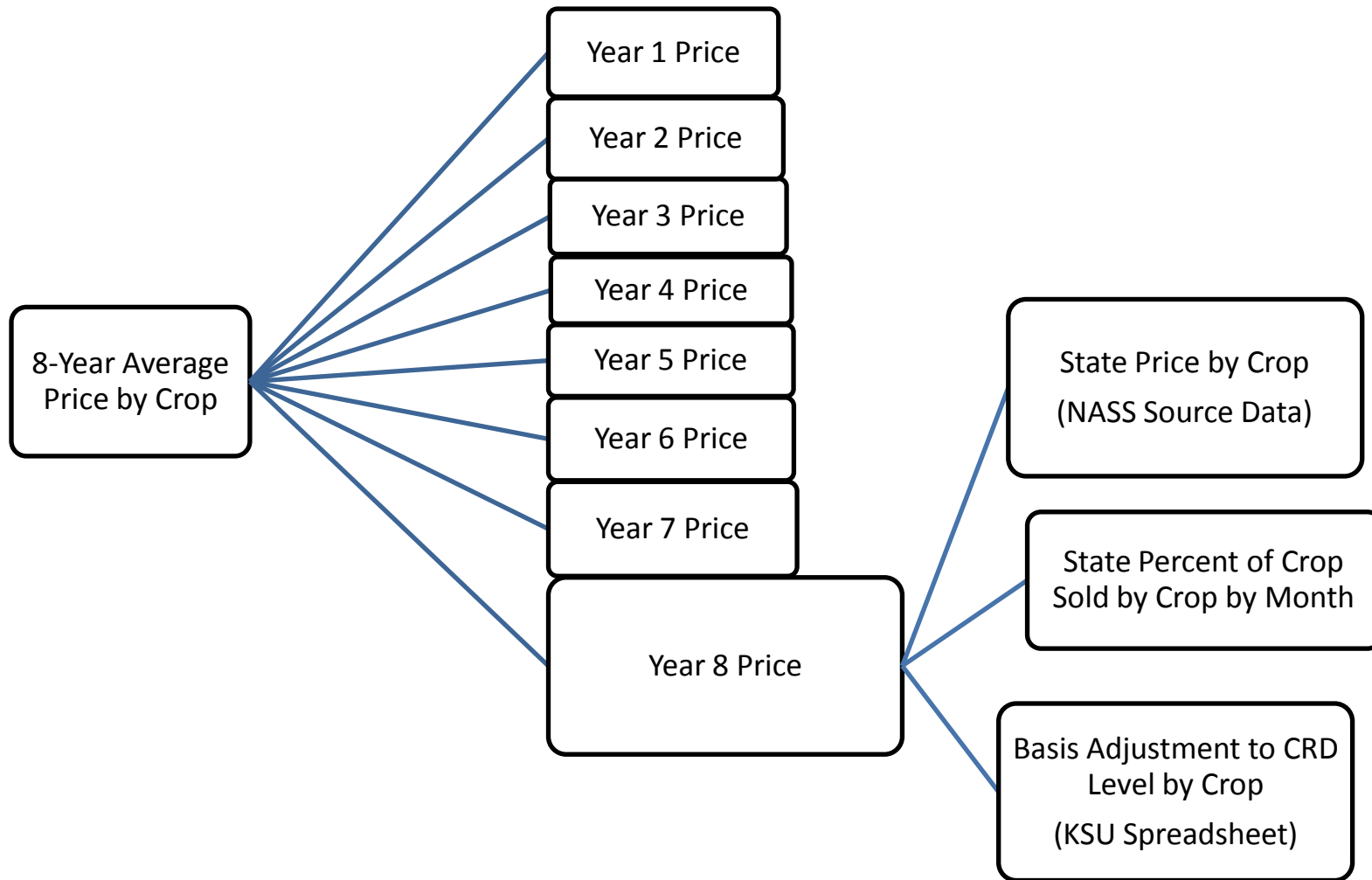
Relative Soil Productivity



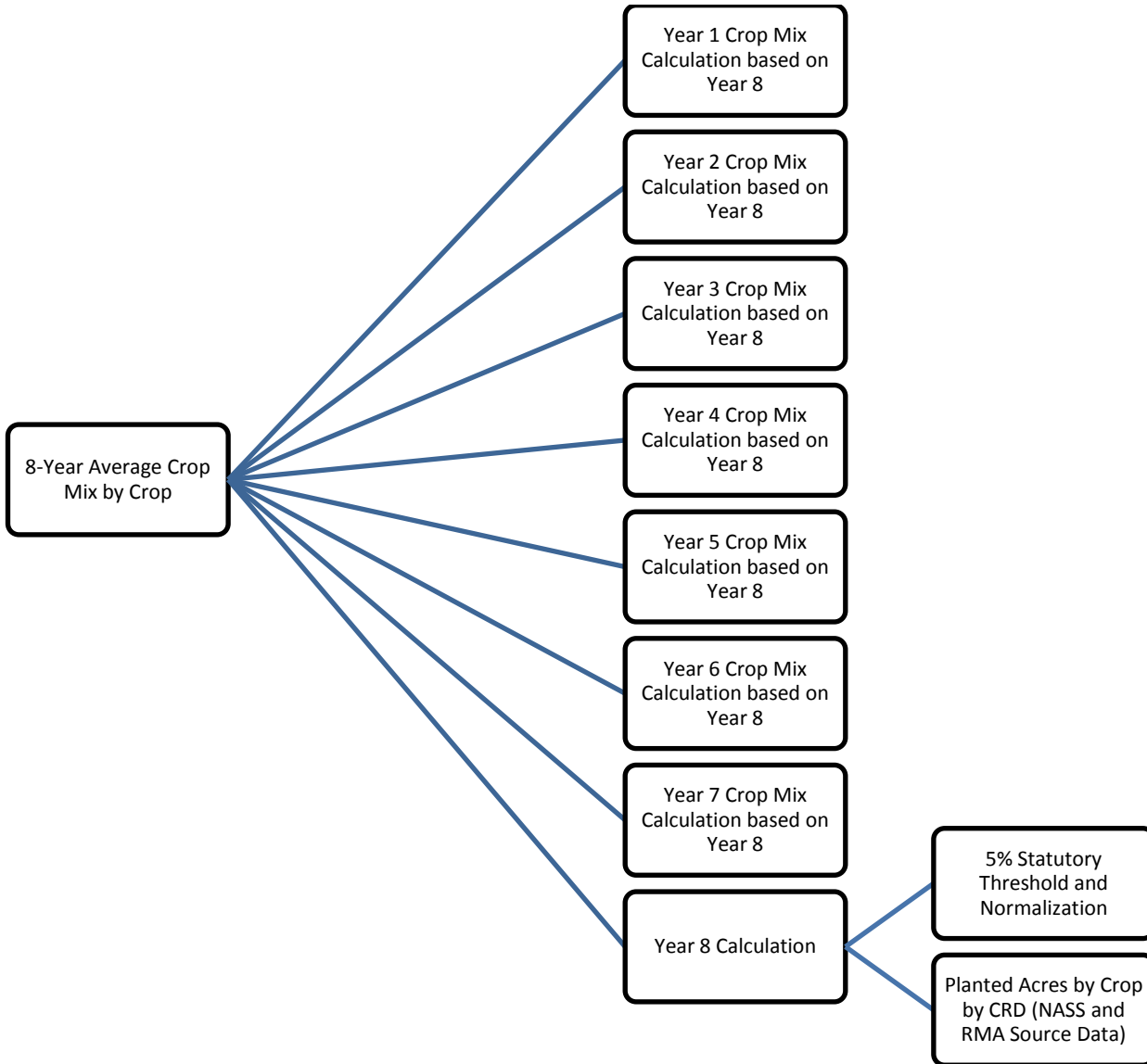
8- Year Average Yield



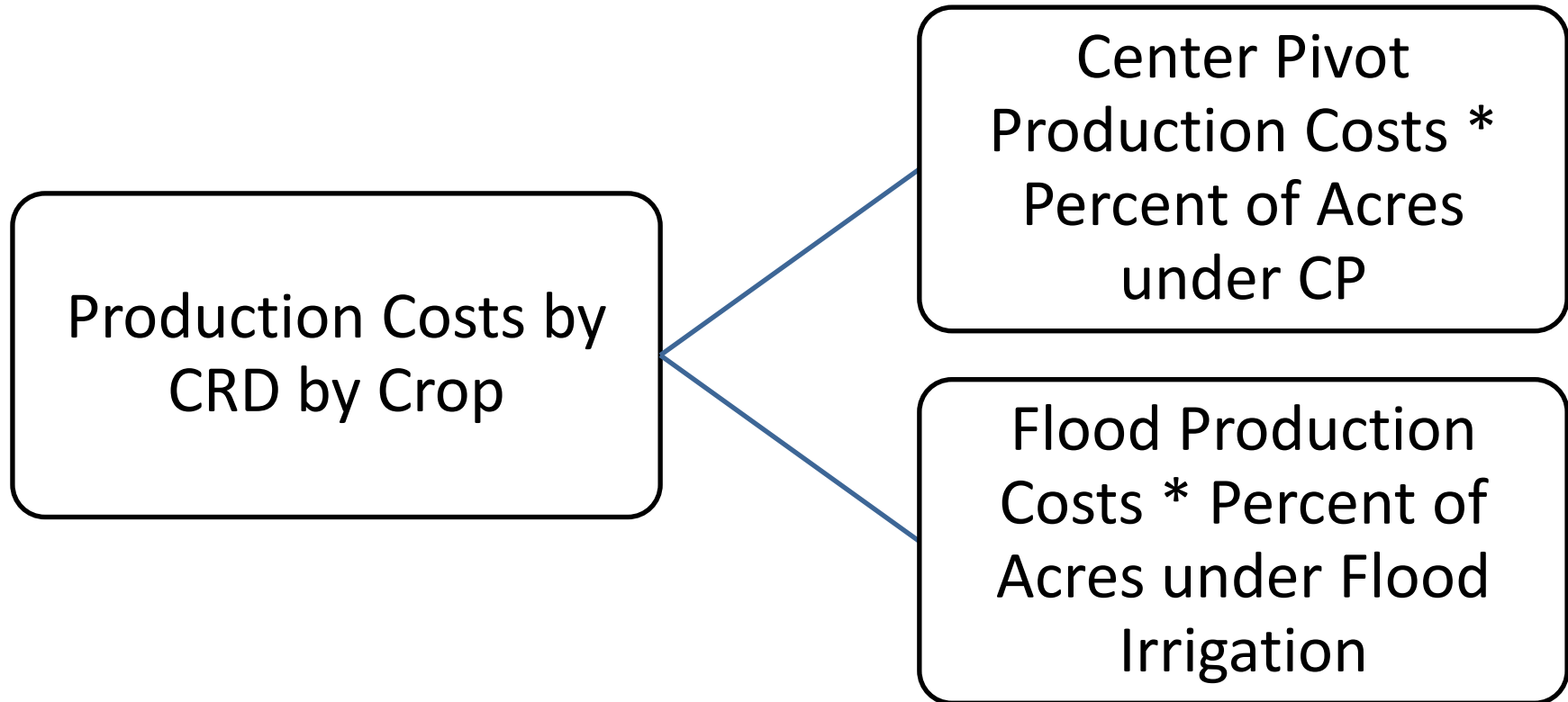
8- Year Average Price—the SAME Prices are used for Irrigated and Non-Irrigated



