

2016
PROPERTY ASSESSMENT
STUDY

LAND NOT INTEGRAL



Prepared for
The Colorado Legislative Council





WILDROSE
APPRAISAL, INCORPORATED
Audit Division

2016 Land Not Integral Report

According to the last sentence of Letter “G” in the RFP: Assessment Records Check, the Auditor has been directed to:

“With respect to land under a residential improvement on a farm or ranch that is determined under Section 39-1-102, C.R.S., to be not integral to an agricultural operation, the contractor shall report on how each county is determining both the size and value of the land. The contractor shall include as much detail as necessary to provide a complete and accurate understanding of the process used in each county.”

The Auditor has queried all sixty-four counties on their processes to determine both the land area and the value of that land area not integral to an agricultural operation.

The results are found on the following pages.

Please direct any questions or concerns to Harry Fuller, Audit manager, at 720-350-4613.

Methods Used to Discover Land Not-Integral - Summary Report

Methods to Determine LAND Not-Integral

Questionnaires	Count:	45
Field Inspections	Count:	55
Phone Interviews	Count:	42
In-Person Interviews with Owners/Tenants	Count:	46
Written Correspondence other than Questionnaires	Count:	22
Personal Knowledge of Occupants at Assessment Date	Count:	52
Aerial Photography/Pictometry	Count:	38

Methods to Determine LAND AREA Not-Integral

Questionnaires	Count:	28
Field Inspections	Count:	45
Phone Interviews	Count:	31
In-Person Interviews with Owners/Tenants	Count:	33
Written Correspondence other than Questionnaires	Count:	14
Personal Knowledge of Occupants at Assessment Date	Count:	40
Aerial Photography/Pictometry	Count:	38
Property Record Card Analysis	Count:	33

Discovery Methods for Land Not-Integral

01 Adams

Methods to Determine LAND Not-Integral

Field Inspections

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Other - Deeds Through the Clerk & Recorder's Office

Methods to Determine LAND AREA Not-Integral

Field Inspections

Property Record Card Analysis

02 Alamosa

Methods to Determine LAND Not-Integral

Questionnaires

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Property Record Card Analysis

03 Arapahoe

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Aerial Photography/Pictometry
- Other - All non-integral areas measured using GIS

04 Archuleta

Methods to Determine LAND Not-Integral

- Personal Knowledge of Occupants at Assessment Date
- Other - Lease Documents

Methods to Determine LAND AREA Not-Integral

- Other - Used 2-acres

05 Baca

Methods to Determine LAND Not-Integral

- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants

Methods to Determine LAND AREA Not-Integral

- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Personal Knowledge of Occupants at Assessment Date
- Property Record Card Analysis

06 Bent

Methods to Determine LAND Not-Integral

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

07 Boulder

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Written Correspondence other than Questionnaires

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Written Correspondence other than Questionnaires

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Property Record Card Analysis

08 Chaffee

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

09 Cheyenne

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

10 Clear Creek

Methods to Determine LAND Not-Integral

- Phone Interviews
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

- Phone Interviews
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Property Record Card Analysis

11 Conejos

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- In-Person Interviews with Owners/Tenants
- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Field Inspections
- Aerial Photography/Pictometry

12 Costilla

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Personal Knowledge of Occupants at Assessment Date
- Other - Used 2-acres

13 Crowley

Methods to Determine LAND Not-Integral

Field Inspections

Phone Interviews

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Field Inspections

Phone Interviews

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

14 Custer

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Property Record Card Analysis

15 Delta

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry
- Property Record Card Analysis

16 Denver

Methods to Determine LAND Not-Integral

- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Other - No parcels qualified

17 Dolores

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Personal Knowledge of Occupants at Assessment Date

18 Douglas

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry
- Other - Drive-by Observations & Alternate Use Discovery

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry
- Property Record Card Analysis

19 Eagle

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

20 Elbert

Methods to Determine LAND Not-Integral

Questionnaires
Phone Interviews
In-Person Interviews with Owners/Tenants
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Phone Interviews
In-Person Interviews with Owners/Tenants
Aerial Photography/Pictometry

21 El Paso

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Phone Interviews

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Other - Ag Lease Submissions

Methods to Determine LAND AREA Not-Integral

Aerial Photography/Pictometry

22 Fremont

Methods to Determine LAND Not-Integral

Field Inspections

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Field Inspections

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

23 Garfield

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Aerial Photography/Pictometry
- Property Record Card Analysis

24 Gilpin

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Personal Knowledge of Occupants at Assessment Date
- Property Record Card Analysis

25 Grand

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

26 Gunnison

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

27 Hinsdale

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants

Methods to Determine LAND AREA Not-Integral

Other - Used 2-acres

28 Huerfano

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

29 Jackson

Methods to Determine LAND Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Other - No parcels qualified

