



**Department of
Taxation and Finance**

**2024 AGRICULTURAL
ASSESSMENT VALUES**

**DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Amanda Hiller, Commissioner

STATE OF NEW YORK

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DETERMINATION OF AGRICULTURAL ASSESSMENT

There are two factors necessary in determining agricultural assessments. First, a land classification system is needed to establish the different levels of land quality for which values must be determined. Second, a base agricultural assessment value must be calculated and an agricultural assessment per acre assigned for each level of land quality designated.

A. Land Classification System

To establish a uniform statewide land classification system the Department of Agriculture and Markets uses differences in soil productivity as the common denominator in classifying all New York State farmland. A soil rating methodology has been developed based primarily on differences in the inherent ability of soils to support crop production. Two distinct types of soil groups are:

1. Mineral soils are ranked in ten soil groups; groups 1-6 are further divided into subgroups, designated a and b, according to the natural lime content of the soil (i.e., high-lime and low-lime).
2. Organic soils (muck) are ranked in four soil groups A-D.

B. Calculation of a Base Agricultural Assessment Value

The Commissioner of Tax and Finance annually calculates a base agricultural assessment value. This base agricultural assessment value is calculated using the following data published by the United States Department of Agriculture¹ for all farming in New York State:

1. Farm real estate value is the total value of farmland and buildings, including improvements.
2. Farm structure value is the total value of farm buildings, including improvements.
3. Interest on mortgage debt is the total interest paid on farm real estate debt.
4. Net farm income is the realized gross income (defined in number 6 below) less production expenses, as adjusted for change in inventory.
5. Production expenses is the total cost of production.
6. Realized gross income is the total of cash receipts from farm marketings, government payments, nonmoney income, and other farm income.
7. Taxes on farm real estate are the total real property taxes on farmland and buildings, including improvements.

¹ *In the event that the data required for calculation are not published by the U.S. Department of Agriculture or are incomplete, the required data shall be obtained from the N.Y. Agricultural Statistics Service of the State Department of Agriculture and Markets.*

8. Number of acres harvested for all reported crops.
9. Value of production that is the total estimated value of all reported crops.

Once the Commissioner obtains this information, the base agricultural assessment value is calculated as the average capitalized value of production per acre for the eight-year period ending in the second year preceding the year for which the agricultural assessment values are certified. For 2024, the years 2015-2022 are used. The change in base agricultural assessment cannot be more than 2% from the prior year's base agricultural assessment.

The terms used in this base agricultural assessment value calculation are defined below:

1. The capitalized value of production per acre is calculated by dividing the product of the value of production per acre and the percentage of net profit by a capitalization rate of ten percent, representing an assumed investment return rate of eight percent and an assumed real property tax rate of two percent.
2. The value of production per acre is defined as the value of production divided by the number of acres harvested in New York State.
3. The percentage of net profit is defined as the adjusted net farm income divided by realized gross farm income.
4. Adjusted net farm income is the sum of net farm income, taxes on farm real estate and the amount of mortgage interest debt attributable to farmland, less a management charge of one percent of realized gross farm income plus seven percent of adjusted production expenses.
5. The amount of mortgage interest debt attributable to farmland is the product of the interest on mortgage debt and the percentage of farm real estate value attributable to land.
6. The percentage of farm real estate value attributable to land is the difference between farm real estate value and farm building value divided by the total farm real estate value.
7. Adjusted production expenses shall be production expenses, less the sum of the taxes on farm real estate and the interest on mortgage debt.

C. Use the Base Agricultural Assessment Value and the Land Classification System to Determine the Agricultural Assessment Values

The base agricultural assessment value for mineral soils, once calculated, is assigned as the agricultural assessment value of the highest-grade mineral soil (1a). The agricultural assessment values for the remaining mineral soil groups shall be the product of the base agricultural assessment value and a percentage derived from the productivity measurements determined for each soil and related soil group in conjunction with the land classification system, as follows:

Mineral Soil Group	Percent of Base Agricultural Assessment Value
1 <u>a</u>	100
b	89
2 <u>a</u>	89
b	79
3 <u>a</u>	79
b	68
4 <u>a</u>	68
b	58
5 <u>a</u>	58
b	47
6 <u>a</u>	47
b	37
7	37
8	26
9	16
10	5

For organic soils, Organic Soil Group A is two times the base agricultural assessment value for mineral soils. The remaining organic soil groups shall be the product of Organic Soil Group A and a percentage derived from the productivity measurement determined for each soil and related soil group in conjunction with the land classifications systems as follows.