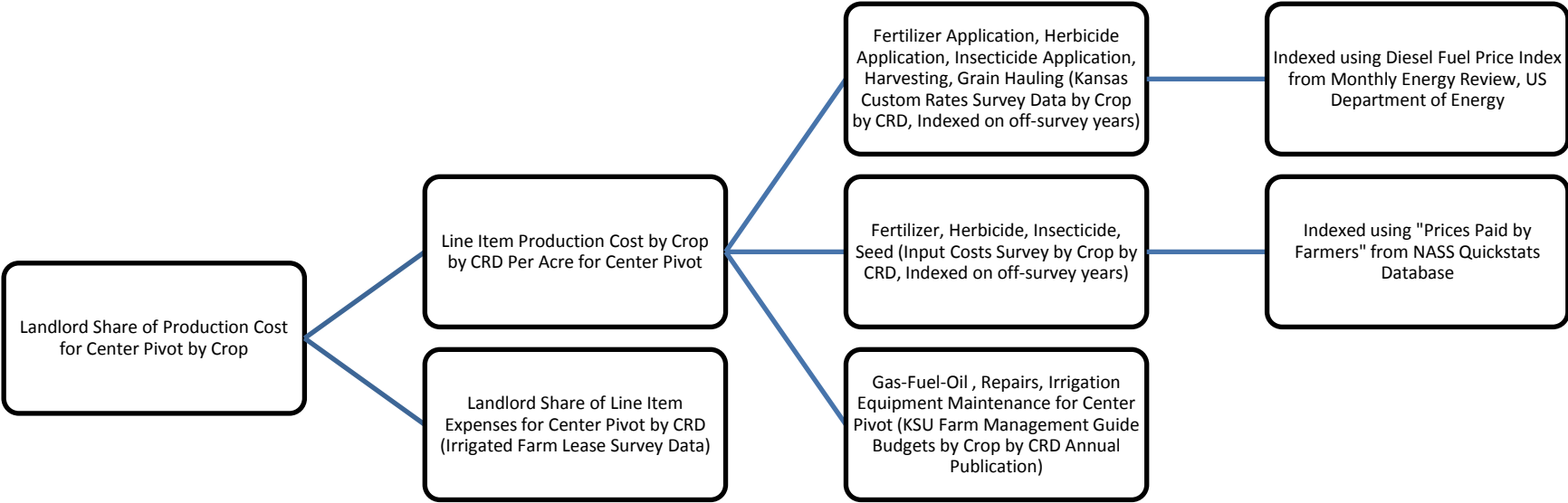
8-Year Average Crop Mix



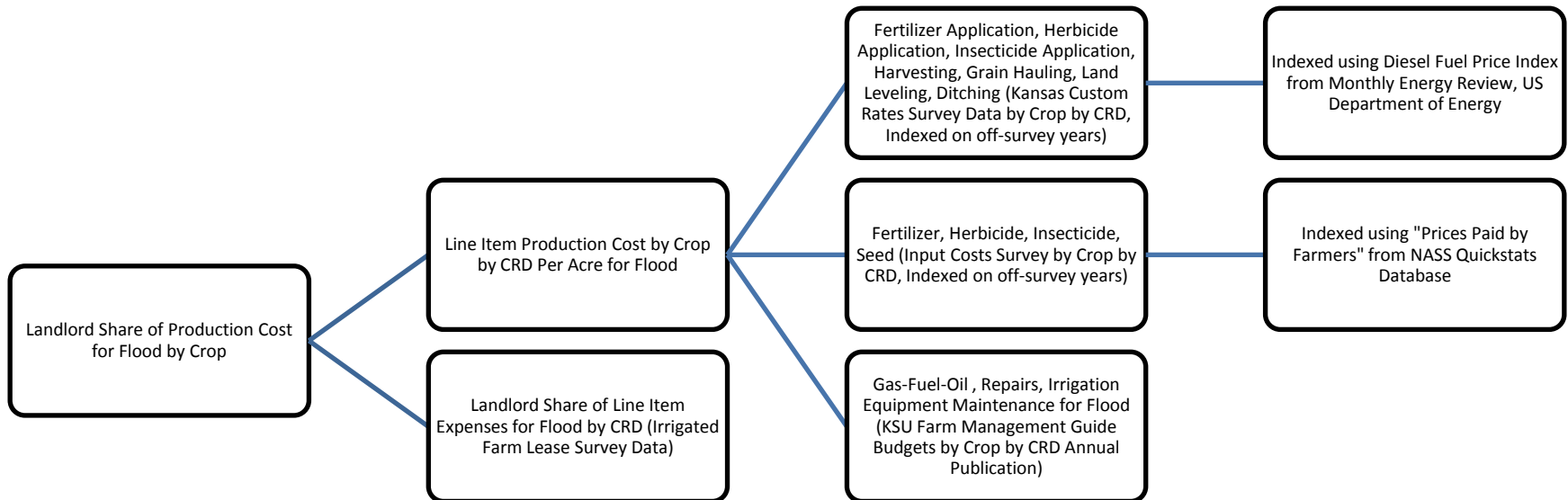
Production Costs for Irrigated Land



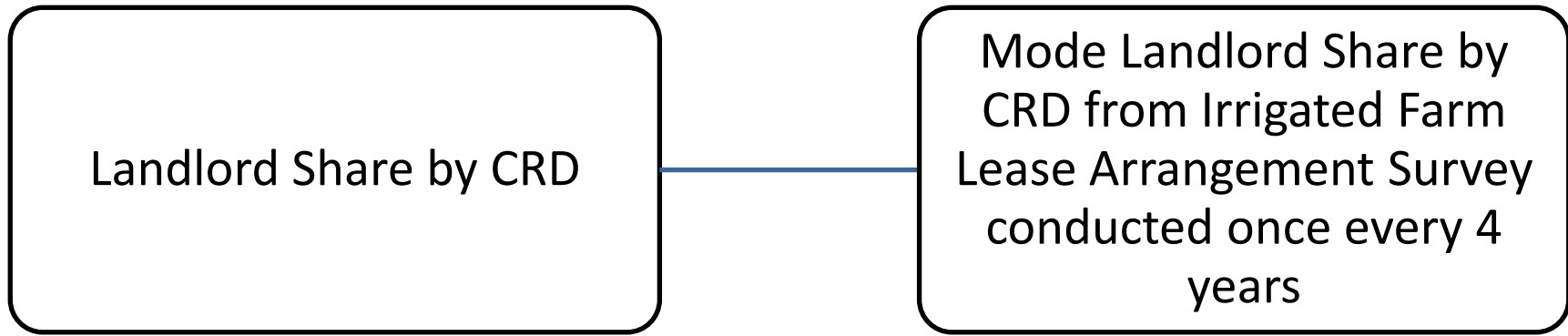
Center Pivot Production Costs



