



Mark Chapin  
**Assessor**  
970-328-8640  
1-800-225-6136  
970-328-8679 (f)  
assessor@eaglecounty.us  
[www.eaglecounty.us](http://www.eaglecounty.us)

Dear Property Owner:

**Please read the definitions prior to the completion of the form.**

The Assessor's Office would like to verify the information we currently have regarding your property and its classification as Agricultural Land. We respectfully request that you complete the enclosed questionnaire concerning the use of your land. Instruction and explanations regarding the applicable Colorado Revised Statutes as well as statutory definitions are included with the questionnaire. **Each submittal will be confidential.**

Agriculture land in Colorado is valued by the income approach based on the earning capability of the land. If your land is no longer used agriculturally, it will be valued based on the applicable approaches to value that reflect a current market value. Although the classification of your property will not be based solely on the information you supply on this questionnaire, the response to the questionnaire and **the supporting documentation provided will be the primary factor in the analysis for classification.**

Thank you in advance for taking the time to fill out the questionnaire and providing the documented proof of Agricultural Use. Please respond within thirty days of receipt of this request. If you have any questions or need assistance, please call 970-328-8661 or email [robert.wells@eaglecounty.us](mailto:robert.wells@eaglecounty.us).

Sincerely,

Bobby Wells  
Appraiser  
Eagle County Assessor's Office

**AGRICULTURAL LAND CLASSIFICATION QUESTIONNAIRE:**

Account No: \_\_\_\_\_

Parcel No: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Legal: \_\_\_\_\_

1. What are the total acres of the property? \_\_\_\_\_
  
2. What percentage of the property is used as a:  
Farm: \_\_\_\_\_  
Ranch: \_\_\_\_\_  
Other (Explain): \_\_\_\_\_
  
3. If the land is being used as a farm **what crops** are being cultivated? \_\_\_\_\_  
\_\_\_\_\_  
A.) Number of acres planted \_\_\_\_\_  
B.) Number of acres harvested \_\_\_\_\_
  
4. If the land is being used as a ranch **what livestock** are being grazed? \_\_\_\_\_  
\_\_\_\_\_  
A.) Do the livestock belong to the owner of the land? \_\_\_\_\_  
B.) If not, who owns the livestock? Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
C.) What is the number of livestock grazed? \_\_\_\_\_  
For what period of time? \_\_\_\_\_
  
5. If your land is used by another party in an agriculture endeavor, by what arrangements or conditions is the land being used? \_\_\_\_\_
  
6. If there is a residence on the property is it an integral part of the day to day Ag operations? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes who lives in the house and what do they do for the Ag operation.  
\_\_\_\_\_

To assure that the land is currently being used in an agricultural endeavor, please attach the additional information listed below. The following information will be considered in determining the current agricultural use **and will be treated as confidential.**

- \*Copy of lease agreement or receipt of lease payment
- \*1040F or equivalent form from IRS return
- \*Sales invoices of agricultural products or livestock
- \*Account balance sheets
- \*Brand inspection certificates
- \*Profit/loss or financial statements
- \*Digital Time & Dated Photos of Animals Grazing on Property

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

## Additional Questions

Account No.: \_\_\_\_\_

### **Irrigated Farm Land**

1. What are the typical crops cultivated and approximately how much of the total acreage is dedicated to the cultivation of those crops? \_\_\_\_\_  
\_\_\_\_\_
2. What was the crop yield for each crop cultivated last year, on a per-acre basis? \_\_\_\_\_  
\_\_\_\_\_
3. What is the typical crop rotation practice for each crop? \_\_\_\_\_  
\_\_\_\_\_
4. After harvest, do you graze livestock on your irrigated farm land? \_\_\_\_\_
5. What type of irrigation water is used on your farm, sprinkler or flood? \_\_\_\_\_
6. Do you have any other uses of the land that provide an income stream to the property? \_\_\_\_\_  
\_\_\_\_\_