Organic Soil Group	Percentage of Base Agricultural Assessment Value
A	Two times Mineral Soil Group 1a
B	65
C	55
D	35

Farm Woodland

The agricultural assessment value for farm woodland (farm woodland attributable to any separately described and assessed parcel must not exceed fifty acres) shall be the same as that calculated for mineral soil group seven.

Orchards and Vineyards

Where trees or vines used for the production of fruit are located on land used in agricultural production, the value of such trees and vines, and the value of all posts, wires and trellises used for the production of fruit, are considered to be part of the agricultural assessment of such land.

Aquaculture

Water bodies devoted to aquacultural production will be assigned the value for mineral soil group 1a.

Sources of Data Used

Primary reliance for data necessary to calculate Agricultural Assessment Values is placed on publications produced by the United States Department of Agriculture; National Agricultural Statistics Service. In a few cases, for specific crops, data from the New York Agricultural Statistics Service is necessary to complete the agricultural statistical picture for New York State. A list of the publications that were used is listed below.

For this year, the calculation is based on the most current agricultural data as revised for the 2015 through 2022 crop years.

Data Sources

United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office

[USDA - National Agricultural Statistics Service - New York - Annual Statistical Bulletins](#)

[USDA - National Agricultural Statistics Service - New York](#)

Economic Research Service, United States Department of Agriculture, New York State, Farm Income Sector Net Value Added Data (with net farm income), Farm Structure and Performance Branch, Economic Research Service/ USDA

[USDA ERS - Data Files: U.S. and State-Level Farm Income and Wealth Statistics](#)

APPENDIX

Calculation of 2024

Agricultural Assessment Values

The following four pages show how the actual calculation was performed for determining 2023 Agricultural Assessment Values. These calculations are made using a microcomputer that carries all calculations to 15 decimal places. Therefore, unless calculations are being performed to check these numbers are carried out to 15 decimal places, there will be slight differences in the results