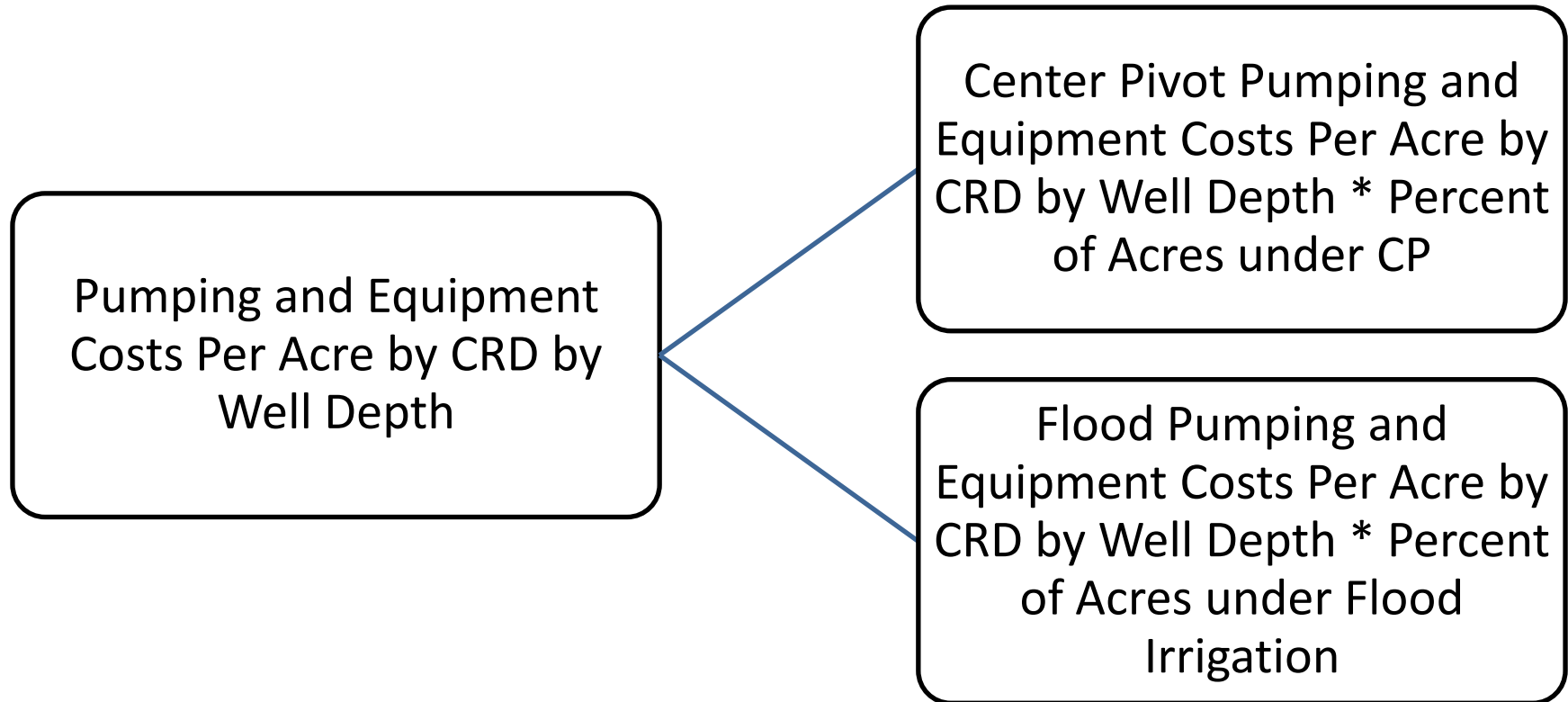
Flood Irrigation Production Costs



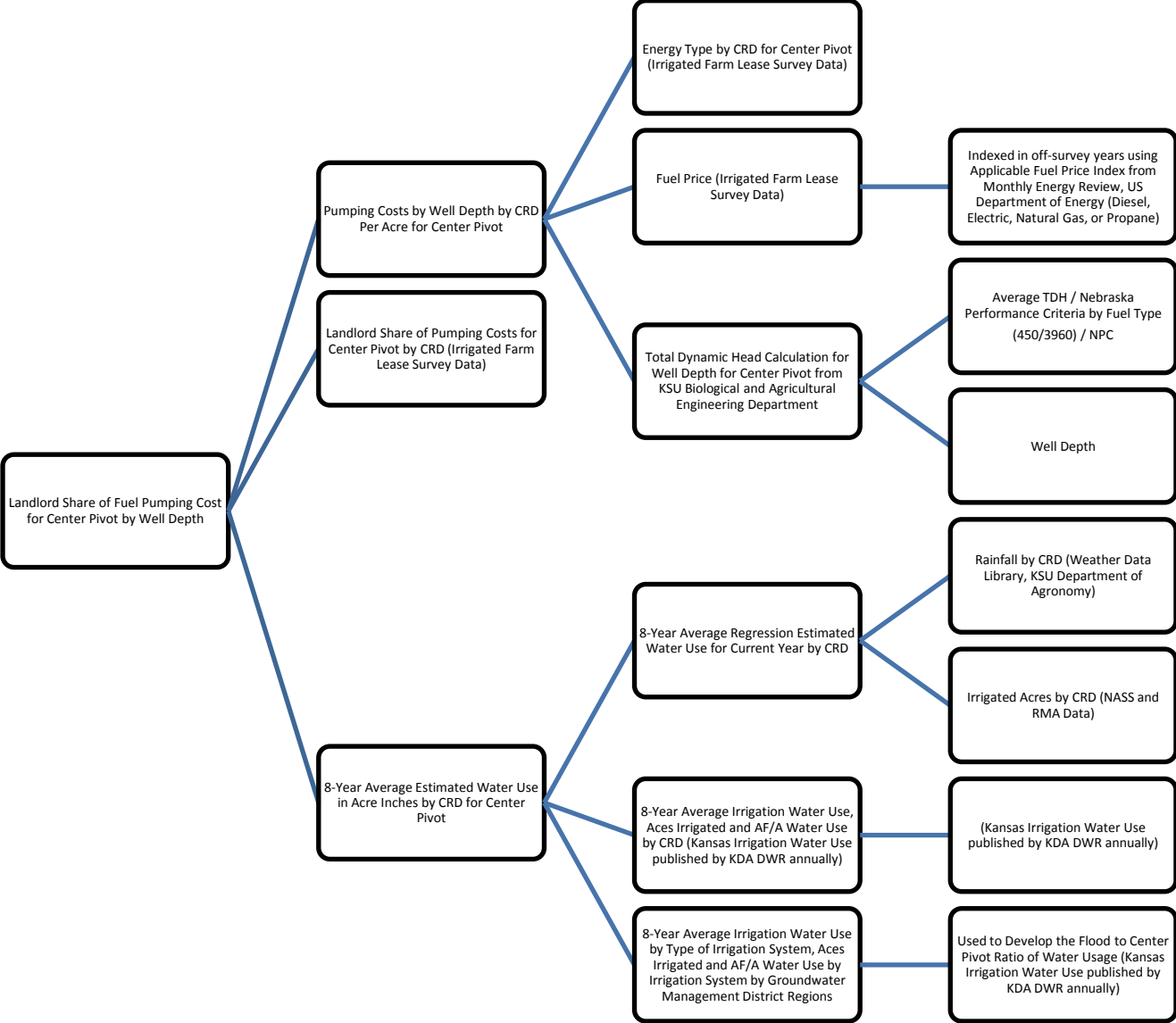
Landlord Share by CRD



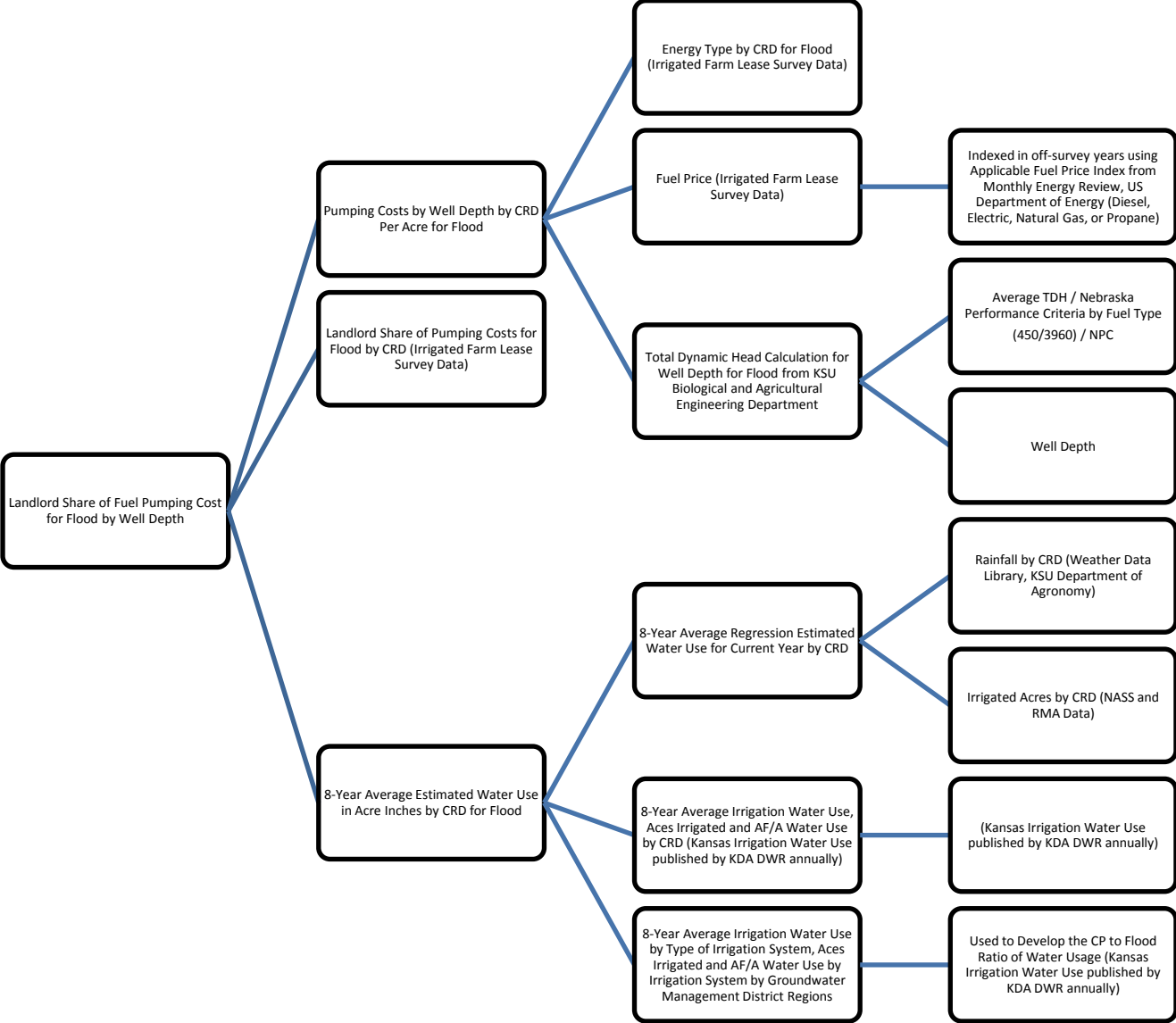
Pumping and Equipment Costs Per