

2019
PROPERTY ASSESSMENT
STUDY

LAND NOT INTEGRAL



Prepared for
The Colorado Legislative Council





WILDROSE
APPRAISAL, INCORPORATED
Audit Division

2019 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.



2019 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.

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

One county (Morgan) assigned a uniform one-fourth acre to all land not-integral to an agricultural operation.

One county (Montrose) assigned one-fourth acre to two acres on all land not-integral to an agricultural operation.

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

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

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

Eighteen counties (Adams, Archuleta, Baca, Bent, Boulder, Chaffee, Clear Creek, Costilla, Crowley, Gilpin, Jackson, Las Animas, Otero, Park, Phillips, Pitkin, Rio Grande and Sedgwick) assigned a uniform two acres to all land not-integral to an agricultural operation.

Twenty-three counties (Alamosa, Arapahoe, Broomfield, Conejos, Custer, Douglas, Eagle, Elbert, El Paso, Fremont, Garfield, Grand, Hinsdale, Larimer, Mineral, Moffat, Ouray, Routt, Saguache, San Miguel, Summit, Teller 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.

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

One county (Adams) assigned an \$87,000 per site or \$43,000 per acre. This value was based vacant residential land sales.

One county (Bent) assigned a \$5000 site value to agricultural land not integral based on comparable market 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.

Three counties (Logan, Summit and Weld) assigned site values based on allocation method.

Three counties (Larimer, Lincoln and Pitkin) assigned site values based on allocation methods and sales of similarly sized and placed residential parcels.

Forty-eight 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, Boulder, Broomfield, Chaffee, Clear Creek, Conejos, Costilla, Crowley, Custer, Delta, Dolores, Eagle, Elbert, El Paso, Fremont, Garfield, Gilpin, Grand, Gunnison, Hinsdale, Huerfano, Jackson, Jefferson, Kiowa, La Plata, Las Animas, Mesa, Mineral, Moffat, Montezuma, Montrose, Morgan, Ouray, Park, Phillips, Pueblo, Rio Blanco, Rio Grande, Routt, Saguache, San Miguel, Sedgwick, Teller, Washington, and Yuma).

AgLand Not Integral - County Land Area Determination Method

COUNTY	ASSIGNED LAND AREA	METHOD USED TO DETERMINE LAND AREA
01 ADAMS	2 ACRES	\$87,000 PER SITE AND \$43,000 PER BASED ON THE MARKET APPROACH
02 ALAMOSA	.25 ACRE TO 2 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
03 ARAPAHOE	.19 ACRE TO 2 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
04 ARCHULETA	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
05 BACA	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
06 BENT	2 ACRES	\$5000.00 PER SITE
07 BOULDER	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
08 CHAFFEE	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
09 CHEYENNE	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
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	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
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	ONE SITE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
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	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
30 JEFFERSON	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
31 KIOWA	1 ACRE	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	COMPARABLE SALES AND ALLOCATION METHOD APPLIED
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	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
39 MESA	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
40 MINERAL	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
41 MOFFAT	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
42 MONTEZUMA	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
43 MONTROSE	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
44 MORGAN	.25 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
45 OTERO	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
46 OURAY	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
47 PARK	2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
48 PHILLIPS	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
49 PITKIN	2 ACRES	COMPARABLE SALES AND EXTRACTION METHOD APPLIED
50 PROWERS	NA	NO PARCELS WERE FOUND THAT QUALIFIED AS NON-INTEGRAL
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 OR 2 ACRES	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	.8 TO 1.2 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	ALLOCATION METHOD
60 TELLER	1-2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
61 WASHINGTON	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
62 WELD	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
63 YUMA	1 ACRE	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS
64 BROOMFIELD	UP TO 2 ACRES	COMPARABLE SALES OF SIMILARLY SIZED RESIDENTIAL PARCELS

Methods Used to Discover Land Not-Integral - Summary Report

Methods to Determine LAND Not-Integral

Questionnaires	Count:	44
Field Inspections	Count:	54
Phone Interviews	Count:	37
In-Person Interviews with Owners/Tenants	Count:	49
Written Correspondence other than Questionnaires	Count:	27
Personal Knowledge of Occupants at Assessment Date	Count:	55
Aerial Photography/Pictometry	Count:	39

Methods to Determine LAND AREA Not-Integral

Questionnaires	Count:	28
Field Inspections	Count:	49
Phone Interviews	Count:	24
In-Person Interviews with Owners/Tenants	Count:	40
Written Correspondence other than Questionnaires	Count:	17
Personal Knowledge of Occupants at Assessment Date	Count:	46
Aerial Photography/Pictometry	Count:	44
Property Record Card Analysis	Count:	37

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
- Property Record Card Analysis

02 Alamosa

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

03 Arapahoe

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
Property Record Card Analysis

04 Archuleta

Methods to Determine LAND Not-Integral

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

Methods to Determine LAND AREA Not-Integral

Other - Uses two acres

05 Baca

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
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

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

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

Field Inspections

Methods to Determine LAND AREA Not-Integral

Field Inspections

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

Personal Knowledge of Occupants at Assessment Date

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

Personal Knowledge of Occupants at Assessment Date

Methods to Determine LAND AREA Not-Integral

Questionnaires

Field Inspections

In-Person Interviews with Owners/Tenants

Personal Knowledge of Occupants at Assessment Date

Property Record Card Analysis

13 Crowley

Methods to Determine LAND Not-Integral

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

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
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

17 Dolores

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

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

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
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
Aerial Photography/Pictometry

21 El Paso

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

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

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

Property Record Card Analysis

24 Gilpin

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

25 Grand

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

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

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

27 Hinsdale

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

28 Huerfano

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 - Sales, Realtors, Land owners

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
- 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
- Property Record Card Analysis

30 Jefferson

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

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
In-Person Interviews with Owners/Tenants
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

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

35 Larimer

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

36 Las Animas

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

37 Lincoln

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

Personal Knowledge of Occupants at Assessment Date

38 Logan

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

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

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
- 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
- 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
- Property Record Card Analysis

42 Montezuma

Methods to Determine LAND Not-Integral

- Questionnaires
- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Other - Sales verification on AgLand

Methods to Determine LAND AREA Not-Integral

- Phone Interviews
- In-Person Interviews with Owners/Tenants
- Written Correspondence other than Questionnaires
- Other - Sales verification on AgLand

43 Montrose

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

Aerial Photography/Pictometry

44 Morgan

Methods to Determine LAND Not-Integral

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

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

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 Assessor

48 Phillips

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

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

50 Prowers

Methods to Determine LAND Not-Integral

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

Methods to Determine LAND AREA Not-Integral

Other - County has no AgNonIntegral properties

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 - Values 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
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

53 Rio Grande

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

54 Routt

Methods to Determine LAND Not-Integral

Phone Interviews
Written Correspondence other than Questionnaires

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
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

57 San Miguel

Methods to Determine LAND Not-Integral

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

Methods to Determine LAND AREA Not-Integral

Questionnaires
Aerial Photography/Pictometry
Property Record Card Analysis

58 Sedgwick

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
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

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
Written Correspondence other than Questionnaires
Personal Knowledge of Occupants at Assessment Date
Aerial Photography/Pictometry

Methods to Determine LAND AREA Not-Integral

Questionnaires
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

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