CROP PRODUCTION DATA																
	2015		2016		2017		2018		2019		2020		2021		2022	
	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)	ACRES (000)	VALUE (\$000)
FIELD CROPS																
Wheat	110.0	36,868	115.0	36,508	125.0	40,870	95.0	34,807	66	22,869	120	45,698	125	66,411	100	57,240
Oats	40.0	5,359	60.0	7,161	35.0	4,235	43.0	6,780	39	8,447	32	6,920	29	7,001	49	20,517
Rye	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barley	9.0	1,701	NA	NA	NA	NA	8.0	1,346	4	801	5	1,140	5	1,445	4	1,678
Soybeans	301.0	117,781	320.0	125,558	265.0	110,426	325.0	137,760	225	91,800	312	179,806	320	205,211	325	207,675
Corn for grain	590.0	338,324	570.0	286,767	485.0	317,806	615.0	406,786	545	361,662	500	478,850	585	635,013	565	543,375
Corn for silage	480.0	387,600	510.0	416,976	495.0	423,225	445.0	377,939	445	375,669	530	468,414	NA	NA	NA	NA
Hay, all	1,230.0	439,904	1,360.0	436,660	1,320.0	446,820	1,220.0	423,976	1,180	382,006	1,060	295,260	1,160	394,081	1,180	435,284
Potatoes	14.8	50,557	14.8	44,755	14.4	50,803	13.4	47,409	NA	NA	NA	NA	NA	NA	NA	NA
Dry beans	7.8	3,823	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)	ACRES	VALUE (\$000)
VEG/FRUITS																
Beets, processing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cabbage, fresh	8,100	59,616	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,400	81,693	10,800	76,280	7,100	49,342
Cabbage, processing	NA	NA	10,600	70,962	12,700	74,434	10,100	52,862	11,700	82,430	11,400	81,693	10,800	76,280	7,100	49,342
Cauliflower, fresh	410	2,255	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cucumbers, fresh	1,900	17,298	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Green peas, processing	NA	NA	8,100	3,482	8,900	6,760	6,700	3,351	NA	NA	NA	NA	NA	NA	NA	NA
Onions, fresh	7,500	40,533	7,000	46,655	6,900	50,682	7,500	42,752	7,000	36,140	7,200	42,595	6,800	67,461	NA	NA
Snap beans, fresh	10,700	58,464	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Snap beans, processing	NA	NA	28,300	52,146	24,000	35,881	26,300	34,023	25,300	32,052	26,200	24,431	23,700	27,573	24,200	43,413
Sweet corn, fresh	16,700	31,427	26,600	48,720	25,700	31,992	26,600	36,257	26,500	40,422	23,600	34,707	23,600	41,161	20,200	37,620
Sweet corn, processing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tomatoes, fresh	2,300	31,395	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bell Peppers	NA	NA	900	7,700	900	5,196	1,400	8,455	NA	NA	NA	NA	NA	NA	NA	NA
Eggplant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pumpkin	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pumpkins	4,400	11,046	5,700	12,717	5,600	11,123	5,700	8,037	5,700	8,635	4,700	11,081	5,100	15,391	4,600	11,938
Spinach	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Squash	4,200	24,950	5,600	27,936	5,400	30,737	4,900	24,174	5,200	27,226	4,200	23,656	4,400	30,451	4,600	21,519
Apples	42,300	287,425	43,000	345,935	43,600	357,238	42,000	262,345	44,000	276,199	44,000	328,142	44,000	344,708	47,000	343,096
Peaches	1,600	8,631	1,400	3,329	1,200	8,135	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tart cherries	1,600	2,626	1,600	2,400	1,400	2,436	NA	NA	1,400	724	1,300	4,664	NA	NA	NA	NA
Pears	1,000	4,800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sweet cherries	700	2,930	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Grapes	35,000	57,031	34,000	63,700	33,000	69,078	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Strawberries, fresh and proc.	800	7,366	1,260	11,844	1,200	10,415	700	6,229	NA	NA	NA	NA	NA	NA	NA	NA
Blueberries	1,000	3,995	900	3,235	800	3,771	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Red Raspberries	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Acres Harvested	2,922,810		3,135,360		2,923,400		2,906,400		2,642,500		2,693,300		2,342,400		2,330,700	
Total Value Of Production		\$2,033,705		\$2,126,108		\$2,166,497		\$1,968,150		\$1,829,512		\$2,117,698		\$1,912,261		\$1,772,697
Value of Production Per Acre		\$696		\$678		\$741		\$677		\$692		\$786		\$816.37		\$760.59
CALCULATED VALUES																
(in millions)																
Adjusted Production Expenses																
Total Production Expenses	5,008		4,949		4,695		4,683		4,278		4,654		4,462		5,675	
-Taxes on Farm Property	303		284		285		303		305		401		350		390	
-Interest on Mortgage Debt	122		133		132		147		149		143		150		183	
Adjusted Total Production Exp.	4,583		4,532		4,278		4,233		3,824		4,110		3,962		5,102	
Management Charge																
1% of Gross Farm Income	59		56		59		56		61		58		66		89	
+7% of Production Expenses	321		317		299		296		268		288		277		357	
Total Management Charge	380		373		359		353		328		345		343		446	
Mortgage Debt Attributable to Land																
Interest on Mortgage Debt	122		133		132		147		149		143		150		183	
x Land % of Tot Real Est Value	63%		63%		63%		63%		63%		63%		63%		63%	
Debt Attributable to Land	77		84		83		93		94		90		95		115	
Adjusted Net Farm Income																
Net Farm Income	978		706		1,312		1,040		1,912		1,823		2,401		3,319	
-Management Charge	380		373		359		353		328		345		343		446	
+Property Taxes	303		284		285		303		305		401		350		390	
+Mortgage Debt Attributable to Land	77		84		83		93		94		90		95		115	
Adjusted Net Farm Income	978		700		1,322		1,082		1,983		1,969		2,501		3,379	
% Net Profit																
Adjusted Net Farm Income	978		700		1,322		1,082		1,983		1,969		2,501		3,379	
Realized Gross Farm Income	5,916		5,567		5,932		5,642		6,068		5,774		6,606		8,901	
% Net Profit =	17%		13%		22%		19%		33%		34%		38%		38%	
MINERAL SOILS BASE VALUE																
A. Capitalization Rate of 10%	10%		10%		10%		10%		10%		10%		10%		10%	
B. Annual Percent Net Profit	17%		13%		22%		19%		33%		34%		38%		38%	
C. Value of Production Per Acre	696		678		741		677		692		786		816		761	
Capitalized Value of Production Per Acre (B x C / A) =	1,150		853		1,651		1,299		2,262		2,682		3,091		2,887	

