



Agricultural Value per Acre for the 2025 Assessment

To County Directors of Tax Equalization:

As required by North Dakota Century Code (N.D.C.C.) § 57-02-27.2, I, Brian Kroshus, 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 statewide and on a county wide basis as computed for the year 2025 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 2025 is \$676.46.

The estimated agricultural value per acre and the average values of cropland and non-cropland per acre in each county for the year 2025 are shown in the following table:

<u>County</u>	<u>All Agricultural Land</u>	<u>Cropland</u>	<u>Non-cropland</u>
ADAMS	418.53	581.43	152.13
BARNES	963.83	1,092.17	211.41
BENSON	737.16	893.51	187.25
BILLINGS	237.75	459.73	142.51
BOTTINEAU	742.63	856.38	181.21
BOWMAN	373.20	518.12	125.73
BURKE	515.24	680.76	166.67
BURLEIGH	494.94	767.34	167.11
CASS	1,262.47	1,323.27	214.99
CAVALIER	969.42	1,067.11	183.67
DICKEY	868.91	1,098.66	210.96
DIVIDE	521.61	640.04	165.77
DUNN	286.66	583.45	151.90
EDDY	604.30	801.12	188.14
EMMONS	675.89	924.38	165.55
FOSTER	810.82	948.32	180.98
GOLDEN VALLEY	319.58	577.40	124.83
GRAND FORKS	1,023.31	1,195.75	210.96
GRANT	376.29	608.50	152.57
GRIGGS	739.76	908.28	184.34
HETTINGER	513.93	742.06	151.45
KIDDER	379.22	680.76	168.90
LAMOURE	1,073.77	1,211.41	218.12
LOGAN	489.94	791.72	166.67
MCHENRY	563.55	734.45	180.09
MCINTOSH	605.68	819.69	165.55
MCKENZIE	289.79	494.85	152.57
MCLEAN	737.77	841.16	166.00
MERCER	439.34	659.06	151.68
MORTON	395.11	754.59	152.13

Table continued on next page.

<u>County</u>	<u>All Agricultural Land</u>	<u>Cropland</u>	<u>Non-cropland</u>
MOUNTRAIL	497.69	763.53	165.55
NELSON	681.65	790.60	183.45
OLIVER	409.67	760.18	152.57
PEMBINA	1,286.87	1,409.84	219.69
PIERCE	634.78	765.10	180.09
RAMSEY	720.13	886.58	188.59
RANSOM	917.40	1,214.99	207.83
RENVILLE	834.13	888.81	180.54
RICHLAND	1,246.31	1,436.91	213.42
ROLETTE	707.32	807.83	183.22
SARGENT	1,043.21	1,191.28	213.20
SHERIDAN	534.83	781.21	165.55
SIOUX	294.60	629.08	152.35
SLOPE	366.67	621.70	138.70
STARK	477.81	671.36	153.02
STEELE	1,063.27	1,209.62	187.47
STUTSMAN	786.93	1,011.19	208.50
TOWNER	861.82	895.53	188.14
TRAILL	1,404.16	1,411.19	213.20
WALSH	1,047.51	1,245.19	196.64
WARD	629.81	830.43	165.32
WELLS	875.05	1,029.31	181.66
WILLIAMS	521.26	697.76	166.00
STATE	676.46	910.51	163.09

* THE CAPITALIZATION RATE IS 4.47%

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 15th day of December 2024.



Brian Kroshus
Tax Commissioner

Barnes County		Calculations for Sugarbeets & Potatoes	2025 Cropland	Assessments Government Payments	CRP	Reported Cropland	Reported Non-cropland	Reported Total	
Annual number of acres:	Year								
	2014		725,820		55,132	780,952	67,700	848,652	
	2015		729,502		42,816	772,318	67,700	840,018	
	2016		725,412		43,798	769,210	67,700	836,910	
	2017		673,339		44,392	717,731	67,700	785,431	
	2018		730,077		41,656	771,733	67,700	839,433	
	2019		679,420		40,853	720,273	67,700	787,973	
	2020		760,224		39,328	799,552	67,700	867,252	
	2021		733,944		40,184	774,128	67,700	841,828	
	2022		770,719		40,183	810,902	67,700	878,602	
	2023		776,015		39,178	815,193	67,700	882,893	
Annual gross returns:	2014	0	244,837,091	6,842,311	1,613,960	253,293,362	8,934,417	262,227,779	
	2015	0	219,469,028	7,049,639	1,578,758	228,097,425	6,709,088	234,806,513	
50% of returns on irrigated cropland is included in cropland gross returns; CRP returns are 50% of payments reported by FSA	2016	0	291,539,737	6,841,607	1,489,495	299,870,839	4,653,911	304,524,750	
	2017	0	251,242,910	17,039,503	1,509,612	269,792,025	5,580,541	275,372,566	
	2018	0	261,735,638	4,344,475	1,567,330	267,647,443	5,275,646	272,923,089	
	2019	0	181,411,537	40,386,042	1,486,330	223,283,909	4,923,453	228,207,362	
	2020	0	175,791,862	25,376,964	1,529,869	202,698,695	4,965,188	207,663,883	
	2021	0	357,620,251	48,943,140	1,473,337	408,036,728	5,485,569	413,522,297	
	2022	0	360,386,805	44,441,868	1,526,692	406,355,365	6,483,348	412,838,713	
	2023	0	369,271,376	5,026,221	1,557,330	375,854,927	8,664,315	384,519,242	
Landowner share of returns:		20.00%	30.00%	30.00%			25.00%		
Annual landowner share of gross returns:	2014					77,117,781	2,233,604	79,351,385	
	2015					69,534,358	1,677,272	71,211,630	
	2016					91,003,898	1,163,478	92,167,376	
	2017					81,994,336	1,395,135	83,389,471	
	2018					81,391,364	1,318,912	82,710,276	
	2019					68,025,604	1,230,863	69,256,467	
	2020					61,880,517	1,241,297	63,121,814	
	2021					123,442,354	1,371,392	124,813,746	
	2022					122,975,294	1,620,837	124,596,131	
	2023					113,846,609	2,166,079	116,012,688	
These 8 years of data were used in the following calculations:					2023 2022 2019 2018 2017 2016 2015 2014	2023 2022 2021 2020 2019 2018 2017 2015			
Eight-year annual average acres:						769,789	67,700	837,489	
Eight-year average annual landowner share of gross returns:						88,236,156	1,502,723	89,738,879	
Adjusted for cost of production index @		234.80				37,579,283	640,001	38,219,284	
Eight-year average landowner share of gross returns per acre:						48.82	9.45	45.64	
Capitalized average annual value per acre @		4.4700%			Inundated 21.14	1,092.17	211.41		
Acreage provided or reviewed by county:						772,837	127,261	900,098	
Inundated acres:						1,431	2,212	3,643	
Capitalized average value based on acreage provided or reviewed by county:								963.83	

