

ANDERSON COUNTY APPRAISAL DISTRICT



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STANDARDS AND INTENSITY SCHEDULES FOR QUALIFYING PRODUCTIVE PROPERTY VALUATION

2026

AGRICULTURE

STANDARDS FOR AGRICULTURE PRODUCTION

- The land must be currently devoted principally to agricultural use to the degree of intensity generally accepted in the area. It must have been devoted principally to agricultural use for five of the preceding seven years or if within the city limits continuously for the preceding five years.
- The primary use of the land must be Agriculture, if the primary use is anything other, the land does not qualify per state law.
- The Chief Appraiser may ask for a renewal application at any given time. However, the normal renewal cycle is every ten years after the special evaluation has been granted, unless the use/acreage has changed.
- An application for 1-d-1 agriculture use valuation and supportive documentation must be filed with the appraisal district no later than April 30th of the current year without penalty. Each application **must** include supportive documentation proving that the land has been currently and actively devoted principally to agriculture use. If supportive documentation isn't provided the application will be returned as an incomplete application.
- A late application, after May 1st of the current year, may be filed until approval of the Appraisal Records which is normally prior to July of the current year. Late application will receive a penalty of 10%. After approval of the Appraisal Records no applications will be accepted per State Law.
- Upon receipt of the application with supportive documentation the property must pass an aerial/on-site field inspection by our appraisal staff.

DEGREE OF INTENSITY FOR ANDERSON COUNTY

1. Hay Production- (You cut and bale)

Land must be designated to hay production. **Copies** of a minimum of 3 receipts and or bill in any combination of the following: fertilizer bills, parts/supplies or any other receipts for your hay production.

2. Hay Production – (Someone else cuts and bales)

Land must be designated to hay production. Must provide name and contact number of the person cutting/baling the hay. Along with **copies** of a minimum of 3 receipts and or bill in any combination of the following: fertilizer bills, parts/supplies, or any other receipts for your hay production.

3. **Bee Keeping**

Minimum of 5 acres and no more than 20 acres. 5 Acres will require 6 Hives and 1 hive for every 2.5 acres after that up to 20 acres. See chart below for additional acres/hives.

7.5 AC/ 7 ACTIVE HIVES
10 AC/ 8 ACTIVE HIVES
12.5 AC/ 9 ACTIVE HIVES
15 AC/ 10 ACTIVE HIVES
17.5 AC/ 11 ACTIVE HIVES
20 AC/ 12 ACTIVE HIVES

4. **Orchard/Vineyard**

Pecan Orchard requires 14 trees per acre.

Peach/Pear/Plum/Orchard requires 50 trees per acre.

Copies of receipts related to planting/harvesting and management of the orchard required.

5. **Row Crop**

Copies of receipts related to planting/harvesting and management of the crop products. Home gardens do not qualify. You must be able to provide a copy of your IRS Schedule F form.

6. **Grazing Pasture – (Your livestock)**

Minimum acreage will be determined by type of livestock and type of pasture later in this document. **Copies** of a minimum of 3 receipts and or bill in any combination of the following: livestock purchased or sold, feed or fertilizer bills, vet bills or any other receipts pertaining to your livestock or land maintenance.

7. **Grazing Pasture – (Livestock owned by someone else)**

Minimum acreage will be determined by type of livestock and type of pasture later in this document. Must provide name and contact number of livestock owner you are allowing to graze on your land. Along with **copies** of a minimum of 3 receipts and or bill in any combination of the following: livestock purchased or sold, feed or fertilizer bills, vet bills or any other receipts pertaining to the livestock or land maintenance.

Levels of intensity for grazing pasture listed in animal units. These units are based on consumption levels of different classes of livestock. **ACAD requires a minimum of 5-animal units to qualify for the agriculture special valuation.**

Categories of Pasture Land

1. **Improved Pasture** – Includes but is not limited to pasture that is mowed, shredded, fertilized, cultivated, seeded and planted with grasses. (Fence and livestock required)
2. **Native Pasture** – Pasture with native grasses and has none of the above completed, could have less than 30 trees per acres. (Fence and livestock required)
3. **Wooded Pasture** – Pasture that has less than 200 trees per acre. Must have sufficient forage base to sustain livestock to qualify. (Fence and livestock required)

The land classification determines how many acres will be needed to meet the required minimum animal units.

Animal Unit and Acreage Standards

This section will serve as a guideline to the required number of acres to handle the required number of animal units.