### **Dry Farm Land**

1. What are the typical crops cultivated and approximately how much of the total acreage is dedicated to the cultivation of those crops? \_\_\_\_\_  
\_\_\_\_\_
2. What was the crop yield for each crop cultivated last year, on a per-acre basis? \_\_\_\_\_  
\_\_\_\_\_
3. What is the typical crop rotation practice for each crop? \_\_\_\_\_  
\_\_\_\_\_
4. After harvest, do you graze livestock on your dry farm land? \_\_\_\_\_
5. Do you have any other uses of the land that provide an income stream to the property? \_\_\_\_\_  
\_\_\_\_\_

### **Dry Grazing & Meadow Hay Land**

1. How much of the total acreage of your parcel is used for grazing livestock? \_\_\_\_\_
2. Do you lease any other land to use for the grazing of livestock? \_\_\_\_\_
  - a. If so, what are the arrangements of the lease? \_\_\_\_\_
3. Do you cultivate any hay for winter-feed on any of your property? \_\_\_\_\_
4. How many acres of land do you use for the production of hay? \_\_\_\_\_
5. What is the source or type of irrigation water used for the cultivation of the hay? \_\_\_\_\_
6. What was the hay yield for last year, on a per-acre basis? \_\_\_\_\_

**USE OF AGRICULTURAL LAND CLASSIFICATION QUESTIONNAIRE:** This form is designed specifically for the use of classifying parcels of land wherein the class of land is unknown, questionable or in contention. The Assessor may conduct a physical inspection of the parcel of land in conjunction with the use of this form. Please provide as much written documentation as possible to support your classification and aid in the determination and classification of the parcel.

**DEFINITIONS:**

**“Agricultural land”** means a parcel of land, whether located in an incorporated or unincorporated area and regardless of the uses for which the land is zoned, which was used the previous two years and presently is used as a farm or ranch, as defined in subsection (3.5) and (13.5) of this section or that is in the process of being restored through conservation practices. Such land must have been classified or eligible for classification as “agricultural land,” consistent with this subsection (1.6), during the ten years preceding the year of assessment. Such land must continue to have actual agricultural use. “Agricultural land” includes the land underlying any residential improvements located on such “agricultural land” and also includes the land underlying other improvements if such improvements are an integral part of the farm or ranch and if such improvements and the land area dedicated to such improvements are typically used as an ancillary part of the operation. The use of a portion of such land for hunting, fishing, or other wildlife purposes, for monetary profit or otherwise, shall not affect the classification of agricultural land. 39-1-102(1.6)(a)(I), C.R.S.

**“Residence”** A residential improvement shall be deemed to be “integral to an agricultural operation” for purposes of classification if an individual occupying the residential improvement either regularly conducts, supervises, or administers material aspects of the agricultural operation or is the spouse or parent, grandparent, sibling, or child of the individual.

**“Farm”** means a parcel of land which is used to produce agricultural products that originate from the land’s productivity for the primary purpose of obtaining a monetary profit. 39-1-102(3.5), C.R.S.

**“Ranch”** means a parcel of land which is used for grazing livestock for the primary purpose of obtaining a monetary profit. For the purpose of this subsection (13.5), “livestock” means domestic animals which are used for food for human or animal consumption, breeding, draft, or profit. 39-1-102(13.5), C.R.S.

**“Actual value determined - when”** Once any property is classified for property tax purposes, it shall remain so classified until such time as its actual use changes or the Assessor discovers that the classification is erroneous. The property owner shall endeavor to comply with the reasonable requests of the Assessor to supply information which cannot be ascertained independently but which is necessary to determine actual use and properly classify the property when the Assessor has evidence that there has been a change in the use of the property. Failure to supply such information shall not be the sole reason for reclassifying the property. Any such request for such information shall be accompanied by a notice that states that failure on the part of the property owner to supply such information will not be used as the sole reason for reclassifying the property in question. 39-1-103(5)(c), C.R.S.

**Instructions:** If you have any questions or require assistance in completing this form, please contact the Eagle County Assessor’s Office at 500 Broadway, Eagle, CO 81631, (970) 328-8640.

The legal description and the total number of acres and property address will be provided by the Assessor. If there is a difference, please explain.

1. Indicate what percentage of the property is being used for farming, ranching or any other type of use.
2. Indicate what crops are being planted, grown and harvested.
3. Indicate the type, ownership and the number of livestock being grazed on the ranch.
4. Explain the type of agreement between the owner of the property and the operator of the farm or ranch.