Acre by CRD by Well Depth for Irrigated Land



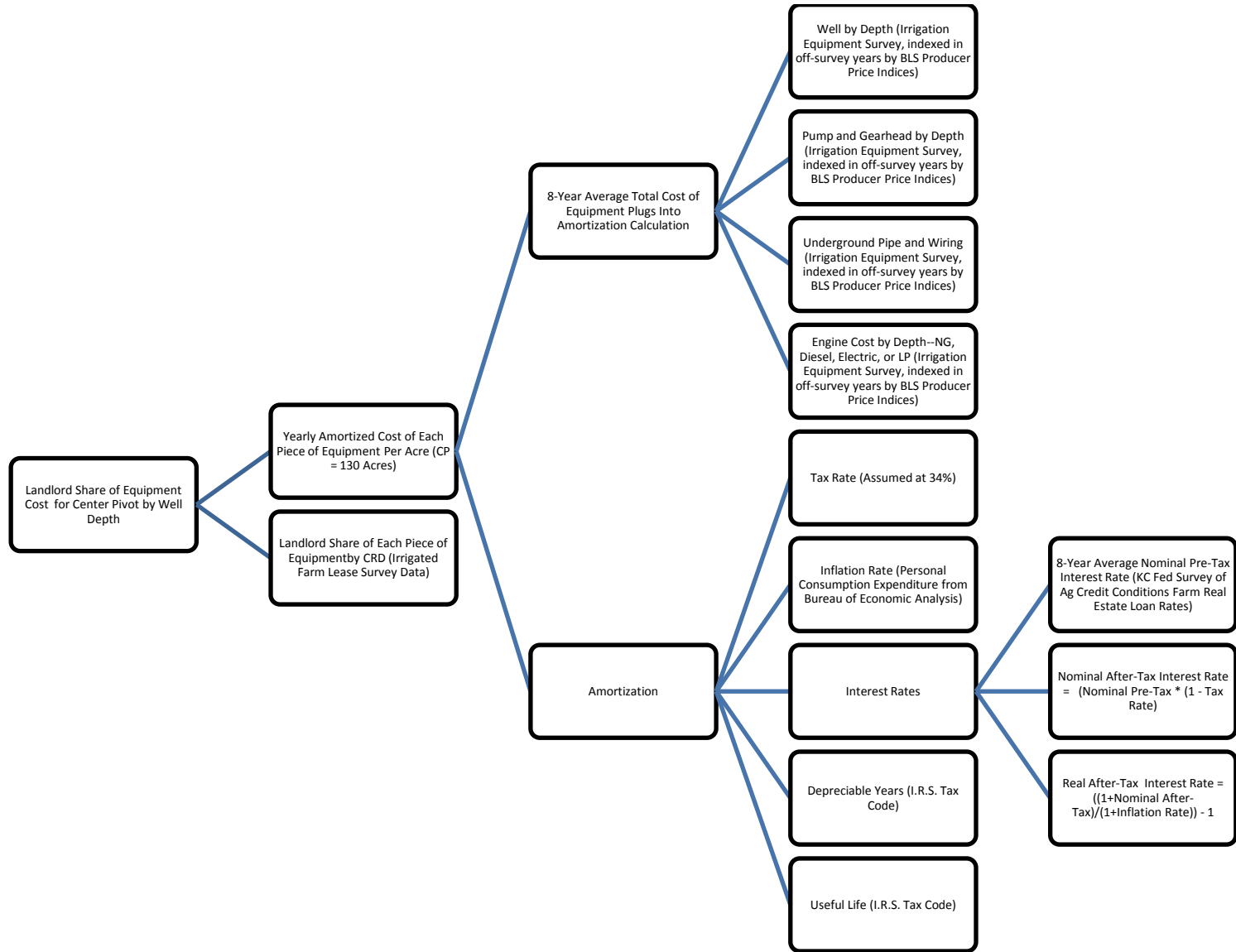
Center Pivot Pumping Costs by Well Depth



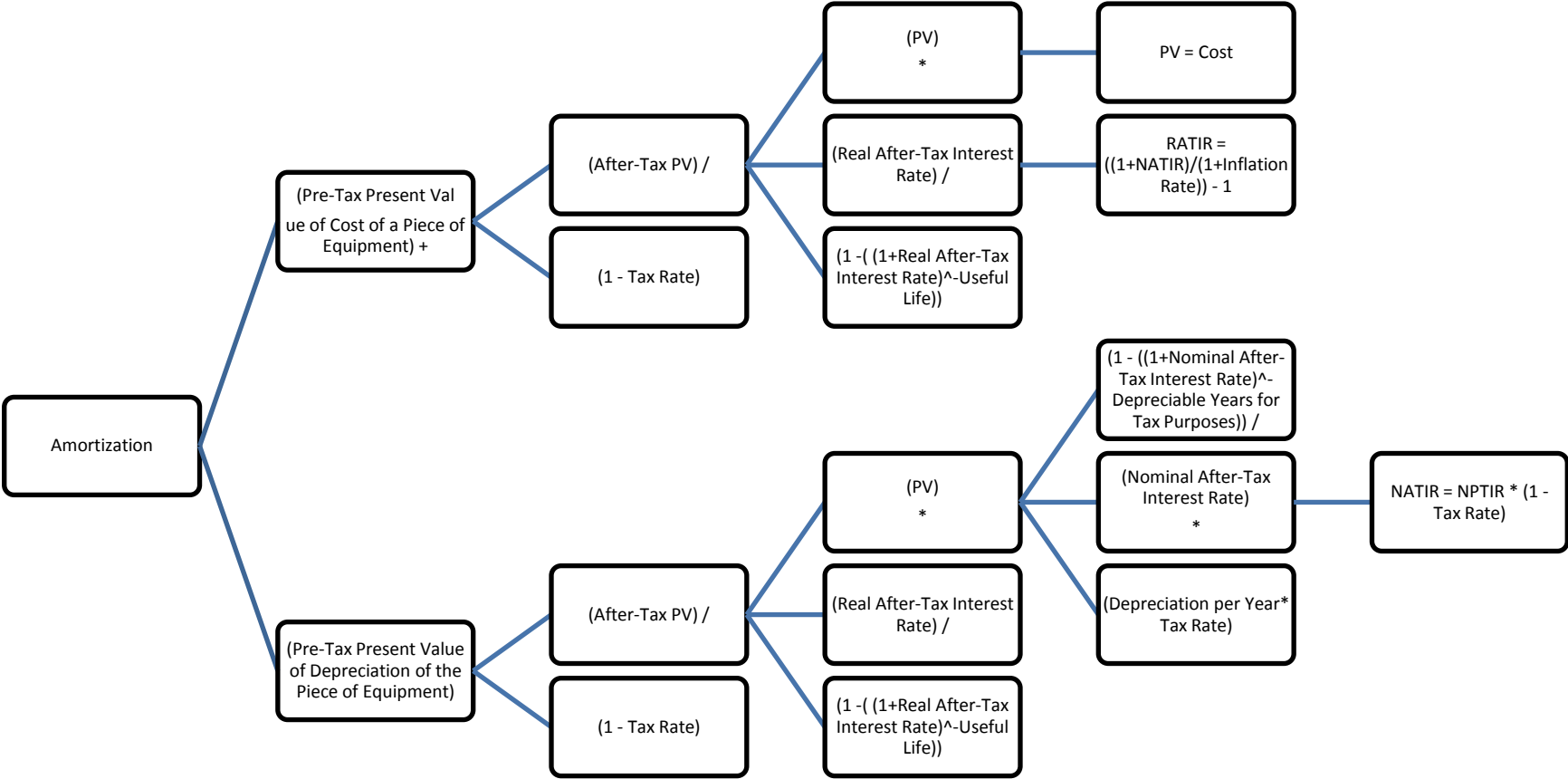
Flood Irrigation Pumping Costs by Well Depth