Production expenses by category, 2014-2023F
Nominal (current dollars)

New York	2014	2015	2016	2017	2018	2019	2020	2021	2022
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Production expenses aggregates									
Total production expenses									
Including operator dwellings 1/	5,386,287	5,008,460	4,948,981	4,695,488	4,683,188	4,278,401	4,653,699	4,462,372	5,674,854
Excluding operator dwellings 1/	5,252,539	4,871,656	4,837,559	4,597,881	4,571,870	4,160,424	4,552,668	4,361,854	5,513,309
Cash expenses									
Excluding operator dwellings 1/	4,652,664	4,292,379	4,256,655	4,091,432	4,123,988	3,742,560	4,145,950	3,964,547	5,065,037
Excluding net rent to landlords 1/	4,591,874	4,228,170	4,177,360	4,070,240	4,136,149	3,770,320	4,164,403	4,003,326	5,140,903
Current operating									
Including operator dwellings 1/	4,179,093	3,841,395	3,768,735	3,656,714	3,697,571	3,344,855	3,634,607	3,533,215	4,663,152
Excluding operator dwellings 1/	4,124,759	3,771,318	3,721,650	3,608,846	3,640,722	3,284,540	3,591,295	3,477,322	4,550,531
Factor payments to stakeholders									
Including operator dwellings 1/	970,796	882,545	1,000,805	899,740	842,935	717,476	737,621	685,992	1,125,358
Excluding operator dwellings 1/	959,360	870,353	987,840	887,292	829,004	707,030	731,440	680,433	1,118,331
Nonfactor payments									
Excluding operator dwellings	4,293,179	4,001,303	3,849,718	3,710,589	3,742,867	3,453,394	3,821,228	3,681,421	4,394,978
Intermediate product expenses									
Including operator dwellings	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,707,680
Excluding operator dwellings	3,367,726	3,107,706	2,981,169	2,909,276	2,992,001	2,752,629	3,021,910	2,924,834	3,595,058
Farm-origin									
Feed	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182	818,215
Livestock and poultry	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,162
Seed	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459	434,233
Manufactured inputs									
Pesticide	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263	171,702
Fertilizer, lime, and soil conditioner	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806	338,259
Fuel and oils	359,211	269,914	227,270	242,656	239,133	235,998	216,852	243,793	358,151
Electricity	87,654	96,106	100,884	79,108	86,685	77,819	89,885	90,743	97,083
Other intermediate									
Including operator dwellings	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,426,875
Excluding operator dwellings	1,299,270	1,198,837	1,177,328	1,086,836	1,125,838	1,018,689	1,121,288	1,056,465	1,314,254
Repair and maintenance									
Including operator dwellings	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667	442,527
Excluding operator dwellings	382,363	388,223	346,385	319,020	343,634	294,593	363,927	343,457	358,056
Machine hire and custom work	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247	59,806
Marketing, storage, and transportation	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004	144,002
Miscellaneous									
Including operator dwellings	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440	780,540
Excluding operator dwellings	651,326	602,313	616,502	594,475	558,075	536,377	538,932	556,757	752,389
Labor expenses									
Cash labor									
Contract labor	745,816	655,856	733,408	693,727	643,290	514,103	559,089	541,452	919,819
Hired labor	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821	26,118
Non-cash employee compensation	717,861	619,554	711,648	669,358	617,784	494,360	529,446	496,630	893,701
Interest expenses									
Including operator dwellings	204,764	213,674	225,651	223,031	249,115	248,807	231,947	232,032	287,696
Excluding operator dwellings	193,328	201,481	212,686	210,584	235,184	238,361	225,765	226,472	280,669
Nonreal estate interest	85,181	91,383	92,924	90,593	102,399	99,886	88,816	81,771	104,263
Real estate									
Including operator dwellings	119,583	122,290	132,727	132,438	146,716	148,921	143,130	150,261	183,433
Excluding operator dwellings	108,147	110,098	119,762	119,990	132,785	138,475	136,948	144,702	176,406
Net rent to landlords									
Including landlord capital consumption	36,954	41,561	56,434	1,508	-29,395	-43,499	-34,067	-53,706	-91,693
Excluding landlord capital consumption	60,790	64,210	79,295	21,192	-12,160	-27,759	-18,453	-38,779	-75,865
Net rent to operator landlords									
Including landlord capital consumption	6,533	7,348	9,977	267	-5,197	-7,690	-6,023	-9,495	-16,211
Excluding landlord capital consumption	10,747	11,352	14,019	3,747	-2,150	-4,908	-3,262	-6,856	-13,412
Net rent to nonoperator landlords									
Including landlord capital consumption	30,420	34,213	46,457	1,241	-24,198	-35,809	-28,044	-44,211	-75,483
Excluding landlord capital consumption	50,043	52,858	65,277	17,446	-10,011	-22,852	-15,191	-31,923	-62,453
Property taxes and fees									
Including operator dwellings	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585	390,239
Excluding operator dwellings	285,004	263,127	250,096	256,654	265,674	265,227	357,639	310,568	345,356
Personal property taxes	28,782	17,975	14,182	26,109	15,745	16,975	44,562	18,616	24,871
Motor vehicle registration and licensing fees	7,027	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,510
Real estate property taxes									
Including operator dwellings	288,930	276,762	260,774	250,117	279,663	280,352	348,676	320,912	356,858
Excluding operator dwellings	249,196	236,873	227,245	221,664	242,709	240,430	304,819	281,895	311,976
Capital consumption									
Including operator dwellings	640,738	608,814	614,535	529,128	463,269	423,090	419,716	401,246	425,460
Excluding operator dwellings	612,495	594,169	596,693	520,290	459,685	415,795	412,036	401,198	428,445

Footnotes

Data as of November 30, 2023.

F = Forecast values.

NA = Data are not available/applicable.

Values are rounded to the nearest thousand. When 'Real (2023 dollars)' is selected, nominal

Value added to the U.S. economy by the agricultural sector, 2014-2023F
 Nominal (current dollars)

