

2017  
PROPERTY ASSESSMENT  
STUDY

LAND NOT INTEGRAL

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Prepared for  
The Colorado Legislative Council





**WILDROSE**  
APPRAISAL, INCORPORATED  
**Audit Division**

## 2017 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:	44
Field Inspections	Count:	55
Phone Interviews	Count:	39
In-Person Interviews with Owners/Tenants	Count:	47
Written Correspondence other than Questionnaires	Count:	23
Personal Knowledge of Occupants at Assessment Date	Count:	53
Aerial Photography/Pictometry	Count:	42

## Methods to Determine LAND AREA Not-Integral

Questionnaires	Count:	24
Field Inspections	Count:	48
Phone Interviews	Count:	26
In-Person Interviews with Owners/Tenants	Count:	32
Written Correspondence other than Questionnaires	Count:	11
Personal Knowledge of Occupants at Assessment Date	Count:	40
Aerial Photography/Pictometry	Count:	43
Property Record Card Analysis	Count:	34

# **Discovery Methods for Land Not-Integral**

## **01 Adams**

### **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**

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

## **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  
Personal Knowledge of Occupants at Assessment Date  
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  
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

## **04 Archuleta**

### **Methods to Determine LAND Not-Integral**

Field Inspections  
Written Correspondence other than Questionnaires  
Personal Knowledge of Occupants at Assessment Date

### **Methods to Determine LAND AREA Not-Integral**

Other - 2 acres

## **05 Baca**

### **Methods to Determine LAND 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

### **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

## **06 Bent**

### **Methods to Determine LAND Not-Integral**

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

## **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
- Other - Generic grazing leases

### **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
- 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



## **10 Clear Creek**

### **Methods to Determine LAND Not-Integral**

Questionnaires

Personal Knowledge of Occupants at Assessment Date

### **Methods to Determine LAND AREA Not-Integral**

Other - Used 2-acre sites

## **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**

Questionnaires

Field Inspections

Aerial Photography/Pictometry

## **12 Costilla**

### **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

## **13 Crowley**

### **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

## **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 - Denver County had no land area under a residential improvement that is determined to be

## **17 Dolores**

### **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**

Other - 1 acre

## **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

### **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

## **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  
Other - Property Record Card Analysis

### **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  
Field Inspections  
Phone Interviews  
In-Person Interviews with Owners/Tenants  
Written Correspondence other than Questionnaires  
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  
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

### **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

### **Methods to Determine LAND AREA Not-Integral**

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

## **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**

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

## **24 Gilpin**

### **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
- Personal Knowledge of Occupants at Assessment Date

## **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
- 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



## **28 Huerfano**

### **Methods to Determine LAND Not-Integral**

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

## **29 Jackson**

### **Methods to Determine LAND Not-Integral**

Field Inspections  
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

## **30 Jefferson**

### **Methods to Determine LAND 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

### **Methods to Determine LAND AREA Not-Integral**

Field Inspections  
Phone Interviews  
Aerial Photography/Pictometry  
Property Record Card Analysis

## **31 Kiowa**

### **Methods to Determine LAND Not-Integral**

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  
Personal Knowledge of Occupants at Assessment Date  
Aerial Photography/Pictometry

## **32 Kit Carson**

### **Methods to Determine LAND Not-Integral**

Personal Knowledge of Occupants at Assessment Date  
Aerial Photography/Pictometry

### **Methods to Determine LAND AREA Not-Integral**

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

## **33 Lake**

### **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  
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**

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

## **35 Larimer**

### **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

## **36 Las Animas**

### **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**

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

Other - Uses 1/4 acre for each qualifying parcel

## **39 Mesa**

### **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

## **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  
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  
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

## **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**

Field Inspections  
Aerial Photography/Pictometry  
Property Record Card Analysis

## **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

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**

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 - Determined by County Assessor

## **48 Phillips**

### **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

## **49 Pitkin**

### **Methods to Determine LAND Not-Integral**

Questionnaires  
Field Inspections  
Phone Interviews

### **Methods to Determine LAND AREA Not-Integral**

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
- 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

