



NOLAN CENTRAL APPRAISAL DISTRICT

AGRICULTURAL / OPEN-SPACE APPRAISAL INFORMATION

Understanding 1-d-1 productivity appraisal for qualifying land

WHAT IS 1-d-1 OPEN-SPACE APPRAISAL?

Texas law allows qualifying farm and ranch land to be appraised based on its capacity to produce agricultural products (productivity value) rather than solely on market value. This is a special appraisal method — not a property tax exemption. Improvements such as homes, barns and other structures are generally appraised separately at market value.

BASIC QUALIFICATION REQUIREMENTS

- The land must be currently devoted principally to agricultural use.
- The agricultural use must meet the degree of intensity generally accepted for that type of operation in the local area.
- The land generally must have been devoted to agricultural or timber production for at least five of the preceding seven years.
- Land inside an incorporated city or town is subject to additional statutory qualification requirements.
- Qualification is based on the use of the land — simply owning acreage, having a rural address, or having an agricultural sales-tax number does not automatically qualify land for 1-d-1 appraisal.

EXAMPLES OF AGRICULTURAL USE

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| • Crops & soil cultivation | • Livestock and poultry |
| • Horticulture, viticulture & floriculture | • Certain exotic animals or fowl |
| • Government-program or normal rotation idle land | • Beekeeping when statutory requirements are met |
| • Wildlife management for qualifying land | • Other qualifying agricultural activities allowed by law |

LOCAL DEGREE-OF-INTENSITY STANDARDS

Nolan CAD evaluates whether the land is being used to the degree of intensity generally accepted in Nolan County for the particular agricultural operation. Acreage alone does not determine qualification. Stocking rates, production practices, fencing, water, management, typical operating practices and other factors may be considered. Contact Nolan CAD for the standards that apply to your specific use.

HOW TO APPLY

- File Texas Comptroller Form 50-129, Application for 1-d-1 (Open-Space) Agricultural Use Appraisal, with Nolan Central Appraisal District.
- The regular filing deadline is before May 1 of the tax year for which special appraisal is requested.
- A late application may generally be filed before the Appraisal Review Board approves the appraisal records. If approved late, a statutory penalty generally applies.
- Once approved, a new application is generally not required every year unless ownership changes, eligibility changes, or the chief appraiser requests a new application.

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Agricultural / Open-Space Appraisal Information — Continued

WHAT INFORMATION MAY BE REQUESTED?

- Land description, acreage by use, and the property's agricultural-use history.
- Records supporting the claimed use, such as livestock, crop, pasture, hay, beekeeping, lease, receipt, photograph, map, or production information.
- For wildlife management, the required plan and documentation of qualifying management practices.

WILDLIFE MANAGEMENT

- Wildlife management is an agricultural use, but the land generally must already qualify for open-space or timberland appraisal before conversion.
- The land must be actively used in at least three of the seven statutory wildlife-management activities, and the applicant should provide the required Texas Parks and Wildlife Department plan with Form 50-129.

HOW PRODUCTIVITY VALUE IS DETERMINED

PRODUCTIVITY VALUE IS NOT MARKET VALUE

Qualified land is appraised according to agricultural productivity using the capitalization method required by Texas law. For 2026, the state-required agricultural/open-space capitalization rate is 10.00%. Market value is still maintained in the appraisal records for legal purposes, including possible change-of-use calculations.

IF THE LAND CHANGES TO A NON-AGRICULTURAL USE

- Changing qualified land to a non-agricultural use may trigger an additional tax commonly called a rollback tax.
- For 1-d-1 land, it generally equals the difference between taxes on productivity value and taxes that would have been imposed on market value for the three years preceding the change. Statutory exceptions may apply; contact Nolan CAD with questions before changing use.

IMPORTANT — NOT THE SAME AS AN AG/TIMBER SALES-TAX NUMBER

The Comptroller's Ag/Timber sales-tax registration is separate from 1-d-1 property tax appraisal. An Ag/Timber Number does not by itself qualify land for agricultural productivity appraisal.

NEED AN APPLICATION OR HELP?

NOLAN CENTRAL APPRAISAL DISTRICT

208 Elm Street
Sweetwater, TX 79556
P.O. Box 1256
Sweetwater, TX 79556
325-235-8421

ONLINE RESOURCES

www.nolan-cad.org
Forms → Agricultural Exemption Form - 1D1

Texas Comptroller Form 50-129 is also available through the Comptroller's Property Tax Assistance Division.

This handout provides general information only and does not replace the Texas Property Tax Code, Comptroller rules, or the official application form. Qualification is determined from the facts of each property and application.

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