New York	2014	2015	2016	2017	2018	2019	2020	2021	2022
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Value of crop production	2,049,826	1,873,766	1,909,928	1,911,887	1,895,132	1,803,185	1,957,689	2,430,332	2,419,453
Crop cash receipts	2,141,100	1,984,846	2,018,209	1,926,952	1,896,115	1,959,159	2,091,123	2,373,810	2,599,264
Feed crops	559,870	468,744	416,663	391,788	434,234	481,840	477,360	609,646	739,815
Food grains	44,373	35,418	38,999	41,416	41,404	28,124	38,940	68,535	65,200
Fruits and nuts	359,823	374,804	430,443	451,073	272,177	276,923	332,806	356,748	318,276
Oil crops	149,787	112,535	131,937	107,032	112,844	116,738	151,525	173,628	206,508
Vegetables and melons	397,315	344,419	306,060	249,454	254,429	159,104	160,496	217,067	259,448
All other crops	629,932	648,926	694,107	686,190	781,027	896,430	929,996	948,185	1,010,017
Home consumption	19,446	13,760	12,790	2,134	2,131	2,705	2,864	2,356	14,354
Inventory adjustment	-110,720	-124,841	-121,071	-17,199	-3,114	-158,679	-136,298	54,166	-194,164
Value of animals and products production	4,250,072	3,383,956	3,089,574	3,282,289	3,085,783	3,380,262	3,231,537	3,544,748	4,973,821
Animals and products cash receipts	4,238,117	3,334,404	3,033,269	3,294,469	3,108,847	3,354,541	3,254,025	3,523,401	4,938,302
Dairy products, Milk	3,479,038	2,554,552	2,503,250	2,706,704	2,475,775	2,847,096	2,696,241	2,925,153	4,086,414
Meat animals	431,524	396,662	283,004	337,083	346,165	271,618	297,127	331,704	383,211
Miscellaneous livestock	127,016	121,167	117,104	108,009	114,897	119,476	121,377	117,765	115,908
Poultry and eggs	200,539	262,023	129,910	142,673	172,009	116,351	139,280	148,780	352,769
Home consumption	22,769	18,174	9,435	10,113	10,258	12,056	16,923	22,490	26,953
Inventory adjustment	-10,814	31,377	46,869	-22,294	-33,322	13,665	-39,412	-1,143	8,566
Farm related income	743,431	658,373	567,716	737,346	660,866	884,434	584,558	630,731	1,507,574
Forest products sold	24,174	35,899	26,520	19,252	15,078	12,788	15,734	16,189	17,166
Gross imputed rental value of farm dwellings	276,297	283,474	243,948	290,993	322,943	326,290	272,682	353,292	386,441
Machine hire and customwork	132,927	83,218	46,823	68,648	21,040	29,501	23,718	59,433	114,912
Other farm income	310,034	255,782	250,423	358,452	301,805	515,854	272,424	201,817	989,054
Total commodity insurance indemnities	43,696	52,240	57,341	97,312	56,398	81,343	78,050	65,207	69,362
Federal commodity insurance indemnities	38,652	50,463	49,676	81,056	37,362	72,542	56,604	45,734	50,839
Net cash rent received by operator landlords 2/	-477	1,802	6,763	-3,293	-8,663	-10,188	-9,173	-13,136	-23,621
Value of agricultural sector production	7,043,329	5,916,094	5,567,217	5,931,522	5,641,781	6,067,881	5,773,785	6,605,811	8,900,849
Intermediate product expenses 1/	3,422,060	3,177,783	3,028,254	2,957,144	3,048,849	2,812,944	3,065,223	2,980,728	3,707,680
Farm origin	1,203,004	1,188,881	1,129,394	1,196,211	1,189,349	1,106,768	1,232,390	1,142,764	1,315,610