## **51 Pueblo**

### **Methods to Determine LAND Not-Integral**

- 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 - All parcels valued as 1-acre site

## **52 Rio Blanco**

### **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

## **53 Rio Grande**

### **Methods to Determine LAND Not-Integral**

Questionnaires  
Field Inspections  
Phone Interviews  
Aerial Photography/Pictometry

### **Methods to Determine LAND AREA Not-Integral**

Questionnaires  
Field Inspections  
Aerial Photography/Pictometry  
Property Record Card Analysis

## **54 Routt**

### **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

## **55 Saguache**

### **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  
Property Record Card Analysis

## **57 San Miguel**

### **Methods to Determine LAND Not-Integral**

Questionnaires  
Phone Interviews  
Written Correspondence other than Questionnaires

### **Methods to Determine LAND AREA Not-Integral**

Aerial Photography/Pictometry

## **58 Sedgwick**

### **Methods to Determine LAND 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

### **Methods to Determine LAND AREA Not-Integral**

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

## **59 Summit**

### **Methods to Determine LAND Not-Integral**

Questionnaires  
Personal Knowledge of Occupants at Assessment Date  
Aerial Photography/Pictometry

### **Methods to Determine LAND AREA Not-Integral**

Personal Knowledge of Occupants at Assessment Date  
Aerial Photography/Pictometry

## **60 Teller**

### **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  
Aerial Photography/Pictometry

## **61 Washington**

### **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  
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**

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**

Field Inspections

In-Person Interviews with Owners/Tenants

Property Record Card Analysis



## 2017 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.**

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

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

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

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

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

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

Twenty-one counties (Arapahoe, Bent, Broomfield, Chaffee, Conejos, Eagle, Elbert, El Paso, Fremont, Garfield, Gilpin, Grand, Larimer, Mineral, Moffat, Routt, Saguache, San Miguel, Sedgwick, 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.**

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

One county (Adams) assigned a value of \$60,000 per acre countywide on land not-integral to an agricultural operation. This value was based on allocation of improved residential sales.

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.

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

One county (Jackson) assigned a \$100,000 site value countywide for land not-integral to an agricultural operation. This value was based on residential acreage sales.

One county (Larimer) assigned site values based on allocation methods.

One county (Montrose) assigned a \$15,000 to \$50,000 site value countywide for land not-integral to an agricultural operation. This value was based on residential acreage sales.

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

Fifty counties used the sales of similarly sized and placed residential parcels to determine the value of land not-integral to an agricultural operation. (Alamosa, Arapahoe, Archuleta, Baca, Bent, Boulder, Broomfield, Chaffee, Clear Creek, Conejos, Costilla, Custer, Delta, Dolores, Eagle, Elbert, El Paso, Fremont, Garfield, Gilpin, Grand, Gunnison, Hinsdale, Huerfano, Jefferson, Kiowa, 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)



# AgLand Not Integral - County Land Area Determination Method

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
01 ADAMS	2 ACRES	\$60,000 PER SITE BASED ON THE ALLOCATION METHOD
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	UTILIZATION OF A COUNTY-WIDE LAND SIZE ADJUSTMENT REGIME
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

<b>COUNTY</b>	<b>ASSIGNED LAND AREA</b>	<b>METHOD USED TO DETERMINE LAND AREA</b>
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	\$100,000 SITE VALUE
30 JEFFERSON	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
31 KIOWA	NA	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
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	ALLOCATION METHOD APPLIED
36 LAS ANIMAS	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

<b>COUNTY</b>	<b>ASSIGNED LAND AREA</b>	<b>METHOD USED TO DETERMINE LAND AREA</b>
37 LINCOLN	.5 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
38 LOGAN	1 ACRE	USED SMALL TOWN SALES ADJUSTED FOR SIZE AND LACK OF UTILITIES
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	\$15,000 TO \$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	LAND VALUES EXTRACTED FROM IMPROVED RESIDENTIAL SALES
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 SAGAUCHE	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

<b>COUNTY</b>	<b>ASSIGNED LAND AREA</b>	<b>METHOD USED TO DETERMINE LAND AREA</b>
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