ANIMALS	# HEAD TO 1 A.U.	MIN # HEAD TO QUALIFY	IMPROVED PASTURE 1 A.U. TO 3 ACRES	NATIVE PASTURE 1 A.U. TO 5 ACRES	WOOD PASTURE 1 A.U. TO 5 ACRES
COW/BULLS	1 HEAD = 1 A.U.	5 HEAD	15 ACRE MIN TO QUALIFY	20 ACRE MIN TO QUALIFY	25 ACRE MIN TO QUALIFY
CALVES	2 HEAD = 1 A.U.	8 HEAD	16 ACRE MIN TO QUALIFY	20 ACRE MIN TO QUALIFY	25 ACRE MIN TO QUALIFY
GOAT/SHEEP	3 HEAD = 1 A.U.	15 HEAD	9 ACRE MIN TO QUALIFY	15 ACRE MIN TO QUALIFY	15 ACRE MIN TO QUALIFY
HORSE	2 HEAD = 1 A.U.	4 HEAD	8 ACRE MIN TO QUALIFY	10 ACRE MIN TO QUALIFY	10 ACRE MIN TO QUALIFY

Horses must be in a breeding program to qualify.

*****FFA or 4-H show projects by themselves will not qualify for agriculture production. Horses, donkeys, chickens or small sized gardens for personal/family use do not qualify for agriculture production. *****

TIMBER

STANDARDS FOR TIMBER PRODUCTION

- The land must be of a size substantial enough to support a typical timber operation generally not less than 20 contiguous acres of marketable timber.
- The land must be currently and actively devoted principally to production of timber or forest products to the degree of intensity generally accepted in the area with **INTENT TO PRODUCE INCOME**. *Land does not qualify simply because it has timber standing on it or if it is used principally for aesthetic or recreational purposes.*
- The primary use of the land must be timber production; if the primary use is anything other, the land does not qualify per state law.
- The Chief Appraiser may ask for a renewal application at any given time. However, the normal renewal cycle is every fifteen years after the special evaluation has been granted, unless the use/acreage has changed.
- An application for 1-d-1 (Open Space) Timberland Appraisal (Form 50-167) must be filed with the appraisal district no later than April 30th of the current year without penalty. A late application, after May 1st of the current year, may be filed until approval of the Appraisal Records which is normally prior to July of the current year. Late application will receive a penalty of 10%. After approval of the Appraisal Records no applications will be accepted.
- Each application **MUST** be submitted with a Timber Management Plan.

TIMBER MANAGEMENT PLAN

A current written timber management plan. Each plan must include:

- a. Map or plat of site showing types of trees and number of acres per type
- b. Volume estimated by class of timber stands by class of trees
- c. Past and Present management practices written **IN DETAIL** and dates of timber harvests
- d. A long-term management plan written **IN DETAIL**

For information on contacting a forester consultant to write a forest management plan refer to the Texas Forester Service website tfsweb.tamu.edu/uploadedfiles/frd/referral.pdf or contact the Anderson County Appraisal District for consultants in your area.

WILDLIFE

STANDARDS FOR WILDLIFE MANAGEMENT

- Minimum of 16.6 acres.
- The land must have had either Agricultural use, Timber Use or Wildlife Management applied to the property the previous year for the land to qualify.
- The property must be actively devoted to the “propagation of sustained breeding, migrating or wintering population of indigenous wild animals.
- The primary use of the land must be wildlife management, if the primary use is anything other, the land does not qualify per state law.
- The Property Owner must be actively using land that at the time the wildlife management began or was appraised as qualified open-space land in at least three of the following seven ways to propagate a sustaining breeding, migrating, or wintering population of indigenous wild animals for human use, including food, medicine, or recreation.
 - (a) Habitat Control (b) Erosion Control (c) Predator Control (d) Providing supplemental supplies of water (e) Providing supplemental supplies of food (f) Providing shelter (g) Making census counts to determine population
- Each management practice must meet the degrees of intensity set forth by the Texas Parks & Wildlife Department for the Pineywoods ecological region. Detailed information about the degrees of intensity as well as further guidelines and information from the TPWD can be found at the following website:
https://tpwd.texas.gov/landwater/land/private/agricultural_land/
- The required Documents for the consideration of Wildlife Management are:
 - Application for 1-d-1 (Open Space) Agricultural Use Appraisal (Form 50-129)
 - 1-D-1 Open Space Agricultural Valuation Wildlife Management Plan (PWD-885.) Both forms are available on the Anderson County Appraisal District website.
- The Anderson County Appraisal District does require the completion of a Wildlife Management Annual Report to be submitted every year after approval between January 1 and July 30.
 - 1-D-1 Open Space Agricultural Valuation Wildlife Management Annual Report (PWD-888)

The (PWD-885) Management plan and the (PWD-888) Annual Report can be found on the TPWD Website or the Anderson County Appraisal District website.

- The Chief Appraiser may ask for a renewal application at any given time. However, the normal renewal cycle is every ten years after the special evaluation has been granted, unless the use/acreage has changed.

Assistance is encouraged and is available from the TPWD, the Texas Agricultural Extension Service, the U.S. Department of Agriculture's Natural Resource Conservation Service (NRCS), the Texas Forest Service, or local qualified wildlife biologists.