Feed purchases	860,724	854,035	777,457	846,924	838,311	799,554	881,375	841,182	818,215
Livestock and poultry purchases	82,225	90,360	79,126	59,799	76,024	71,282	86,133	80,123	63,162
Seed purchases	260,055	244,487	272,811	289,489	275,014	235,933	264,882	221,459	434,233
Manufactured inputs	865,452	719,987	674,446	626,229	676,813	627,172	668,232	725,605	965,195
Electricity	87,654	96,106	100,884	79,108	86,685	77,819	89,885	90,743	97,083
Fertilizer, lime, and soil conditioners	269,399	225,760	219,558	184,402	220,604	194,584	228,523	256,806	338,259
Pesticides	149,188	128,208	126,734	120,062	130,390	118,771	132,972	134,263	171,702
Fuel and oils	359,211	269,914	227,270	242,656	239,133	235,998	216,852	243,793	358,151
Other intermediate expenses 1/	1,353,604	1,268,914	1,224,414	1,134,705	1,182,687	1,079,004	1,164,600	1,112,358	1,426,875
Machine hire and custom work	74,189	65,811	67,374	47,004	41,424	54,903	50,871	29,247	59,806
Marketing, storage, and transportation	191,392	142,490	147,066	126,337	182,705	132,816	167,559	127,004	144,002
Repair and maintenance 1/	409,973	431,913	371,549	346,822	377,940	331,327	385,783	371,667	442,527
Miscellaneous expenses 1/	678,050	628,700	638,424	614,541	580,619	559,958	560,388	584,440	780,540
Total insurance premiums 4/	194,325	183,081	170,494	176,388	170,607	165,598	170,582	227,692	223,824
Federal commodity insurance premiums	18,249	16,088	17,161	19,031	20,613	21,229	22,793	34,321	42,105
Irrigation	3,518	1,932	2,211	1,600	1,000	1,615	1,546	774	2,722
Contract labor	27,955	36,302	21,761	24,369	25,507	19,743	29,643	44,821	26,118
Net government transactions	-297,259	-232,595	-195,971	-209,014	-221,424	-182,415	301,652	-92,219	-296,982
Direct government payments	27,479	70,421	87,655	76,094	81,203	122,733	703,149	257,366	93,257
Property taxes and fees 1/	324,738	303,016	283,626	285,107	302,628	305,148	401,497	349,585	390,239
Motor vehicle registration and licensing fees	7,027	8,279	8,670	8,881	7,220	7,822	8,259	10,057	8,510
Gross value added	3,296,055	2,469,415	2,321,231	2,740,995	2,346,000	3,052,778	2,980,571	3,488,043	4,870,069
Capital consumption 1/	640,738	608,814	614,535	529,128	463,269	423,090	419,716	401,246	425,460
Net value added	2,655,317	1,860,601	1,706,696	2,211,867	1,882,731	2,629,688	2,560,855	3,086,797	4,444,609
Factor payments to stakeholders 3/	970,796	882,545	1,000,805	899,740	842,935	717,476	737,621	685,992	1,125,358
Hired labor and non-cash employee compensation	729,078	627,311	718,720	675,201	623,215	512,168	539,742	507,667	929,355
Net rent paid to operator landlords	6,533	7,348	9,977	267	-5,197	-7,690	-6,023	-9,495	-16,211
Net rent paid to nonoperator landlords	30,420	34,213	46,457	1,241	-24,198	-35,809	-28,044	-44,211	-75,483
Total interest expenses 1/	204,764	213,674	225,651	223,031	249,115	248,807	231,947	232,032	287,696
Net farm income	1,684,521	978,055	705,891	1,312,127	1,039,796	1,912,213	1,823,234	2,400,805	3,319,251