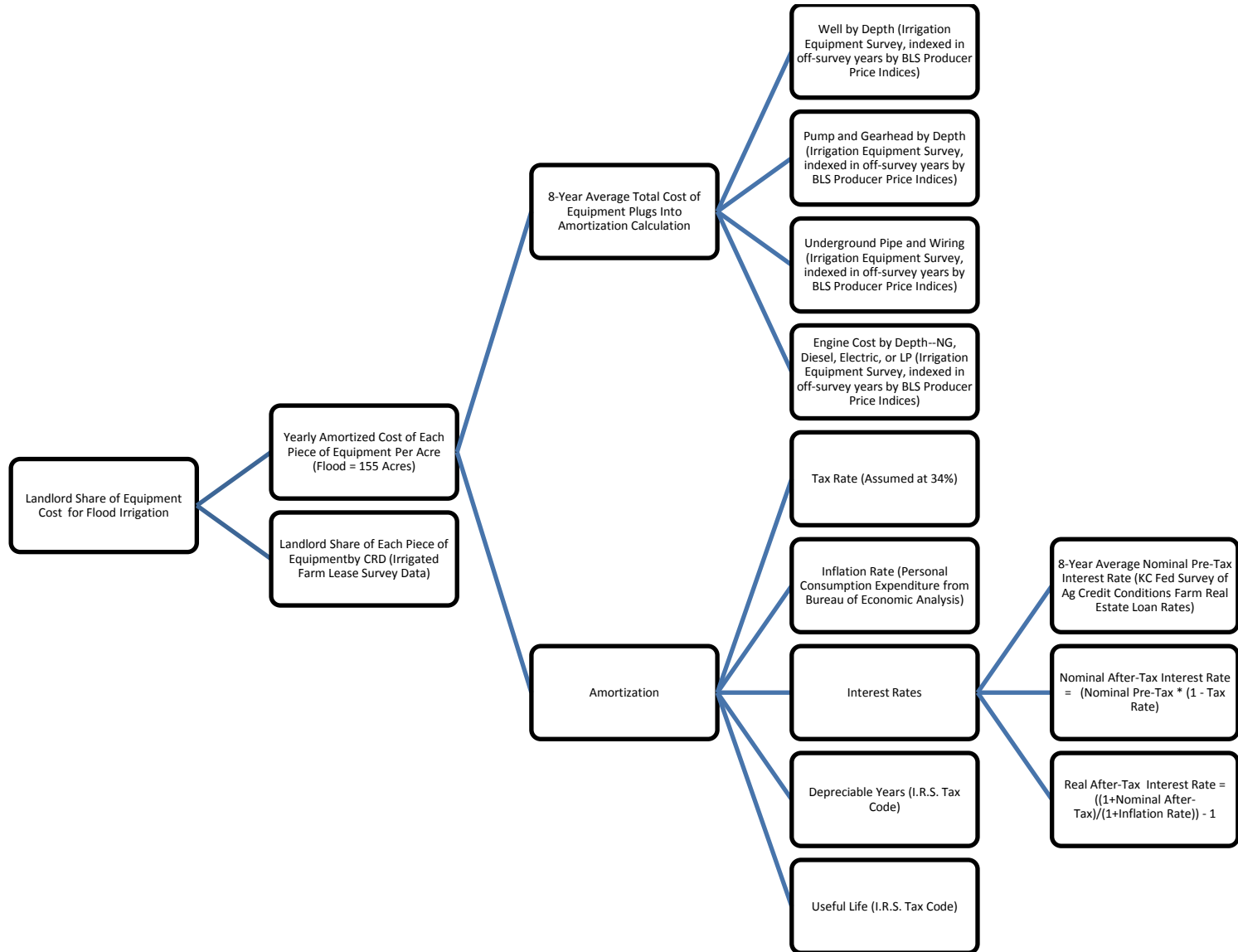
Center Pivot Equipment Costs by Well Depth