30 Jefferson

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Property Record Card Analysis

31 Kiowa

Methods to Determine LAND Not-Integral

Questionnaires
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Other - No parcels qualified

32 Kit Carson

Methods to Determine LAND Not-Integral

Field Inspections
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Field Inspections
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

33 Lake

Methods to Determine LAND Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

34 La Plata

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

35 Larimer

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Aerial Photography/Pictometry

36 Las Animas

Methods to Determine LAND Not-Integral

- Field Inspections
- In-Person Interviews with Owners/Tenants
- Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

- Field Inspections
- Personal Knowledge of Occupants at Assessment Date
- Property Record Card Analysis

37 Lincoln

Methods to Determine LAND Not-Integral

- Field Inspections

Methods to Determine LAND AREA Not-Integral

- Field Inspections
- Aerial Photography/Pictometry

38 Logan

Methods to Determine LAND Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

- Questionnaires
- Field Inspections
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Personal Knowledge of Occupants at Assessment Date
- Property Record Card Analysis

39 Mesa

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

40 Mineral

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Personal Knowledge of Occupants at Assessment Date
Property Record Card Analysis

41 Moffat

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Aerial Photography/Pictometry
Property Record Card Analysis

42 Montezuma

Methods to Determine LAND Not-Integral

Field Inspections
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

43 Montrose

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Aerial Photography/Pictometry

44 Morgan

Methods to Determine LAND Not-Integral

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

45 Otero

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Property Record Card Analysis

46 Ouray

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

47 Park

Methods to Determine LAND Not-Integral

Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

48 Phillips

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Property Record Card Analysis

49 Pitkin

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

50 Prowers

Methods to Determine LAND Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date

51 Pueblo

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Other - Used 1-acre

52 Rio Blanco

Methods to Determine LAND Not-Integral

Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

53 Rio Grande

Methods to Determine LAND Not-Integral

Questionnaires

Phone Interviews

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

54 Routt

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Written Correspondence other than Questionnaires

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Aerial Photography/Pictometry

55 Saguache

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

Aerial Photography/Pictometry

Property Record Card Analysis

57 San Miguel

Methods to Determine LAND Not-Integral

Questionnaires
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Aerial Photography/Pictometry
Other - Plats with Building Envelopes

Methods to Determine LAND AREA Not-Integral

Aerial Photography/Pictometry
Other - Plats with building envelopes

58 Sedgwick

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Property Record Card Analysis

59 Summit

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Aerial Photography/Pictometry

60 Teller

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Methods to Determine LAND AREA Not-Integral

Field Inspections

Other - Appraiser determined by visual inspection if land area is 1 or 2 acres

61 Washington

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

In-Person Interviews with Owners/Tenants

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Property Record Card Analysis

62 Weld

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Field Inspections
Phone Interviews
In-Person Interviews with Owners/Tenants
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

63 Yuma

Methods to Determine LAND Not-Integral

Questionnaires
Field Inspections
Phone Interviews
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
Field Inspections
Phone Interviews
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry
Property Record Card Analysis

64 Broomfield

Methods to Determine LAND Not-Integral

Questionnaires

Field Inspections

Phone Interviews

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Aerial Photography/Pictometry

Property Record Card Analysis



2016 Land Not Integral Analysis

All sixty-four counties responded to this request.

The first analysis addresses the land area(s) assigned the land not-integral to an agricultural operation.

Seven counties (Crowley, Denver, Jackson, Kiowa, Kit Carson, Lake and San Juan) stated there was not a single occurrence of land not-integral to an agricultural operation. San Juan County has no agricultural use on private land. Denver has minimal agricultural parcels.

Two counties (Alamosa and Morgan) assigned a uniform one-fourth acre to all land not-integral to an agricultural operation.

Three counties (Lincoln, Montezuma and Montrose) assigned a uniform one-half acre to all land not-integral to an agricultural operation.

Twelve counties (Dolores, Jefferson, La Plata, Logan, Mesa, Ouray, Pueblo, Rio Blanco, Routt, Teller, Washington and Yuma) assigned a uniform one acre to all land not-integral to an agricultural operation.

Two counties (Delta and Gunnison) assigned either a uniform one acre or a uniform two acres to all land not-integral to an agricultural operation.

Twenty-one counties (Adams, Archuleta, Baca, Boulder, Chaffee, Cheyenne, Clear Creek, Costilla, Custer, Douglas, Gilpin, Hinsdale, Huerfano, Las Animas, Otero, Park, Phillips, Pitkin, Prowers, Rio Grande and Sedgwick) assigned a uniform two acres to all land not-integral to an agricultural operation.