Footnotes

Data as of November 30, 2023.
 F = Forecast values.
 NA = Data are not available/applicable.
 Values are rounded to the nearest thousand. When 'Real (2023 dollars)' is selected, nominal values are [USDA/ERS Farm Income and Wealth Statistics](#)

**STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

Agricultural Assessment Values Per Acre
For Computing Agricultural Assessments
For City and Town Assessment Rolls Completed in 2024
And For Village Assessment Rolls Completed in 2025

Mineral Soil Group	Value Per Acre
1a	\$1,242
1b	\$1,105
2a	\$1,105
2b	\$981
3a	\$981
3b	\$845
4a	\$845
4b	\$720
5a	\$720
5b	\$584
6a	\$584
6b	\$460
7	\$460
8	\$323
9	\$199
10	\$62

Organic Soil Group (muck)	Value
A	\$2,484
B	\$1,615
C	\$1,366
D	\$869

Aquaculture	\$1,242
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Farm Woodland	\$460
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I, Mary Malaty, Manager of Special Valuation and Fiscal Support Bureau, hereby certify that the above listed per acre values are a true and exact copy of the agricultural assessment values established January 18, 2024, for the city and town rolls completed in 2024 and for the village assessment rolls completed in 2025.

Mary Malaty, Manager Special Valuation and Fiscal Support Bureau