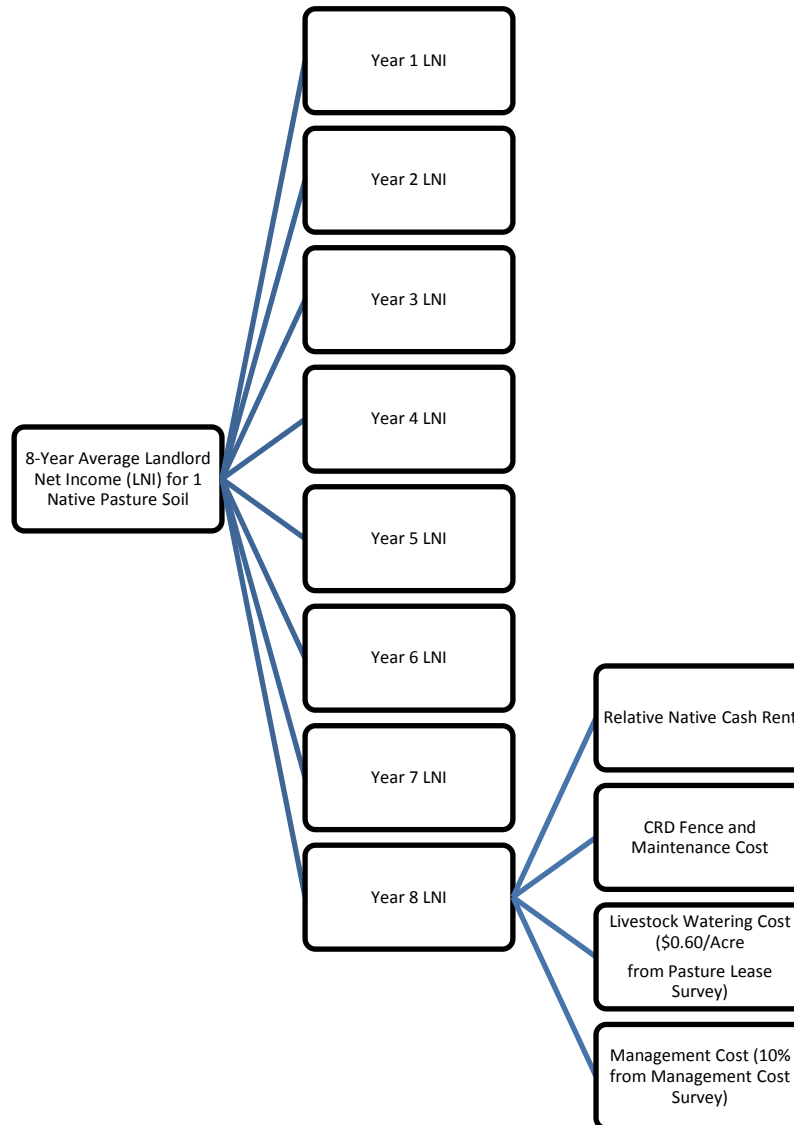
Amortization



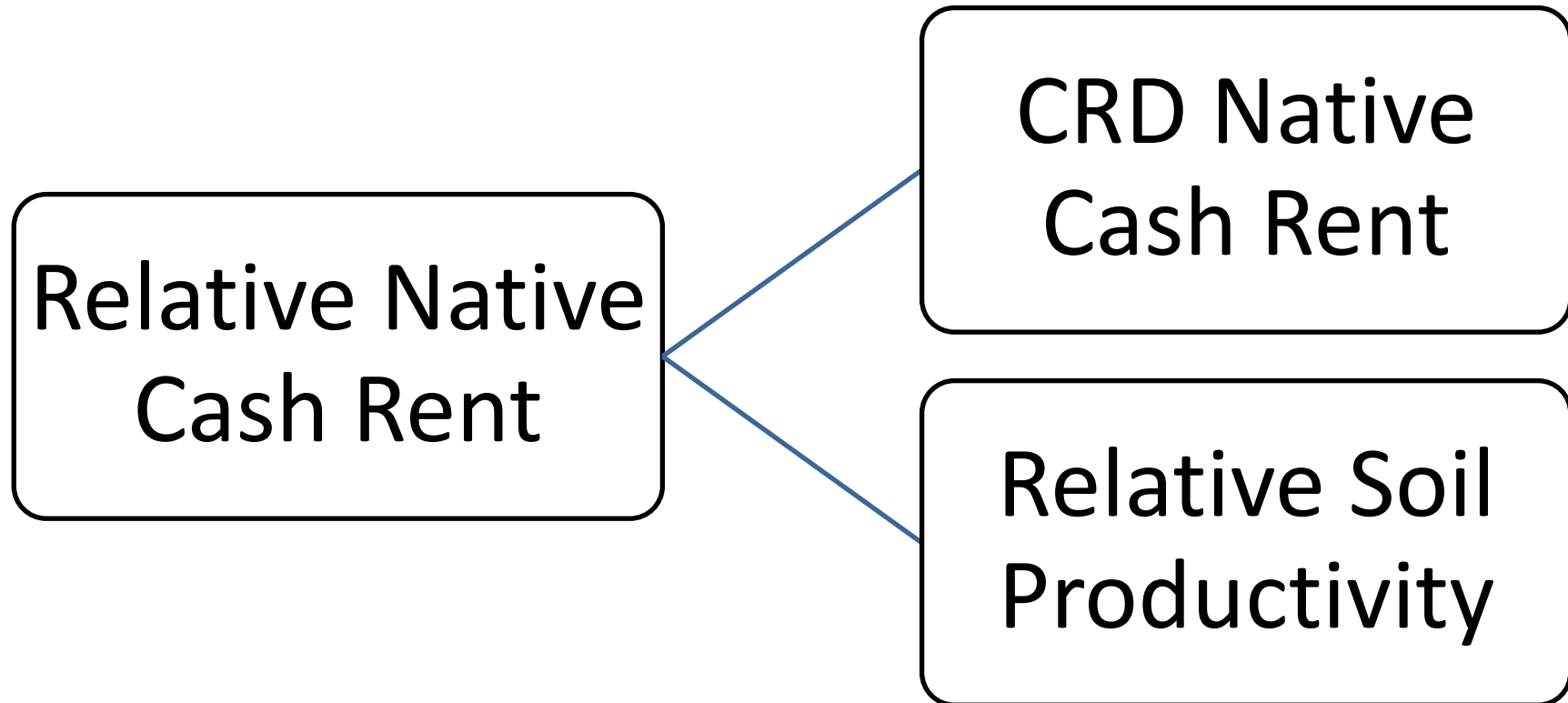
Flood Irrigation Equipment Costs



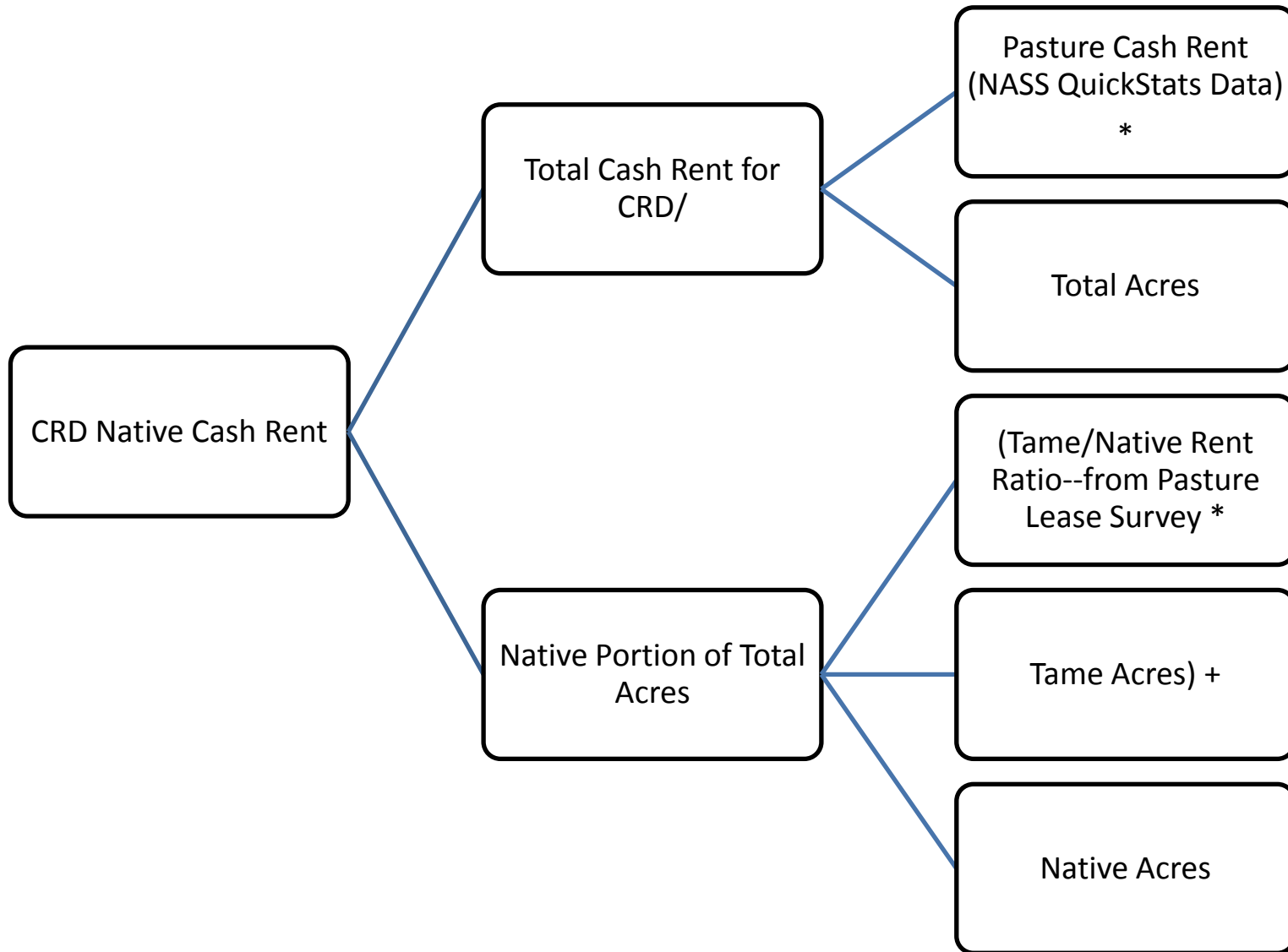
Overview of the Calculation for One Soil of Native Pasture Land



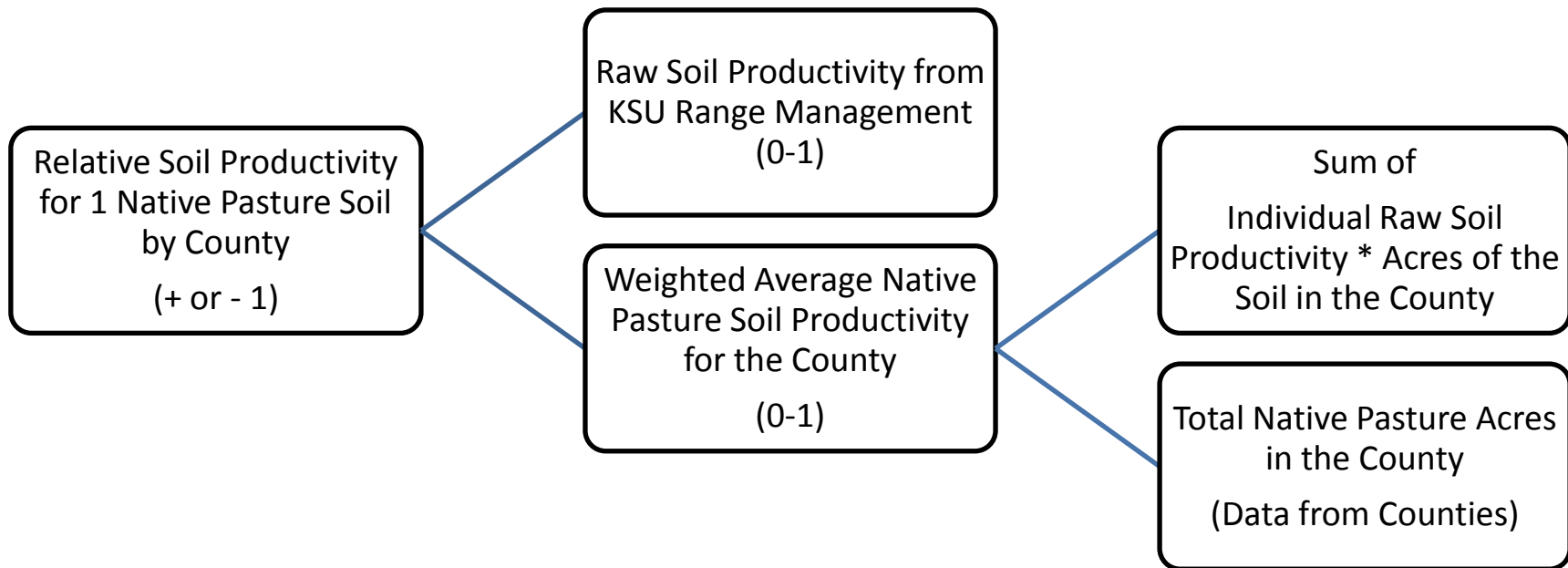
Relative Native Cash Rent



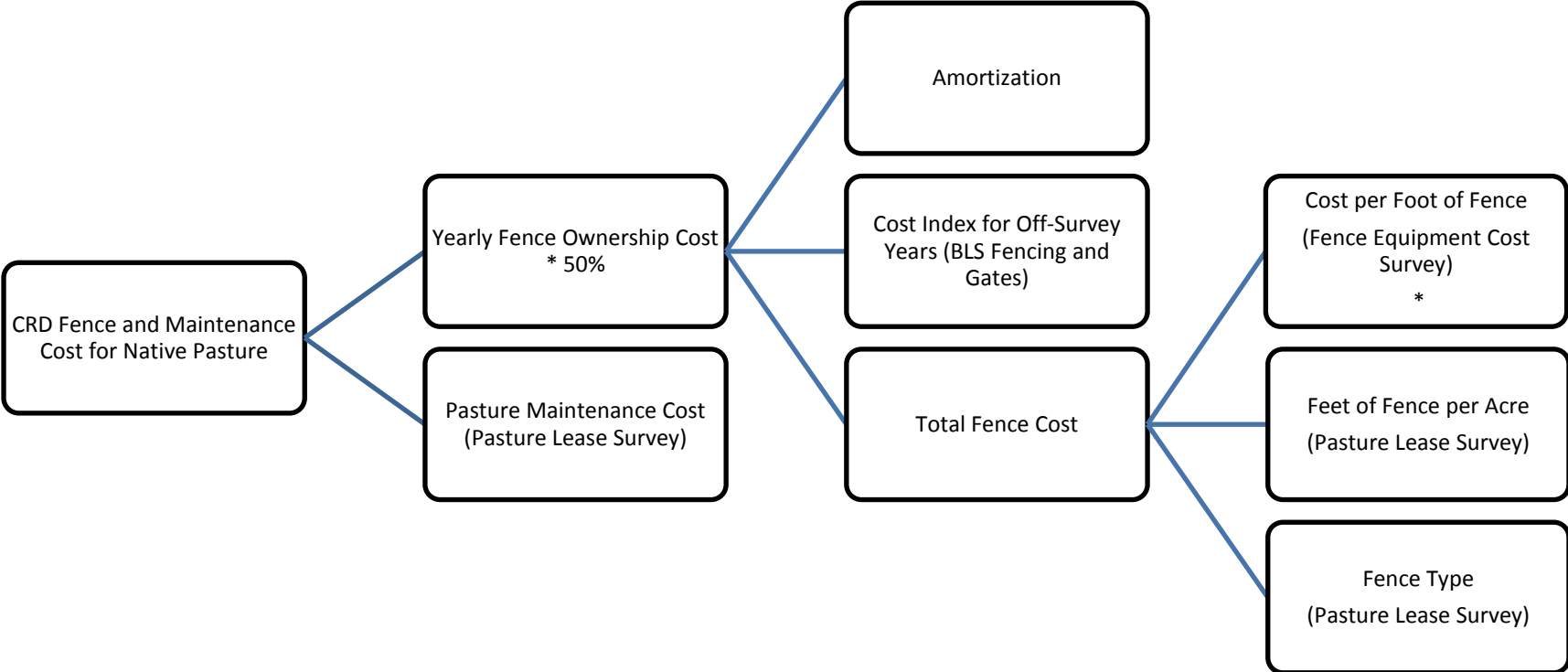
CRD Native Cash Rent



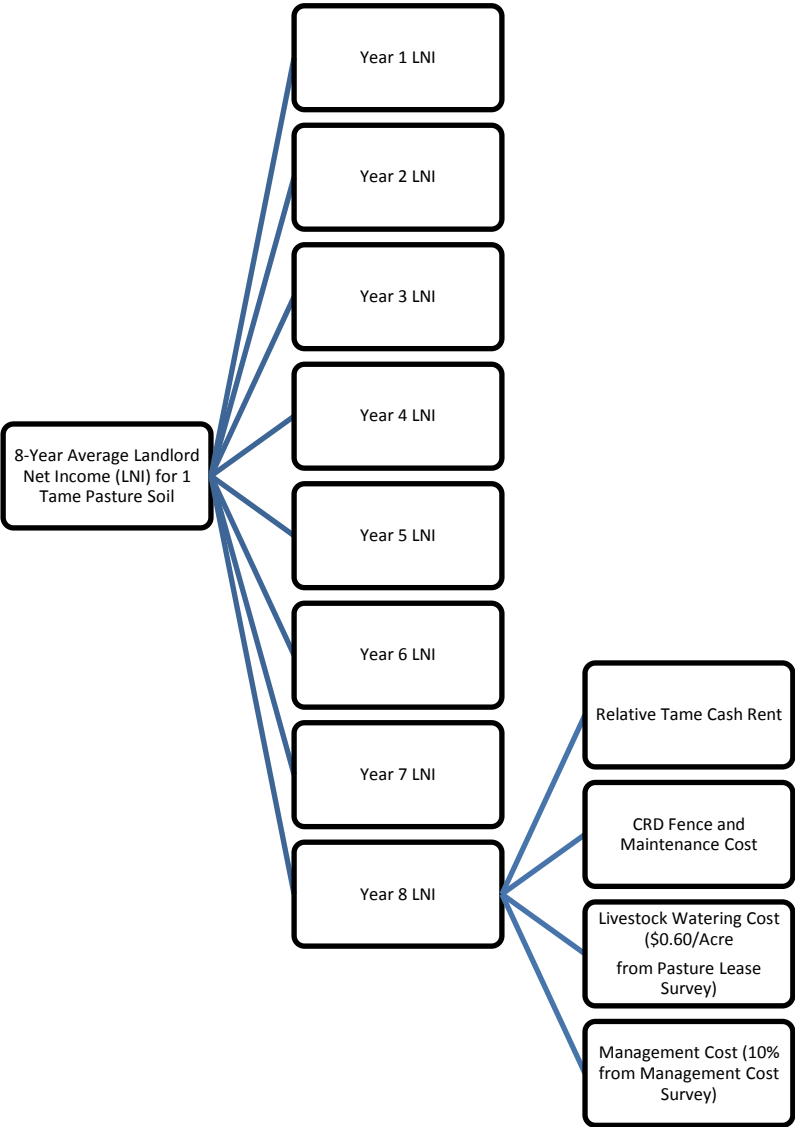
Relative Soil Productivity



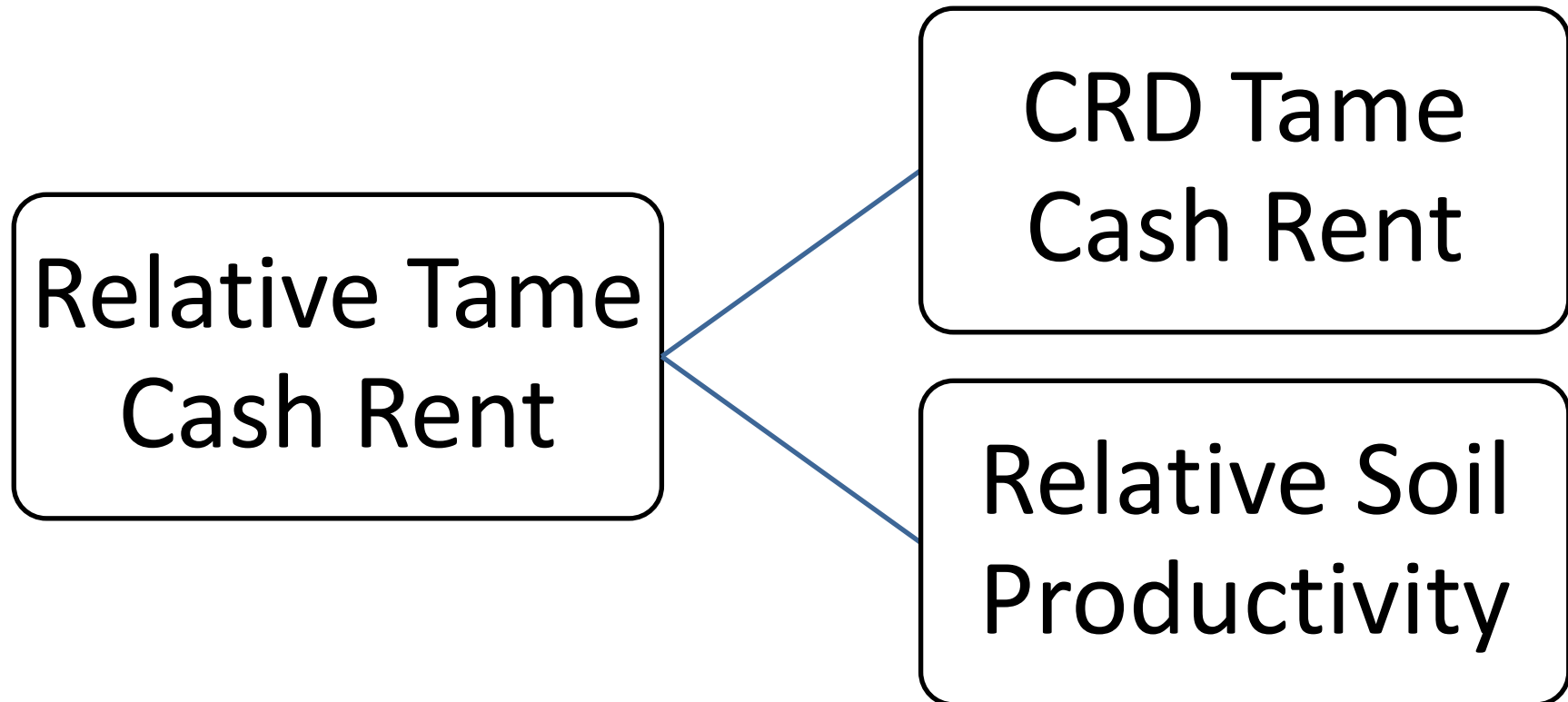
CRD Fence and Maintenance Cost for Native Pasture