Seventeen counties (Arapahoe, Bent, Broomfield, Conejos, Eagle, Elbert, El Paso, Fremont, Garfield, Grand, Larimer, Mineral, Moffat, Saguache, San Miguel, Summit and Weld) determined the land area not-integral to an agricultural operation on a parcel by parcel basis and assigned up to two acres.

The second analysis addresses how the actual value was determined for the land area determined not-integral to an agricultural operation.

Seven counties (Crowley, Denver, Jackson, Kiowa, Kit Carson, Lake and San Juan) stated there was not a single occurrence of land not-integral to an agricultural operation.



WILDROSE
APPRAISAL, INCORPORATED

Audit Division

One county (Adams) assigned a value of \$10,000 per acre countywide on land not-integral to an agricultural operation. This value was based on residential acreage sales.

One county (Archuleta) used the price per acre of the entire agricultural parcel and assigned that value to the two acres not-integral to an agricultural operation.

One county (Otero) used the \$12,000 for the first acre and \$100 for the second acre to value the two acres not-integral to an agricultural operation. This value was based on residential acreage sales.

Two counties (Douglas and Montrose) assigned a \$50,000 site value countywide for land not-integral to an agricultural operation. This value was based on residential acreage sales.

Four counties (Cheyenne, Logan, Washington and Yuma) used agricultural values to value land not-integral to an agricultural operation.

Forty-eight counties (Alamosa, Arapahoe, Baca, Bent, Boulder, Broomfield, Chaffee, Clear Creek, Conejos, Costilla, Custer, Delta, Dolores, Eagle, Elbert, El Paso, Fremont, Garfield, Gilpin, Grand, Gunnison, Hinsdale, Huerfano, Jefferson, La Plata, Larimer, Las Animas, Lincoln, Mesa, Mineral, Moffat, Montezuma, Morgan, Ouray, Park, Phillips, Pitkin, Prowers, Pueblo, Rio Grande, Rio Blanco, Routt, Saguache, San Miguel, Sedgwick, Summit, Teller and Weld) used the sales of similarly sized and placed residential parcels to determine the value of land not-integral to an agricultural operation.

AgLand Not Integral - County Land Area Determination Method

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
01 ADAMS	2 ACRES	\$10,000 PER ACRE COUNTYWIDE BASED ON MARKET SALES OF VACANT RESIDENTIAL PARCELS
02 ALAMOSA	.25 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
03 ARAPAHOE	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
04 ARCHULETA	2 ACRES	USED THE PRICE PER ACRE OF THE ENTIRE PARCEL AND ASSIGNED THAT TO TWO ACRES
05 BACA	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
06 BENT	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
07 BOULDER	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
08 CHAFFEE	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
09 CHEYENNE	2 ACRES	AG SALES DETERMINED THE ASSIGNED VALUE
10 CLEAR CREEK	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
11 CONEJOS	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
12 COSTILLA	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
13 CROWLEY	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
14 CUSTER	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
15 DELTA	1-2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
16 DENVER	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
17 DOLORES	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
18 DOUGLAS	2 ACRES	\$50,000 PER SITE
19 EAGLE	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
20 ELBERT	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
21 EL PASO	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
22 FREMONT	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
23 GARFIELD	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
24 GILPIN	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
25 GRAND	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
26 GUNNISON	1 or 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
27 HINSDALE	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
28 HUERFANO	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
29 JACKSON	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
30 JEFFERSON	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
31 KIOWA	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
32 KIT CARSON	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
33 LAKE	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
34 LA PLATA	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
35 LARIMER	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
36 LAS ANIMAS	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
37 LINCOLN	.5 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
38 LOGAN	1 ACRE	\$630 PER ACRE VALUE BASED ON AGRICULTURAL VALUES
39 MESA	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
40 MINERAL	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
41 MOFFAT	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
42 MONTEZUMA	.5 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
43 MONTROSE	.5 ACRE	\$50,000 SITE VALUE
44 MORGAN	.25 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
45 OTERO	2 ACRES	\$12,000 FOR THE FIRST ACRE AND \$100 FOR ADDITIONAL ACRE
46 OURAY	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
47 PARK	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
48 PHILLIPS	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
49 PITKIN	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
50 PROWERS	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
51 PUEBLO	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
52 RIO BLANCO	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
53 RIO GRANDE	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
54 ROUTT	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
55 SAGUACHE	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
56 SAN JUAN	NA	THERE IS NO AGRICULTURAL USE IN THE COUNTY
57 SAN MIGUEL	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
58 SEDGWICK	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
59 SUMMIT	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
60 TELLER	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
61 WASHINGTON	1 ACRE	BASED ON GRAZING LAND VALUE
62 WELD	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
63 YUMA	1 ACRE	BASED ON GRAZING LAND SALES
64 BROOMFIELD	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS