



**STATE OF WASHINGTON**  
**DEPARTMENT OF REVENUE**

December 22, 2021

**TO:** All County Assessors

**FROM:** Jeri Lux, Current Use & Education Specialist  
Property Tax Division

**SUBJECT: CURRENT USE - 2021 FIVE-YEAR AVERAGE GRAIN PRICES**

The Department of Revenue (Department) annually provides a five-year average of wheat and barley prices for use by assessors in appraising land in the farm and agricultural classification of the Current Use Program.

**Wheat and Barley Prices**

The wheat and barley price averages are based on data from the United States Department of Agriculture, as reported in the [National Agricultural Statistics Service](#). If you have any questions regarding the components of these averages, please contact [Jeri Lux](#) at (360) 534-1360.

2021 Average Grain Prices (5-Year Average)	
Wheat	Barley
\$5.38 per bushel	\$3.82 per bushel

**Capitalization rate information for 2022 assessment year**

The Department annually provides the interest rate and property tax component of the capitalization rate, which is used to calculate current use farm and agricultural land values each year. New rates are published each year in WAC 458-30-262. The following WAC will not be updated until January 2022.

- [WAC 458-30-262](#) – Agricultural land valuation-interest rate- property tax component.

**Why isn't the Department providing crop subsidy payments?**

The 2014 farm bill eliminated guaranteed subsidy payments through the former cyclical and counter-cyclical payment program and began a new program. Under the current federal program (2018 [farm bill](#)), the Department cannot obtain standardized payment information as it varies by county and farmer. The Department will continue to monitor federal subsidy programs, and we recommend counties with land that may benefit from federal programs, do the same.