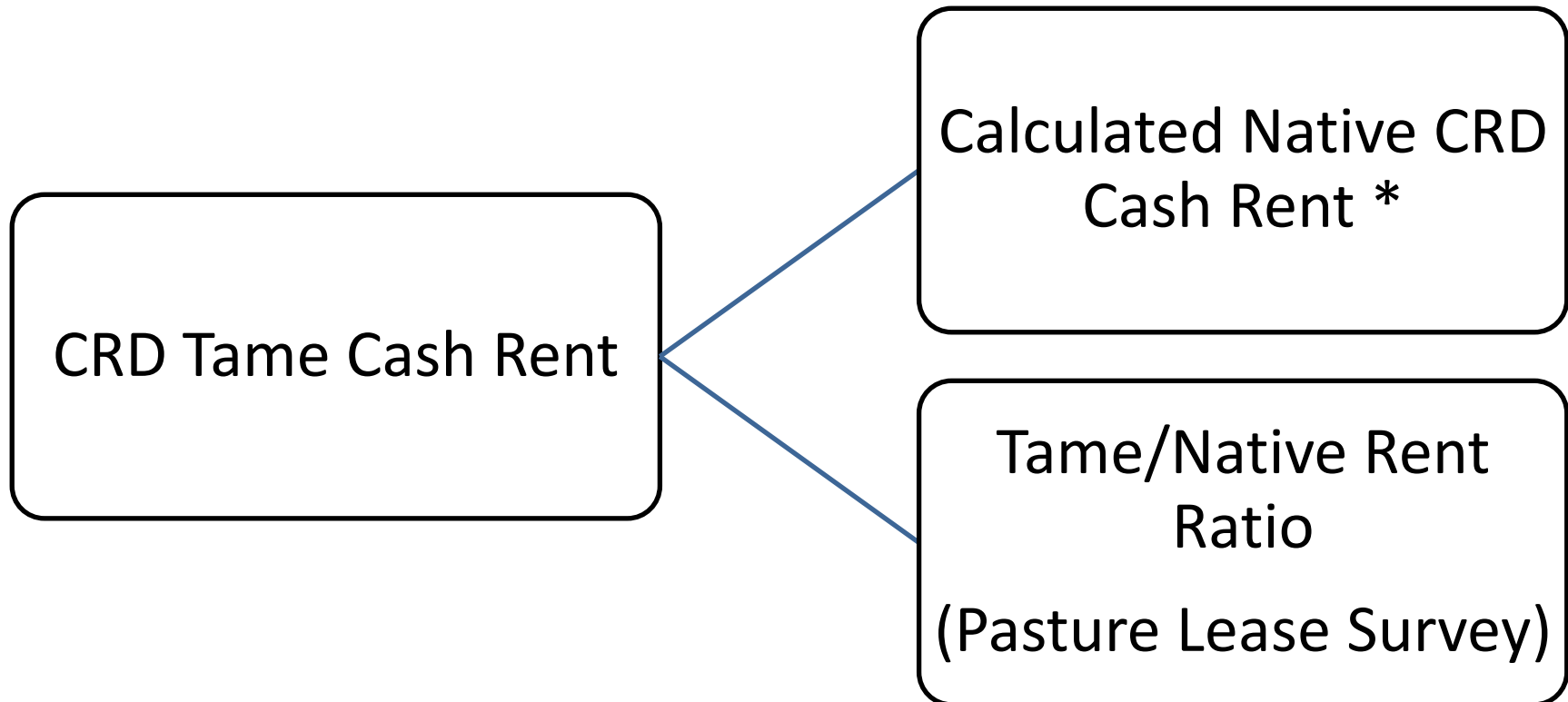
Overview of the Calculation for One Soil of Tame Pasture Land



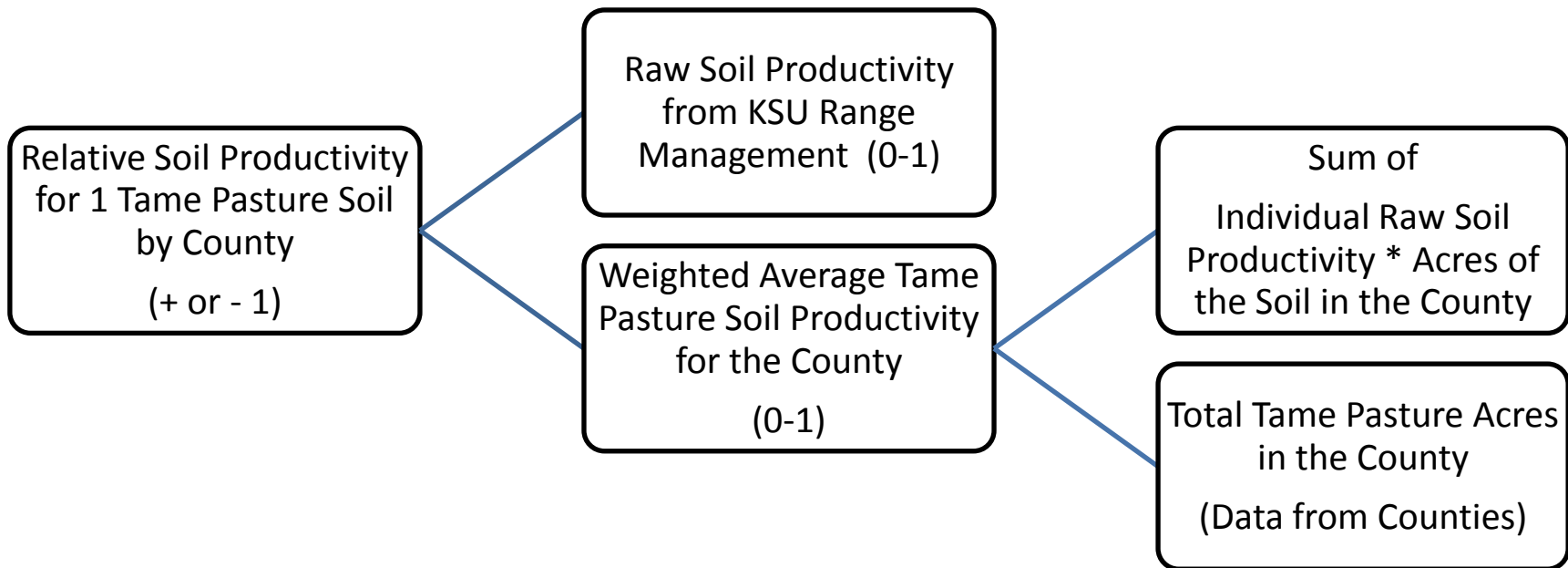
Relative Tame Cash Rent



CRD Tame Cash Rent



Relative Soil Productivity



CRD Fence and Maintenance Cost for Tame Pasture

